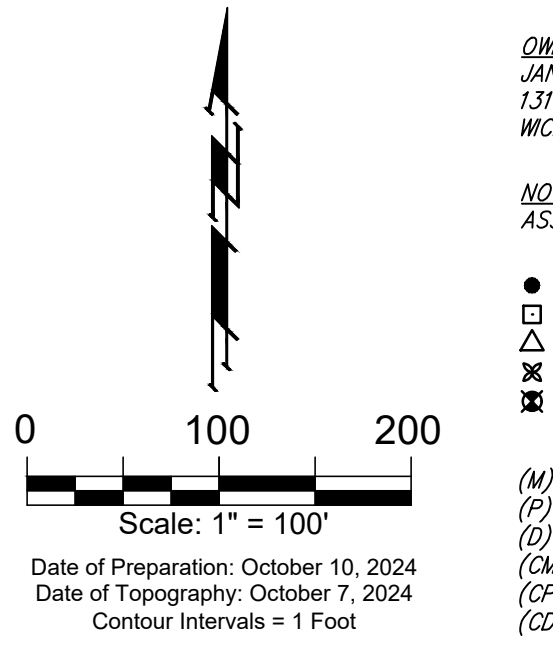
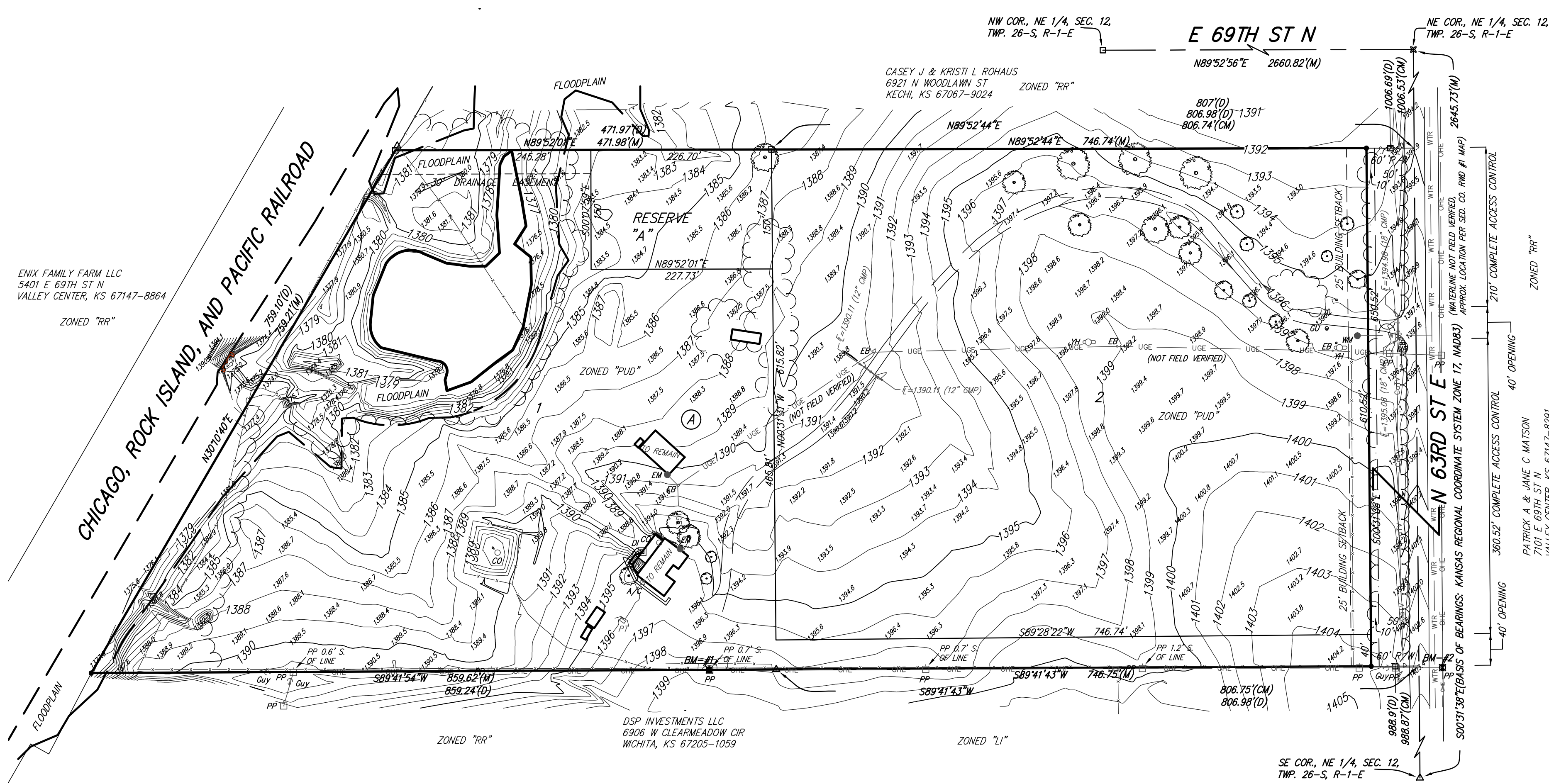


ONE-STEP FINAL PLAT

JANTZ ADDITION

SEDGWICK COUNTY, KANSAS



OWNER:
JANTZ PROPERTIES LLC
1317 N CARDINGTON ST
WICHITA, KS 67212-5637

NOTE:
ASSOCIATED ZONING CASE: PUD2024-00001

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
□ = 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
△ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
✱ = STONE (FOUND) (ORIGIN UNKNOWN)
⊠ = BENCHMARK

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED FROM MEASURED INFO.
(CP) = CALCULATED FROM PLATTED INFO.
(CD) = CALCULATED FROM DESCRIBED INFO.

BENCHMARK:
BM-#1: RAILROAD SPIKE, NORTH SIDE OF POWER POLE, 83.9'± WEST AND 37.1'± SOUTH OF SW COR., LOT 2, BLOCK A, JANTZ ADD.
ELEV. = 1399.62 NAVD88

BM-#2: RAILROAD SPIKE, WEST SIDE OF POWER POLE, 89.6'± WEST OF SE COR., LOT 1, BLOCK A, JANTZ ADD.
ELEV. = 1406.16 NAVD88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

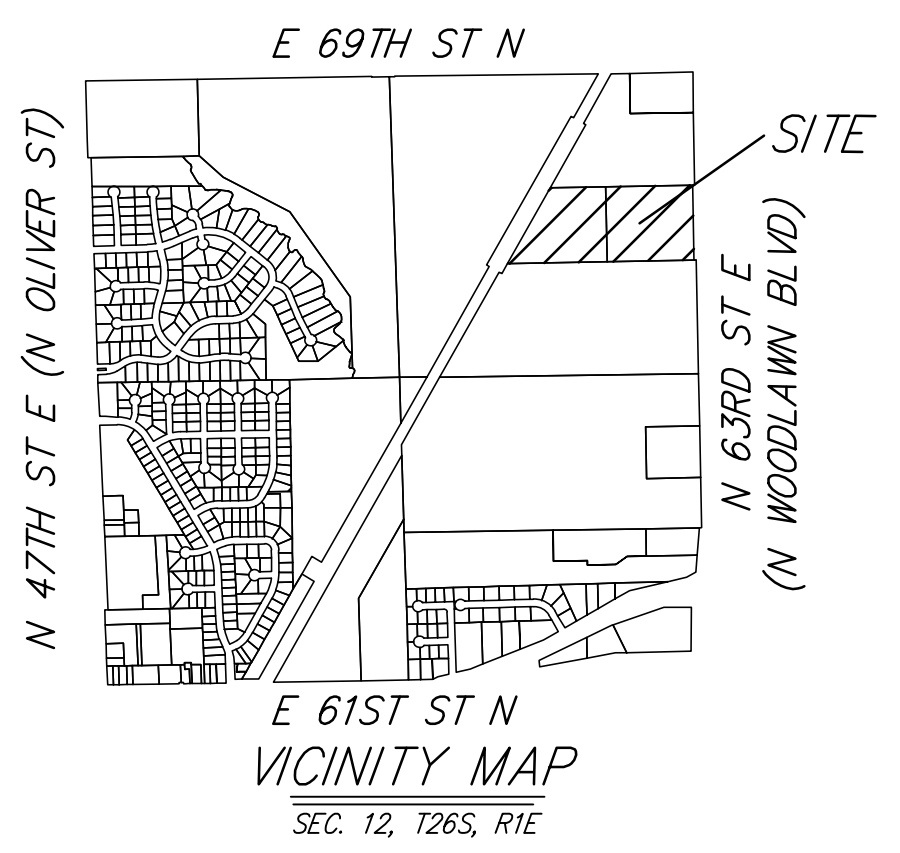
LOT	BLOCK	ELEVATION NAVD88
1	A	1383.6

LEGEND:
A/C □ = Air Conditioner
ATVH □ = AT&T Vault
C □ = Cable Vault
CO ○ = Cleanout
DI □ = Drop Inlet
EB □ = Electric Box
EM ○ = Electric Meter
GUY ⚡ = Guy Anchor
MB □ = Mail Box
PP □ = Power Pole
PT □ = Propane Tank
TM ○ = Water Meter
YH ○ = Yard Hydrant

SYMBOLS:
— UNDERGROUND CABLE LINE
— OVERHEAD ELECTRIC LINE
— UNDERGROUND ELECTRIC LINE
— FENCE
— STORMWATER SEWER LINE
— TREE DRIP LINE
— WATER LINE
WTR — WATER LINE

NOTES:
FEMA FLOODPLAIN BOUNDARIES ARE SCALED PER LOCATION PER THE PRELIMINARY FEMA FIRM PANEL 217 OF 690, FOR SEDGWICK COUNTY, KANSAS, MAP NUMBER 2017300217C.

ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER THE HEARTSTONE PLANNED UNIT DEVELOPMENT PUD-#129.



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "JANTZ ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the Northeast Quarter of Section 12, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, lying east of the Right of Way of the Chicago, Rock Island, and Pacific Railway Company; EXCEPT the South 988.9 feet; and EXCEPT the North 1006.69 feet thereof; AND EXCEPT a tract described as commencing at the northeast corner thereof; THENCE south along the East Line of said Northeast Quarter, 1006.69 feet for a point of beginning; THENCE west, parallel with the North line of said Northeast Quarter, 807 feet; THENCE south, 652.77 feet; THENCE east, 806.98 feet; THENCE north to beginning; TOGETHER WITH That part of the Northeast Quarter of Section 12, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, lying east of the Right of Way of the Chicago, Rock Island, and Pacific Railway Company; EXCEPT the South 988.9 feet; and EXCEPT a tract described as commencing at the northeast corner thereof; THENCE south along the East Line of said Northeast Quarter, 1006.69 feet; THENCE west, parallel with the North line of said Northeast Quarter, 807 feet for a place of beginning; THENCE continuing west along the last described line, 471.97 feet to the easterly Right of Way line of CR&P Railroad; THENCE southwesterly along said Railroad Right of way, 759.10 feet to a point 988.90 feet north of the South line of said Northeast Quarter as measured parallel with the East line of said Northeast Quarter; THENCE east parallel with the South line of said Northeast Quarter, 859.24 feet to a point 806.98 feet west of the East line of said Northeast Quarter; THENCE north parallel with the East line of said Northeast Quarter, 652.77 feet to the place of beginning; AND EXCEPT the East 50 thereof for road.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

Preston A. Stewart, P.S. #1386, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and a Street to be known as "JANTZ ADDITION", Sedgwick County, Kansas. The drainage easement is hereby granted to the public as indicated for drainage purposes. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works & Utilities Department. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, and lakes. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block A. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserve shall be binding on any owners, successors, heirs, or assigns. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body.

Jantz Properties LLC, a Kansas limited liability company

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

Chadwick S. Jantz, Member

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

Legacy Bank

_____, Member

Alicia N. Jantz

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

_____, Notary Public

My App't. Exp. _____

This plat of "JANTZ ADDITION", 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

_____, Chairman
Bryan K. Frye

_____, 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 _____, _____.

_____, Mayor
Lily Wu, City of Wichita

_____, City Clerk
Jamie Buster

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, _____.

_____, Surveyor

_____, Chairman
Ryan Baty, Fourth District

ATTEST: _____, County Clerk
Kelly B. Arnold

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

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

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

_____, County Clerk
Kelly B. Arnold

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

_____, Register of Deeds
Tonya Buckingham

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2024, by Chadwick S. Jantz and Alicia N. Jantz, as Member and Member of Jantz Properties, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

JANTZ ADDITION

October 10, 2024

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

E:\Projects\Jantz Addition (Heartstone Plat)\24-04-PSB88\Plat\Drawings\Jantz Add_CSF.dwg