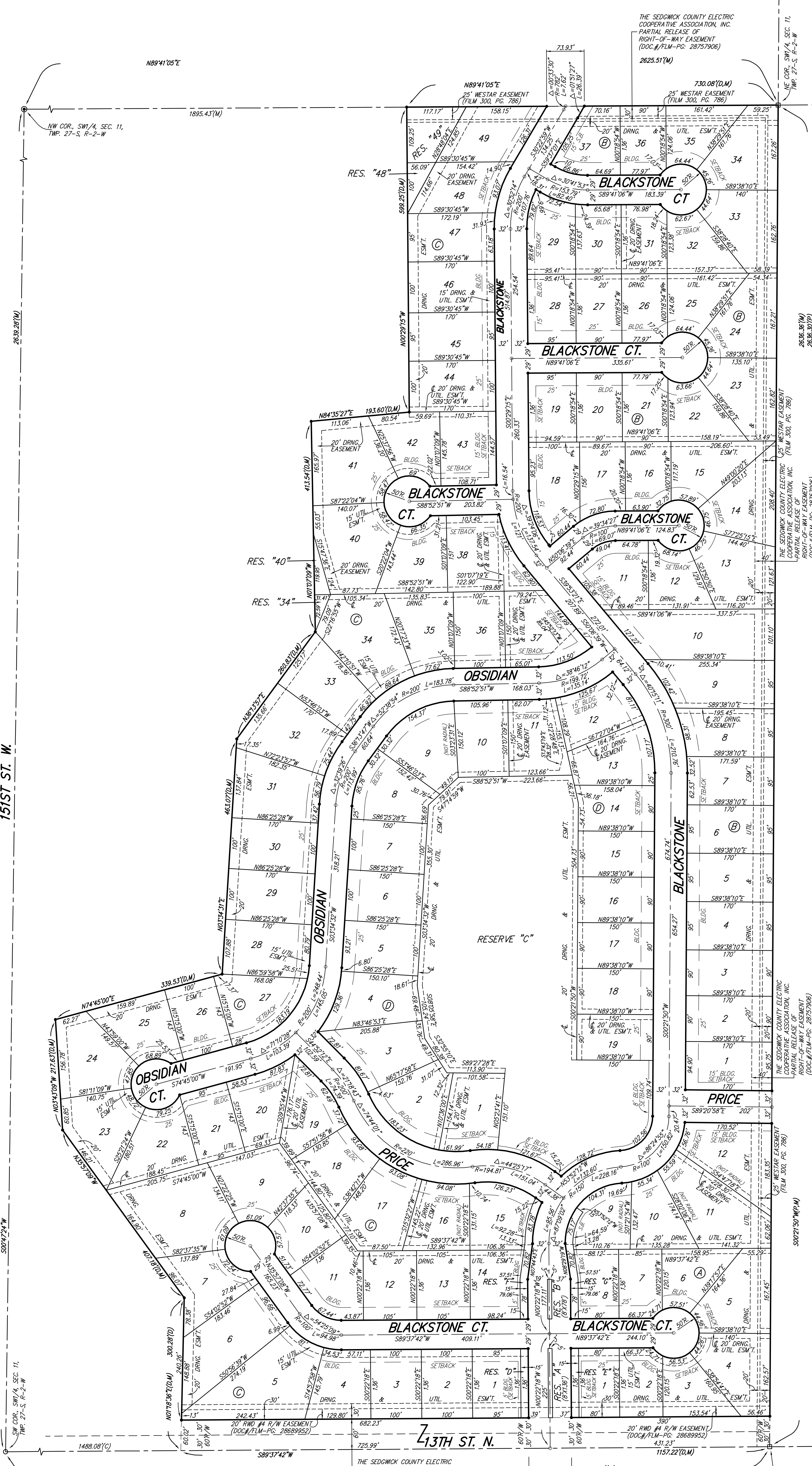


# BLACKSTONE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS  
Sedgwick County) We, Baughman Company, P.A., Surveyors in  
aforesaid county and state do hereby certify that we have surveyed and  
platted "BLACKSTONE ADDITION", Wichita, Sedgwick County, Kansas and  
that the accompanying plat is a true and correct exhibit of the property  
surveyed, described as part of the SW1/4 of Sec. 11, Twp. 27-S, R-2-W  
of the 6th P.M., Sedgwick County, Kansas, more particularly described as  
follows: Beginning at the SE corner of said SW1/4; thence S89°37'42"W  
along the south line of said SW1/4, 1157.22 feet; thence N01°18'36"E,  
300.28 feet; thence N35°57'09"W, 407.18 feet; thence N03°34'31"E,  
217.63 feet; thence N74°45'00"E, 339.53 feet; thence N03°34'31"E, 463.07  
feet; thence N36°13'57"E, 260.83 feet; thence N01°07'09"W, 413.54 feet;  
thence N84°35'27"E, 193.60 feet; thence N00°29'15"W, 599.25 feet to a  
point on the north line of said SW1/4; thence N89°41'05"E along the  
north line of said SW1/4, 730.08 feet to the NE corner of said SW1/4;  
thence S00°21'50"W along the east line of said SW1/4, 2636.36 feet to  
the point of beginning, all being subject to road rights-of-way of record.  
Existing public easements and dedications  
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.  
Michael G. Conroy, Surveyor

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots, Blocks, Reserves, and Streets, to be known as  
"BLACKSTONE ADDITION", Wichita, Sedgwick County, Kansas. The utility  
easements are hereby granted as indicated for the construction and  
maintenance of all public utilities. The drainage and utility easements are  
hereby granted as indicated for drainage purposes and for the  
construction and maintenance of all public utilities. The drainage  
easements are hereby granted as indicated for drainage purposes.  
Reserves "A" and "B" are hereby reserved for entry monuments,  
landscaping, open space, streets, drainage purposes, and utilities. The  
public shall not bear the cost of any repair or replacement of  
improvements within said Reserves "A" and "B" adversely affected by  
street construction, repair, or maintenance. Reserve "C" is hereby  
reserved for landscaping, lakes, open space, berms, drainage purposes,  
swimming pool and related accessories, parking, gazebos, recreational  
uses, private sidewalks, and utilities as confined to easements. Reserves  
"D" and "E" are hereby reserved for entry monuments, landscaping, berms,  
drainage purposes, and utilities as confined to easements. Reserves "F"  
and "G" are hereby reserved for landscaping, berms, drainage purposes,  
and utilities as confined to easements. Reserves "A", "B", "C", "D", "E",  
"F", and "G" shall be owned and maintained by the homeowners  
association for the addition. Reserves "34", "40", "48", and "49", are  
hereby reserved for landscaping, open space, and drainage purposes.  
Reserves "34", "40", "48", and "49", shall be owned and maintained by  
their corresponding adjacent lots. The streets are hereby dedicated to  
and for the use of the public. Access controls shall be as depicted on  
the face of the plat and are hereby granted to the City of Wichita,  
Kansas. The Minimum Building Pad Elevations for the lowest opening to  
the structures shall be as indicated on the face of the plat.

Kelsey Development, Inc., a Kansas corporation  
Paul E. Kelsey, President

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before  
me, this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by Paul E. Kelsey, President of  
Kelsey Development, Inc., a Kansas corporation, on behalf of the  
corporation.

My App't. Exp. \_\_\_\_\_, Notary Public

This plat of "BLACKSTONE ADDITION", Wichita,  
Sedgwick County, Kansas has been submitted to and approved by the  
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,  
Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2006.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Harold L. Warner, Jr., Chair  
John L. Schlegel, Secretary

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Carlos Mayans, Mayor  
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Tricia L. Robello, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas  
Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2006.  
Don Brace, County Clerk

LOT	BLOCK	ELEVATION
34-37	B	1366.1
5	C	1373.0
6-8, 22, 23	C	1375.0
24-26	C	1374.0
27-29	C	1373.0
30-31	C	1372.0
32-34	C	1370.5
35, 39-42	C	1369.0
43-45	C	1368.5
46-47	C	1368.0
48-49	C	1367.0
1-19	D	1368.2

135TH ST. W. & 13TH ST. N. - CITY OF WICHITA DISC  
AT SOUTHWEST CORNER OF INTERSECTION,  
30.00' S. OF &  
35.00' S. OF &  
ELEV. = 1355.65 NGVD29  
(168.25 CITY DATUM)

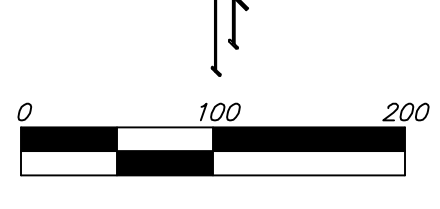
SMALL RAILROAD SPIKE IN 2ND HLP W. OF 135TH ST. W.  
ON SOUTH SIDE OF 13TH ST. N., (N. FACE OF HLP).  
ELEV. = 1359.50 NGVD29

SMALL RAILROAD SPIKE IN 4TH HLP W. OF 135TH ST. W.  
ON SOUTH SIDE OF 13TH ST. N., (N. FACE OF HLP).  
ELEV. = 1366.64 NGVD29

135TH ST. W. & 13TH ST. N. - CITY OF WICHITA DISC  
AT SOUTHEAST CORNER OF INTERSECTION,  
56.00' E. OF &  
55.00' S. OF &  
ELEV. = 1355.23 NGVD29  
(167.83 CITY DATUM)

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR OVER STONE (FOUND)
- = 1" STEEL CAP SURVEY MARKER (FOUND)
- = STONE (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (C) = CALCULATED



NOTE:  
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS  
SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS.  
ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN  
AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE  
CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH  
IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

Baughman Company, P.A.  
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
F:\PLAT\BLACKSTONE ADDITION\DWG\BLACKSTONEADD.DWG MGC