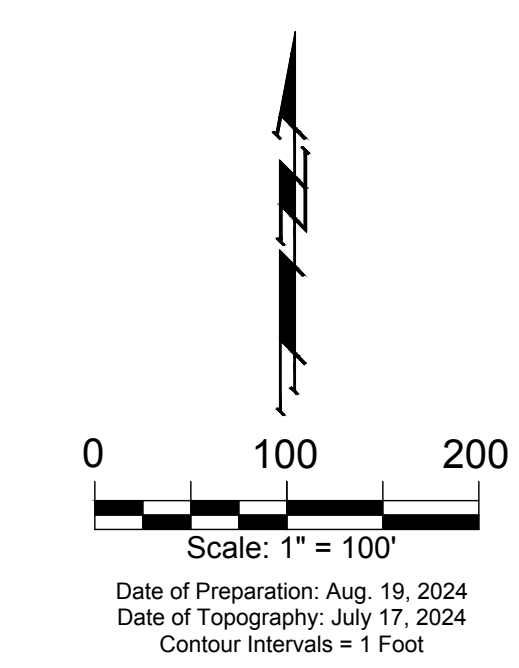
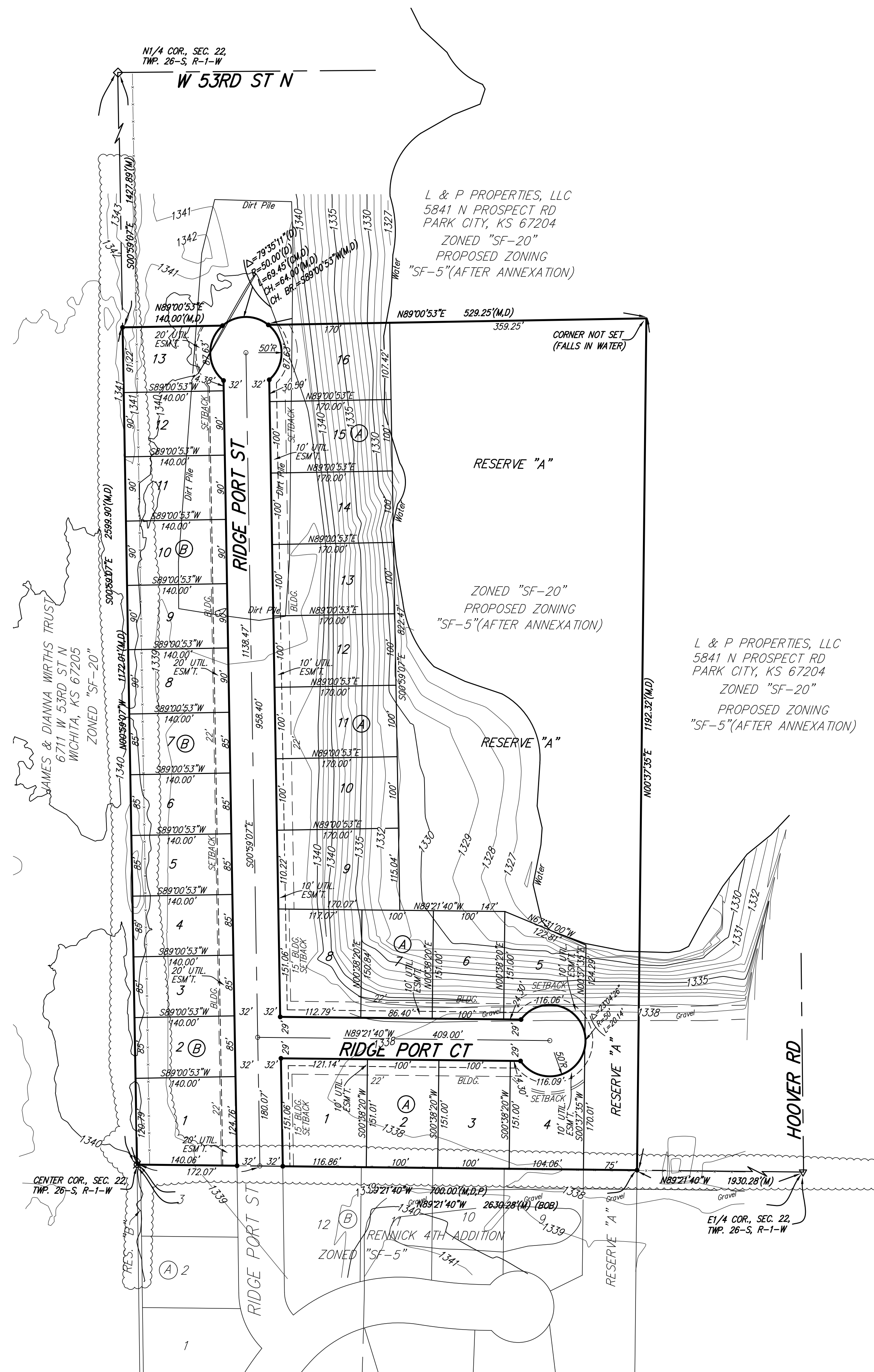


ONE-STEP FINAL PLAT

CASTAWAYS NORTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



OWNER/DEVELOPER:
L & P PROPERTIES, LLC
ATTN: LOUIS J. ROBELLI
5841 N PROSPECT RD
PARK CITY, KS 67204

DEVELOPMENT MANAGER:
JMR MANAGEMENT, LLC
ATTN: JAY RUSSELL
PO BOX 75337
WICHITA, KS 67275

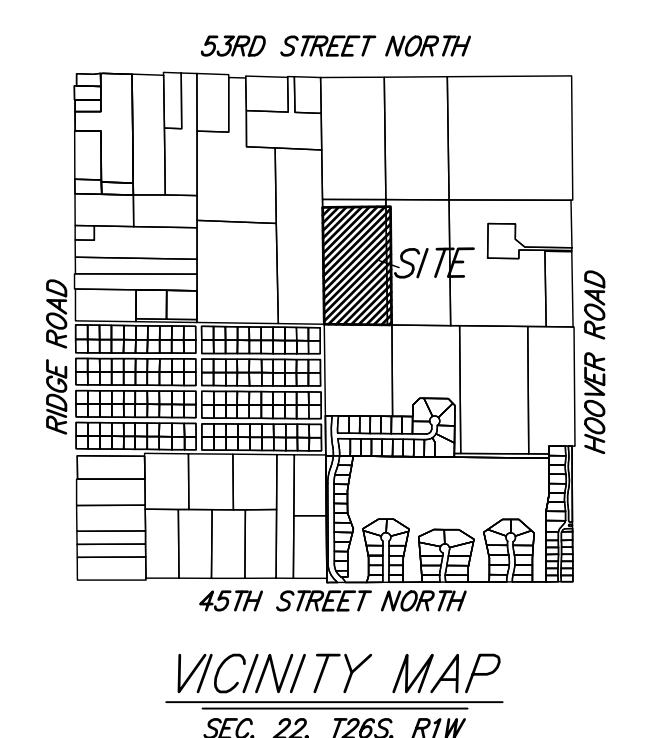
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = THIMBLE WITH #8 REBAR (FOUND)
 - ▽ = #5 REBAR W/ ILLISIBLE YELLOW CAP (FOUND)(ORIGIN UNKNOWN)
 - ⊠ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- (M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(BOB) = BASIS OF BEARINGS: KANSAS REGIONAL COORDINATE SYSTEM ZONE 17, NAD83

LOT	BLOCK	ELEVATION NAVD88
4-16	A	1,333.0

BENCHMARKS:

CROSS CUT, EAST EDGE OF SIDEWALK AT THE SOUTHWEST CORNER OF LOT 22, BLOCK A, RENNICK 2ND ADD.
ELEV. = 1340.60 NAVD88

CROSS CUT IN SQUARE CUT IN CONC. DRIVEWAY, 158.0' SOUTH & 30.4' EAST OF THE E1/4 COR., SEC. 22, TWP. 26-S, R-1-W, 9.8' WEST OF WEST FACE OF SOUTH GATE POST, 28.2' SOUTH-SOUTHWEST OF SOUTHWEST FACE OF NORTH GATE POST.
ELEV. = 1337.53 NAVD88



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 "CASTAWAYS NORTH 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 Northeast Quarter of Section 22, Township 26 South, Range 1 West, of the Sixth Principal Meridian Wichita, Sedgwick County, Kansas, more particularly described as follows: Beginning at the Southwest corner of said Northeast Quarter, said corner also being the northwest corner of Lot 3, Block A, Rennick 4th Addition, Wichita, Sedgwick County; THENCE N00°59'07"W, coincident with the west boundary line of said Northeast Quarter, a distance of 1172.01 feet; THENCE N89°00'53"E, a distance of 140.00 feet, to a non-tangent curve to the right; THENCE continuing along said curve having a radius of 50.00 feet, an arc length of 69.45 feet, a delta of 79°35'11", a chord bearing of N89°00'53"E, a chord length of 64.00 feet, to a point of non-tangency; THENCE continuing N89°00'53"E, a distance of 529.25 feet, (the terminus of this line lands in the water of Reserve "A" for this plat); THENCE S00°37'35"W, a distance of 1192.32 feet, to the south boundary line of said Northeast Quarter; THENCE N89°21'40"W, coincident with said south boundary line, a distance of 700.00 feet, to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Northeast Quarter of Section 22, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.
Jonathan C. Hubbell, P.S. #1680, 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 "CASTAWAYS NORTH 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 streets are hereby dedicated to and for the use of the public. 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 open space, landscaping, berms, lakes, recreational water activities and related appurtenances, boat docks and ramps, drainage purposes, sidewalks, recreational areas, gazebos, and utilities as confined to easements. Reserve "A" 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. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

L & P Properties, LLC,
a Kansas limited liability company

Louis J. Robelli, Managing Member

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2024, by Louis J. Robelli, Managing Member of the L & P Properties, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public
My App't. Exp. _____

This plat of "CASTAWAYS NORTH 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 _____, 2024.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Robert Dool

_____, Secretary
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2024.

_____, Mayor
Lily Wu

_____, City Clerk
Jamie Buster

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2024.

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

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

_____, County Clerk
Kelly B. Arnold

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.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

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

Legacy Bank

_____, (Title)

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2024, by _____ of Legacy Bank, on behalf of the bank.

_____, (Title)

_____, Notary Public
My App't. Exp. _____

CASTAWAYS NORTH ADDITION
Aug. 14, 2024

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

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.

GROUNDWATER NOTE:
The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.