

WOODS NORTH 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY
FINAL TRACING REC'D

4-13-10
JUL 2010-14

This plat of "WOODS NORTH 2ND 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 _____, 2010.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
G. Nelson Van Fleet

_____, Secretary
John L. Schlegel

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2010.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2010.

_____, Deputy County Surveyor
Tricia L. Rabella, L.S. #1246
Sedgwick County, Kansas

Entered on transfer record this _____ day
of _____, 2010.

_____, 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 _____, 2010 at _____ o'clock _____ M., and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tanya Buckingham

We, the undersigned holders of a mortgage on
the above described property, do hereby consent to this plat of "WOODS
NORTH 2ND ADDITION", Wichita, Sedgwick County, Kansas.
INTRUST Bank, N.A.

(Title)

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2010, by _____,
of INTRUST Bank, N.A., on behalf of the bank.
(Title)

_____, Notary Public

My App't. Exp. _____

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 "WOODS NORTH 2ND ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as and being a replat of all of Lots 1, 2, 3,
4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block A,
TOGETHER with all of Lots 1, 2, 3, 4, and 5, Block B, TOGETHER with all
of Reserves "C", "D", and "G", TOGETHER with that part of Reserve "E"
lying east of the following described line: Beginning at the southeast
corner of Lot 21 in said Block A; thence S00°31'19"E along the extended
east line of said Lot 21, 20.07 feet to a point on the north right-of-way
line of Woodspring, and there ending, TOGETHER with that part of Reserve
"I" lying south of the following described line: Beginning at the deflection
corner in the rear lot line of Lot 7 in said Block A; thence N89°28'41"E,
60.00 feet to a point on the east line of said Reserve "I", and there
ending, TOGETHER with all of Davin and Garnett, all as platted and
dedicated in Woods North Addition, Wichita, Sedgwick County, Kansas.

All being situated in the NE1/4 of Sec. 3, Twp. 27-S,
R-2-E, of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael R. Baughman, L.S. #1246, Surveyor
Michael R. Conrey

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 "WOODS
NORTH 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility
easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The drainage and utility easements are
hereby granted as indicated for drainage purposes and for the construction
and maintenance of all public utilities. The drainage easement is hereby
granted as indicated for drainage purposes. The street, drainage, and
utility easements are hereby granted 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. Reserve "A" is hereby reserved for open space, landscaping, entry
monuments, streets, utilities, and drainage purposes. The public shall not
bear the cost of any repair or replacement of improvements within said
Reserve "A" adversely affected by street construction, repair, or
maintenance. Reserve "B" is hereby reserved for entry monuments, berms,
landscaping, open space, streets as confined to easements, drainage
purposes, and utilities as confined to easements. Reserve "C" is hereby
reserved for entry monuments, berms, landscaping, open space, streets as
confined to easements, drainage purposes, utilities as confined to
easements, and pipelines as confined to easements. Reserves "A", "B",
and "C", shall be owned and maintained by the homeowners association
for the addition provided, however, that the undersigned, or the
homeowners association, as the undersigned's successor in interest, may,
in their discretion, deed a parcel of a Reserve to an owner or owners of
an adjacent Lot, subject to the obligation to maintain such deeded parcel
of a Reserve in compliance with the provisions hereof and in compliance
with the maintenance covenants of any applicable restrictive covenants
and/or regulations. Access controls shall be as depicted on the face of
the plat and are hereby granted to the City of Wichita, Kansas. The
Minimum Building Pad Elevations for the lowest opening to the structures
shall be as indicated on the face of the plat.

Firethorne, LLC,
a Kansas limited liability company

Ritchie Associates, Inc., Manager

Kevin M. Mullen, President

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this _____ day of _____, 2010, by Kevin M. Mullen, President
of Ritchie Associates, Inc., as Manager of Firethorne, LLC, a Kansas
limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appl. Expires 11-7-13

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

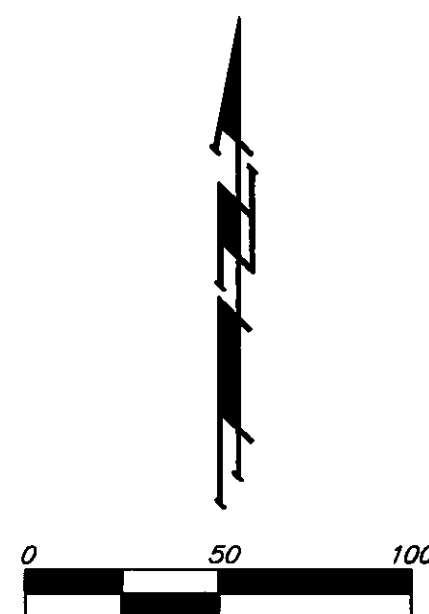
My App't. Exp. 11-7-13

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2010, by _____,
of INTRUST Bank, N.A., on behalf of the bank.
(Title)

My App't. Exp. _____

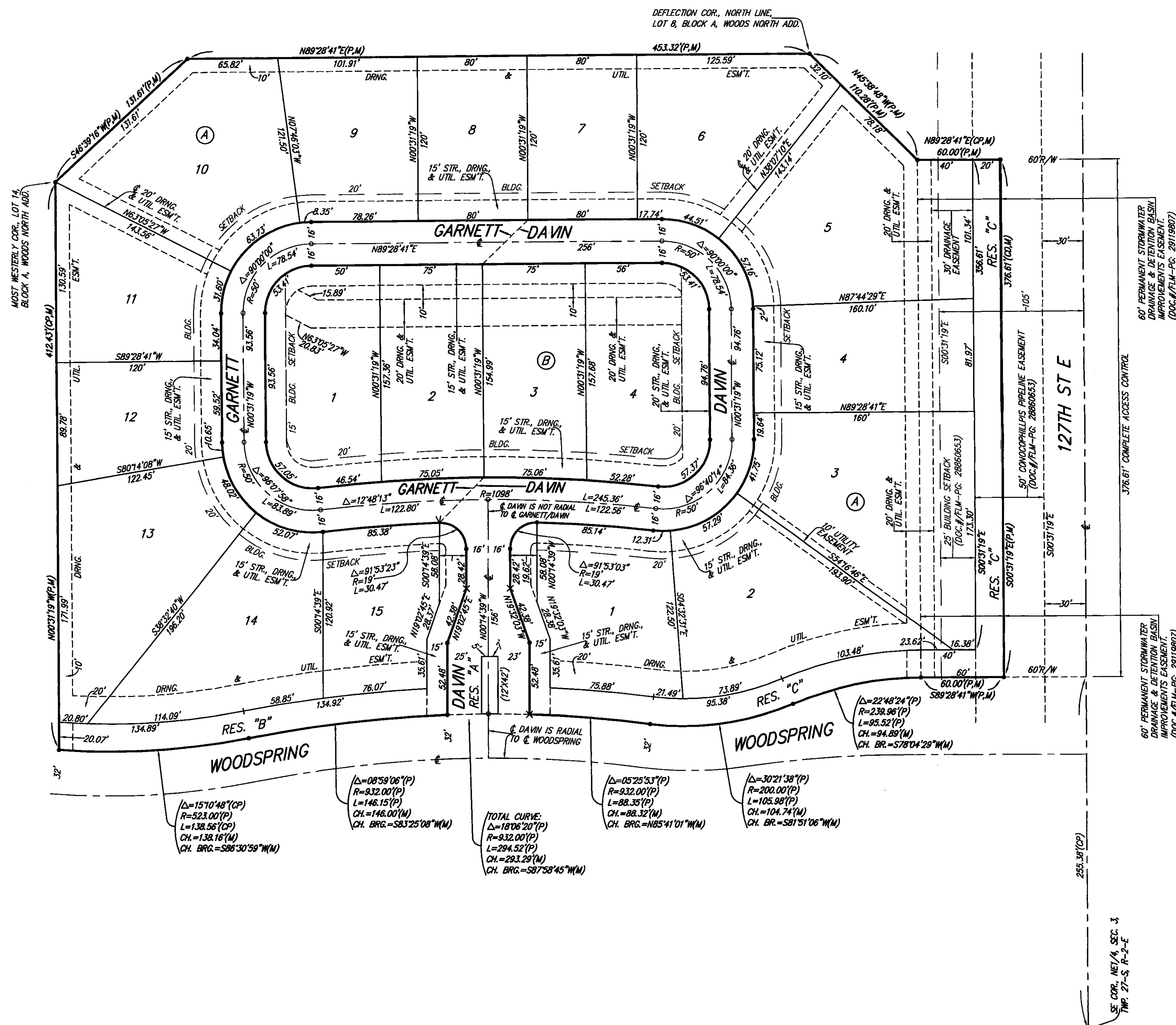
Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\PROJECTS\WOODS NORTH 2ND ADDITION SKETCH\PLAT\DRAWINGS\WOODS NORTH 2ND F.DWG\MCG



• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
X = CROSS CUT (SET)
V = "V" NOTCH (SET)

(M) = MEASURED
(P) = PLATTED
(CD) = CALCULATED PER
DESCRIBED INFO.
(CP) = CALCULATED PER
PLATTED INFO.



BENCHMARK:
CROSS CUT ON NORTH END OF WEST HEADWALL
137.5' SOUTH & 12' WEST OF THE INTERSECTION
OF 29TH ST N & 127TH ST E
ELEV. = 1382.45 NAVD88

CROSS CUT AT THE NORTHEAST CORNER OF
LOT 7, BLOCK C, WOODS NORTH ADDITION
ELEV. = 1385.49 NAVD88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
2-5	A	1380.0
6-10	A	1386.0

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS
SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS.
ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN
AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE
CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH
IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.