

BAALMANN 5TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

CITY HALL - ENGINEERING
MAIL STOP 1-71

Arcefi Rosas

FOR YOUR FILES

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 _____, 2024.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert Dool, Chair

Scott A. Wadle, Secretary

Lily Wu, Mayor, City of Wichita

Jamie Buster, City Clerk

Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2024.

Kelly B. Arnold, County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2024 at _____ o'clock _____ M, and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

Baalman Land Holdings, LLC,
a Kansas limited liability company

Jay W. Russell, Trustee of Jay W. Russell Revocable Trust, as Amended and Restated June 23, 2020, as Sole Member of JWR Management, LLC, a Kansas limited liability company, on behalf of the limited liability company.

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 19th day of August, 2024, by Jay W. Russell, as Trustee of the Amended and Restated Jay W. Russell Revocable Trust Dated June 23, 2020, as Sole Member of JWR Management, LLC, a Kansas limited liability company, Manager of Baalman Land Holdings, LLC, a Kansas limited liability company, on behalf of the limited liability company.

LUNETTE A. SAUBER
Notary Public - State of Kansas
My Exp't. Expires 09/20/2026

My App't. Exp. 09/20/2026

BAALMANN 5TH ADDITION

315 Ellis St. Wichita, KS 67211 316-262-7271
BaalmanCo.com

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyor, aforesaid county and state do hereby certify that we have surveyed a platted "BAALMANN 5TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the North Half of the Southwest Quarter of Section 5, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Commencing at the northwest corner of said North Half of the Southwest Quarter; thence S01°33'13"E coincident with the west line of said North Half of the Southwest Quarter, a distance of 340.16 feet for a point of beginning; thence N86°40'37"E coincident with the south line of Baalman 4th Addition, a distance of 1260.18 feet; thence S03°19'23"E, a distance of 986.35 feet to a point on the south line of said North half of the Southwest Quarter; thence S87°08'05"W coincident with said south line, a distance of 1290.37 feet to the southwest corner of said North Half of the Southwest Quarter; thence N01°33'13"W coincident with said west line, a distance of 976.51 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. 12-512b, as amended.

All being situated in the Southwest Quarter of Section 5, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Jonathan C. Hubbell, P.S. #1680, Surveyor

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "BAALMANN 5TH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

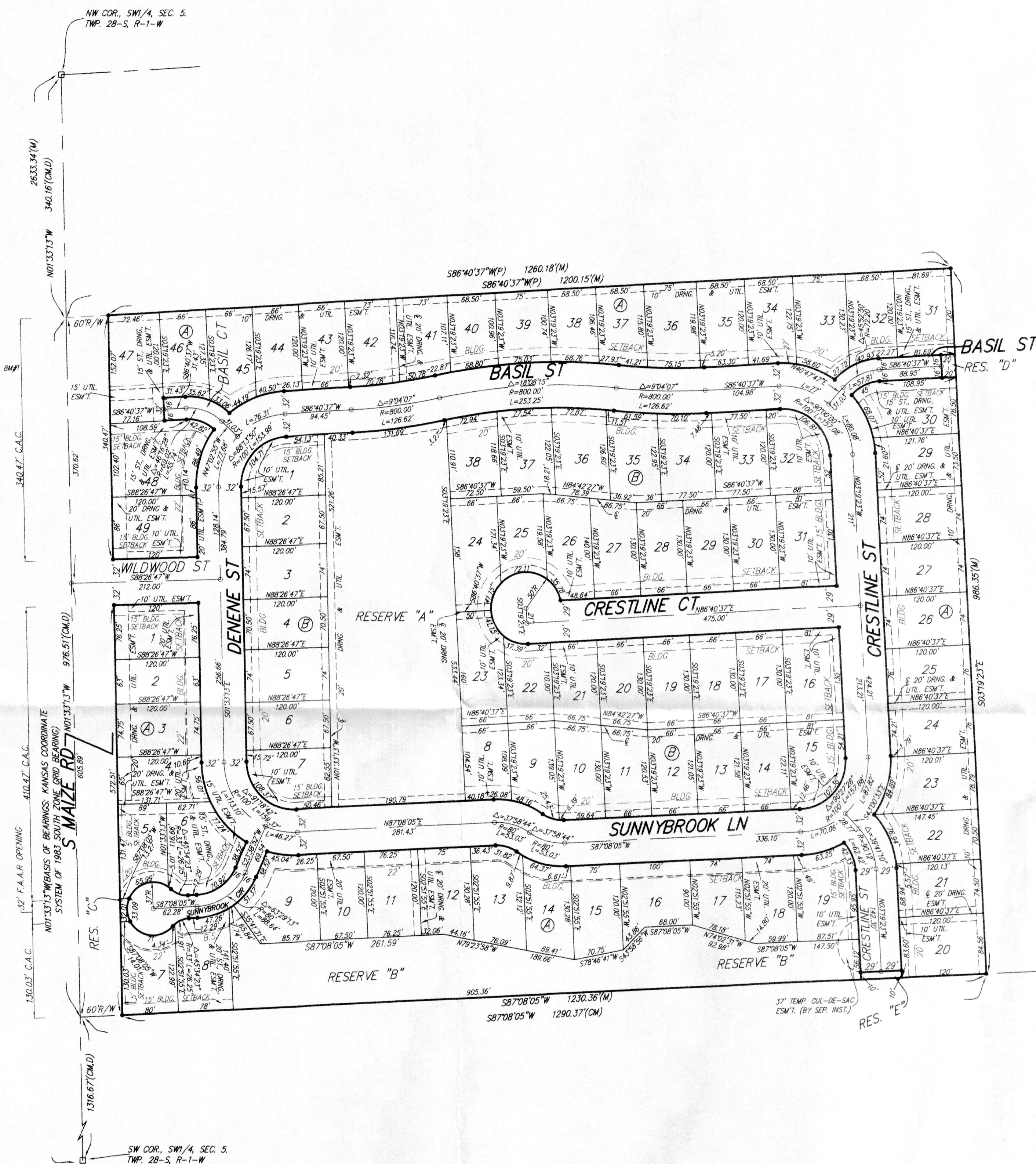
Rex Reynolds, EVP
REX REYNOLDS (Title)

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 20th day of August, 2024, by Rex Reynolds, EVP of Legacy Bank, on behalf of the bank.

LUNETTE A. SAUBER
Notary Public - State of Kansas
My Exp't. Expires 09/20/2026

My App't. Exp. 09/20/2026

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 "BAALMANN 5TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. The drainage easements are hereby granted to the public as indicated for drainage purposes. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. No obstructions shall be constructed or placed within the street stubs providing future access to adjacent properties. The contingent dedication for public uses, such as streets, sidewalks, drainage, or utilities, shall become effective if the adjacent subdivision is zoned SF-5 Single-Family Residential or TF-3 Two-Family Residential and the City Engineer of the City of Wichita determines a need for such dedication. The costs of constructing said improvements, are to be borne by the person(s) or agency that owns said adjacent subdivision. Reserve "A" is hereby reserved for lakes, open space, landscaping, playgrounds and related appurtenances, drainage purposes, and utilities as confined to easements. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes and utilities as confined to easements. Reserves "C" and "D" are hereby reserved for open space, landscaping, pedestrian access, fire apparatus access road, drainage purposes, and utilities. Reserve "E" is hereby reserved for open space, landscaping, contingent street dedications, drainage purposes, and utilities as confined to easements. Reserve "A", "B", "C", "D", and "E" shall be owned and maintained by the homeowners association for the addition. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs, or assigns. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body.



DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

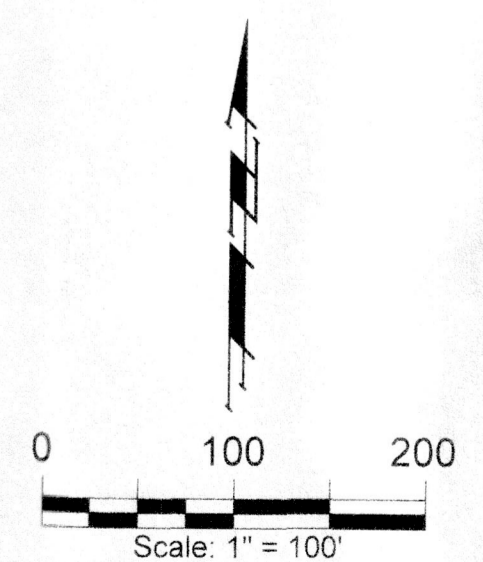
NOTE:
ALL LOTS WITHIN BAALMANN 5TH ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK, UNLESS REDUCED BY AN APPROVED PUD.

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS AND RESTRICTIONS PER BAALMANN ADDITION PUD-127.

□ = #4 REBAR (FOUND)
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = 3/8" ID IRON (FOUND)
(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(C) = CALCULATED MEASURED
C.A.C. = COMPLETE ACCESS CONTROL
F.A.A.R. = FIRE APPARATUS ACCESS ROAD

BENCHMARKS:
BM#1: SQUARE CUT WITH CROSS ON SOUTHWEST CORNER OF SOUTH CURB INLET AT THE INTERSECTION OF BASIL STREET AND MAIZE ROAD.
ELEV. = 1,331.55 NAVD83
BM#2: SQUARE CUT WITH CROSS TOP OF CURB 66'± EAST OF THE EAST YOSEMITE CT NORTH SIDE OF YOSEMITE DR.
ELEV. = 1320.83 NAVD 88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1-8,23,24,39	B	1,328.0
7-20	A	1,322.0



FINAL TRACING REC'D
RECEIVED AUG 29 2024