

PRAIRIE GLEN ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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

FINAL TRACING RECORD
RECEIVED FEB 10 2025

This plat of "PRAIRIE GLEN 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
Bryan K. Frye
_____, Secretary
Scott A. Wade

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2025.

_____, Mayor
Lily Wu, City of Wichita
_____, Deputy City Clerk
Shinita Rice

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2025.

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

Entered on transfer record this _____ day of _____, 2025.

_____, 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 _____, 2025 at _____ o'clock _____ M, and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

PRAIRIE GLEN ADDITION

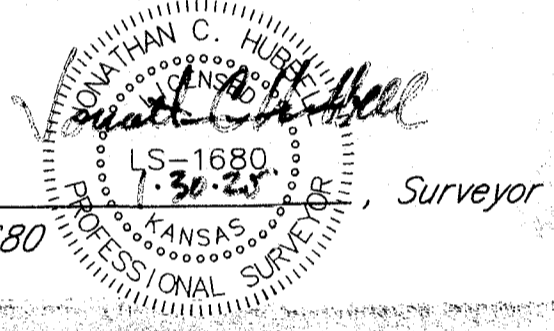
PAGE 1 OF 2

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

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "PRAIRIE GLEN ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the North Half of the Southeast Quarter of Section 28, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, EXCEPT the East 50 feet for road; AND EXCEPT that part of the Southeast Quarter of Section 28, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, described as beginning at the Northwest corner of said Southeast Quarter; thence East along the North line of said Southeast Quarter, 120.21 feet; thence South, parallel with the West line of said Southeast Quarter, 120.65 feet to a point on the North right-of-way line of Lincoln Street extended, as platted in Harrison Park Addition to Wichita, Sedgwick County, Kansas; thence West along said right-of-way line, 120.22 feet to the Southeast corner of Lot 3, Block 7, Harrison Park Addition; thence North along said West line of said Southeast Quarter, 120.92 feet to the place of beginning; TOGETHER WITH that part of the South Half of the Northeast Quarter of Section 28, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, described as commencing at the Southeast corner of said Northeast Quarter; thence West along the South line of said Northeast Quarter, 50.00 feet for a place of beginning; thence continuing West along the South line of said Northeast Quarter, 1898.00 feet; thence North, parallel with the East line of said Northeast Quarter, 270.00 feet; thence East, parallel with the South line of said Northeast Quarter, 1898.00 feet; thence South, parallel with the East line of said Northeast Quarter, 270.00 feet to the place of beginning.


Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.
All being situated in Section 28, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

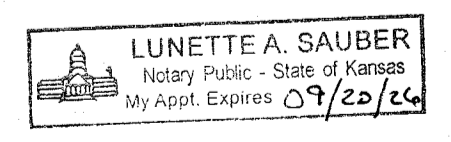
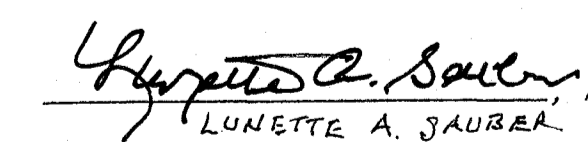

Jonathan C. Hubbell, P.S. #1680, Surveyor

_____, Surveyor

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

Legacy Bank

REX REYNOLDS, EVP (Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this 30 day of January, 2025, by Rex Reynolds, EVP of Legacy Bank, on behalf of the bank.



LUNETTE A. SAUBER, Notary Public


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



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

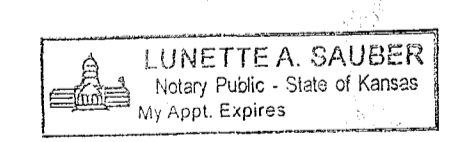
Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets and Reserves, to be known as "PRAIRIE GLEN ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated 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. The street, drainage and utility easements are hereby granted to the public as indicated for street purposes, 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. Reserves "A" and "C" are hereby reserved for open space, entry monuments, development signs, lakes, landscaping, drainage purposes, walking paths, gazebos, floodplain and utilities as confined to easements. No fill, change of grade, creation of channel, or any other work shall be carried on within said Reserves "A" and "C" without the permission of the Engineer for the appropriate governing body. Reserve "B" is hereby reserved for open space, entry monuments, landscaping, drainage purposes, utilities, and streets. Reserves "D", "E", and "F" are hereby reserved for open space, development signs, landscaping, drainage purposes, and utilities. Reserve "G" is hereby reserved for open space, landscaping, drainage purposes, lakes, sidewalks, and utilities as confined to easements. Reserve "H" is hereby reserved for open space, landscaping, drainage purposes, parking, a clubhouse and related appurtenances, neighborhood swimming pool and related appurtenances, and utilities as confined to easements. Reserve "I" is hereby reserved for open space, landscaping, drainage purposes, lakes, sidewalks, and utilities as confined to easements. Reserves "A", "B", "D", "E", "F", "G", "H", and "I" shall be owned and maintained by the homeowners association for the addition. Reserve "C" shall be owned and maintained by the owner of Lot 1, Block B. 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. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

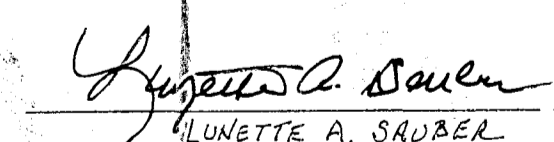
Blue Sky Ventures, LLC,
a Kansas limited liability company


Craig Sharp, Member


Travis Whisler, Member

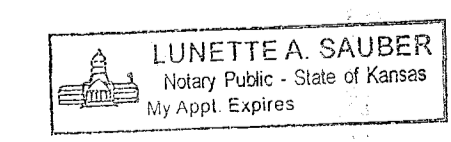
State of Kansas) SS The foregoing instrument acknowledged before me, this 30 day of January, 2025, by Craig Sharp, Member of Blue Sky Ventures, LLC, a Kansas limited liability company, on behalf of the limited liability company.

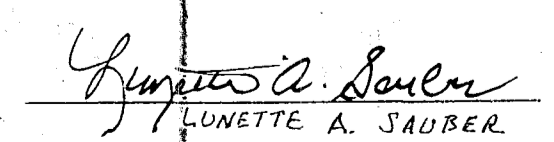



LUNETTE A. SAUBER, Notary Public

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

State of Kansas) SS The foregoing instrument acknowledged before me, this 30 day of January, 2025, by Travis Whisler, Member of Blue Sky Ventures, LLC, a Kansas limited liability company, on behalf of the limited liability company.




LUNETTE A. SAUBER, Notary Public

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

E:\Projects\Prairie Glen Addition (Starr Property Plat, 24-01-P871)PlatDrawings\Prairie Glen Addition_Mylar.dwg