

GRASS VALLEY ESTATES

SEDGWICK COUNTY, KANSAS

CITY HALL - ENGINEERING
MAIL STOP 1-71
 ArceLi Rosas
 FOR YOUR FILES

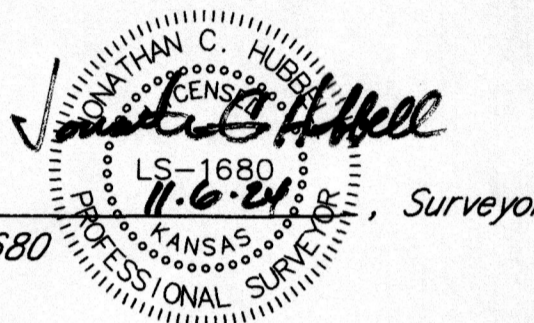
FINAL TRACING REC'D
 RECEIVED DEC 06 2024

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 "GRASS VALLEY ESTATES", Sedgwick County, Kansas and that the
 accompanying plat is a true and correct exhibit of the property surveyed,
 described as the South Half of the Northwest Quarter of the Southwest
 Quarter of Section 8, Township 28, Range 3 West of the 6th P.M.,
 Sedgwick County, Kansas, TOGETHER WITH the North Half of the Northwest
 Quarter of the Southwest Quarter of said Section 8, TOGETHER WITH the
 Northeast Quarter of the Southwest Quarter of said Section 8.

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

All being situated in the SW Quarter of Section 8,
 Township 28 South, Range 3 West of the Sixth
 Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

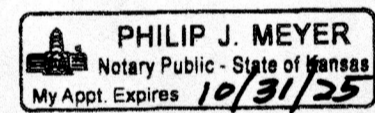


Jonathan C. Hubbell, P.S. #1680, Surveyor

State of Kansas) SS
 Sedgwick County) The foregoing instrument acknowledged before
 me, this 22nd day of ~~NOVEMBER~~, 2024, by Thomas A. Baalman, Member
 of Elmer N Evelyn, LLC, a Kansas limited liability company, on behalf of
 the limited liability company.

Philip J. Meyer
 PHILIP J. MEYER, Notary Public

My App't. Exp. 10/31/25



State of Kansas) SS
 Sedgwick County) The foregoing instrument acknowledged before
 me, this 22nd day of ~~NOVEMBER~~, 2024, by Bonnie J. Baalman, Manager
 of TMKC 55th, LLC, as Member of Elmer N Evelyn, LLC, a Kansas limited
 liability company, on behalf of the limited liability company.

Philip J. Meyer
 PHILIP J. MEYER, Notary Public

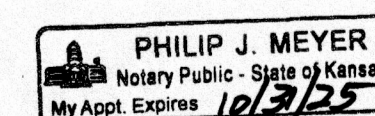
My App't. Exp. 10/31/25



State of Kansas) SS
 Sedgwick County) The foregoing instrument acknowledged before
 me, this 22nd day of ~~NOVEMBER~~, 2024, by Christopher A. Baalman,
 Manager of Baalman Enterprises, LLC, Member of Elmer N Evelyn, LLC, a
 Kansas limited liability company, on behalf of the limited liability company.

Philip J. Meyer
 PHILIP J. MEYER, Notary Public

My App't. Exp. 10/31/25



Know all men by these presents that we,
 the undersigned, have caused the land in the surveyors certificate to be
 platted into Lots, Blocks, Streets and Reserves, to be known as "GRASS
 VALLEY ESTATES", 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. The drainage
 easements are hereby granted to the public as indicated for drainage
 purposes. The streets are hereby dedicated to and for the use of the
 public. Any cul-de-sac with a 75 foot radius shall have a driveable
 surface radius of 48 feet. The contingent right-of-way dedications shall
 become effective upon the filing of the plat. The construction of streets
 within the contingent right-of-way dedications shall be required upon the
 platting of any adjacent subdivision having a street connecting thereto.
 The cost of constructing said streets are to be borne by the person(s) or
 agency that owns said adjacent subdivision. Drainage Reserves "6", "7",
 and "8" are hereby reserved for open space, landscaping, lakes, and
 drainage purposes. Drainage Reserves shall be owned and maintained by
 the owners of corresponding adjacent lots and shall be the responsibility
 of said corresponding adjacent lot owners until such time as the
 appropriate governing body elects to assume the responsibility for
 maintenance and improvements to the drainage. Said drainage reserves
 and corresponding adjacent lots shall be tied together as one ownership
 and under this ownership shall be conveyed and maintained together as
 one undivided parcel. Reserves "1B" and "10B" are hereby reserved for
 open space, landscaping, drainage purposes, and entry monuments.
 Reserves "1B" and "10B" shall be owned and maintained by the owners of
 corresponding adjacent lots and shall be the responsibility of said
 corresponding adjacent lot owners. Said reserves and corresponding
 adjacent lots shall be tied together as one ownership and under this
 ownership shall be conveyed and maintained together as one undivided
 parcel. Access controls shall be as depicted on the face of the plat and
 are hereby granted to the appropriate governing body. The Minimum
 Building Pad Elevations for the lowest opening to the structures shall be
 as indicated on the face of the plat.

Elmer N Evelyn, LLC,
 a Kansas limited liability company

Thomas A. Baalman
 Thomas A. Baalman, Member

Bonnie J. Baalman
 Bonnie J. Baalman, Manager
 of TMKC 55th, LLC

Christopher A. Baalman
 Christopher A. Baalman, Manager
 of Baalman Enterprises, LLC

Craig Bally
 Craig Bally, Member
 of Bally Properties, LLC

Karen Bally
 Karen Bally, Member
 of Bally Properties, LLC

State of Kansas) SS
 Sedgwick County) The foregoing instrument acknowledged before
 me, this 22nd day of ~~NOVEMBER~~, 2024, by Craig Bally, Member of Bally
 Properties, LLC, and Karen Bally, Member of Bally Properties, LLC, Member
 of Elmer N Evelyn, LLC, a Kansas limited liability company, on behalf of
 the limited liability company.

Philip J. Meyer
 PHILIP J. MEYER, Notary Public

My App't. Exp. 10/31/25



This plat of "GRASS VALLEY ESTATES",
 Sedgwick County, Kansas has been submitted to and approved by the
 Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,
 Kansas.
 Dated this _____ day of _____, 2023.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
 Bryan K. Frye

_____, Secretary
 Scott A. Wadle

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

_____, 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
 Sedgwick County) 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

_____, Deputy
 Kenly Zehring

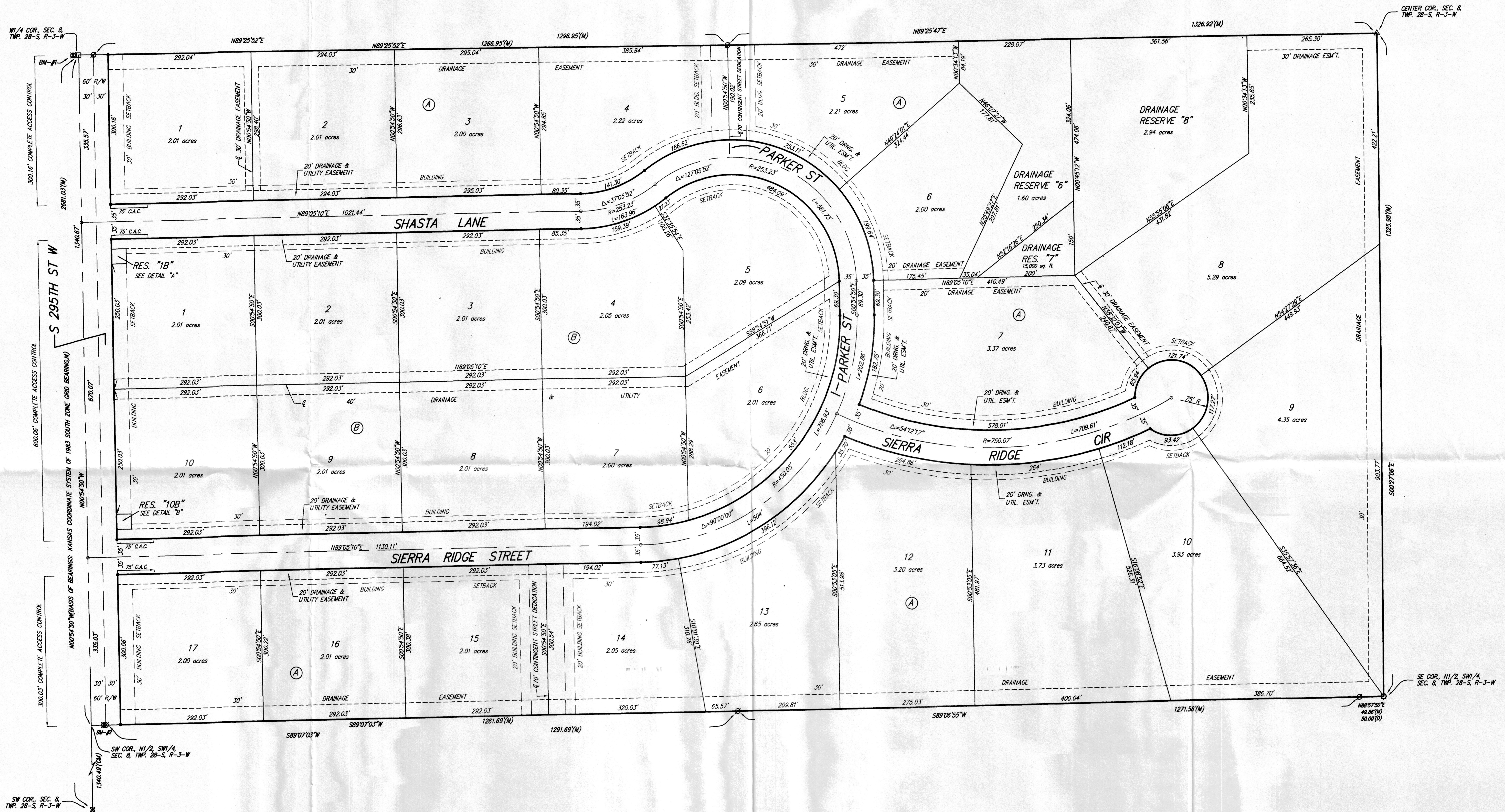
GRASS VALLEY ESTATES

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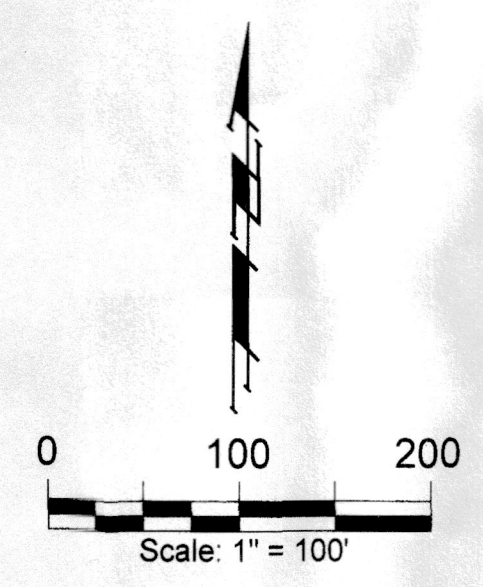
SEDGWICK COUNTY, KANSAS



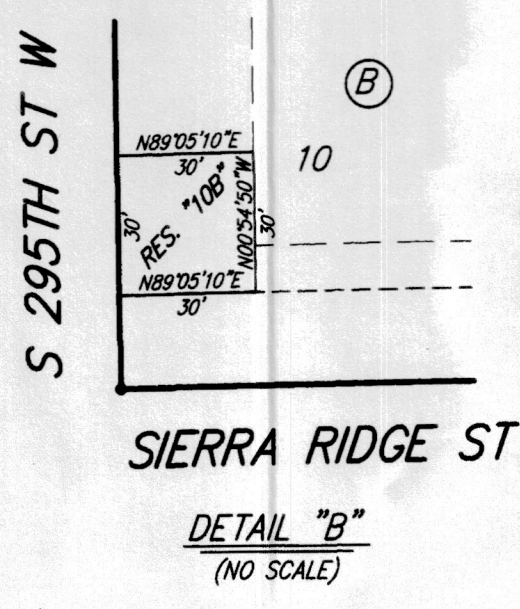
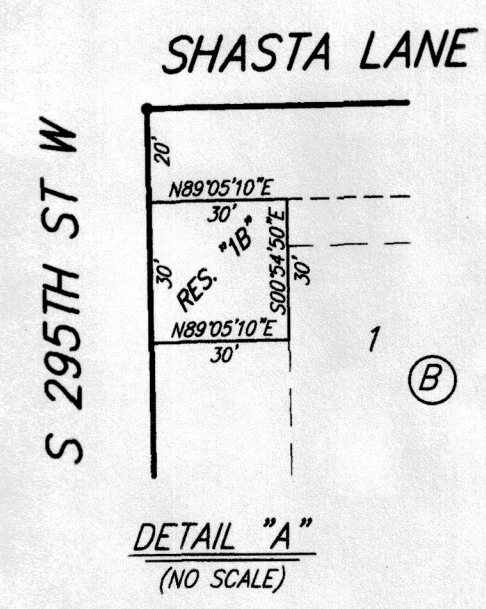
DRAINAGE RESERVE NOTE:
 Drainage Reserves "6", "7", and "8" shall be owned and maintained by the owners of the corresponding adjacent lots and shall be the responsibility of said corresponding adjacent lot owners until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. The said drainage reserves and corresponding adjacent lots shall be tied together as one ownership, and under this ownership, shall be conveyed and maintained together as one undivided parcel. No buildings or fences shall be constructed or placed on or within said drainage reserves, nor shall any trees, shrubs, noxious weeds or any other vegetation except common lawn grasses be allowed to grow, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer for said appropriate governing body. The individual lot owners hereby grant a corresponding irrevocable access easement to whichever appropriate governing body or authority has jurisdiction to enter upon the drainage reserves, as defined, for the purposes of inspecting or maintaining such drainage reserves. This access easement is conditioned upon the following events happening: That the lot owner has failed to maintain the drainage reserves in a reasonable and prudent manner as determined by the Engineer for said appropriate governing body and that the appropriate governing body has given written notice to the lot owner and the lot owner has not responded in initiating corrective action within thirty (30) days of such notice. If the governing body has taken action to maintain the drainage reserves after the conclusion of the thirty (30) day notice, the lot owner shall promptly pay the costs expended. If the costs are not paid within thirty (30) days of the rendering of an account, the costs shall be considered an assessment against the lot in Grass Valley Estates and shall be considered a lien thereon and be treated in the same manner as a special assessment.

BENCHMARK:
 BM-#1: MAG NAIL AND WASHER, WEST SIDE OF S. 295TH ST. W., 11.5'± WEST OF W1/4 CORNER, SEC. 8, TWP. 28-S, R-3-W. ELEV. = 1439.20 NAVD88
 BM-#2: TOP OF "T" POST, EAST SIDE OF S. 295TH ST. W., 26.0'± EAST OF SE CORNER, NORTH HALF, SW1/4, SEC. 8, TWP. 28-S, R-3-W. ELEV. = 1442.02 NAVD88


MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
5-8	A	1421.0



- (D) = DESCRIBED
- (M) = MEASURED
- (CM) = CALCULATED PER MEASURED INFO.
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)
- = #5 REBAR W/ "ARMSTRONG" CAP (FOUND)
- = #4 REBAR W/ "PEC" CAP (FOUND)
- = #4 REBAR (FOUND) (ORIGIN UNKNOWN)
- = #5 REBAR (FOUND) (ORIGIN UNKNOWN)
- = 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- = BENCHMARK



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 applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

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