ONE-STEP FINAL PLAT

KRUG NORTH 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



Fh = Fire Hydrant
Gp = Guy Pole
Ga = Guy Anchor
Pm = Pipeline Marker
pp = Power Pole
Sign = Sign
Wel = Cased Well
wm = Water Meter
wv = Water Valve

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "KRUG NORTH 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as A replat of all of Lots 25, 26, 27, 28, 29, 30, 31, and 32, Block A, Krug North Addition, Wichita, Sedgwick County, Kansas, together with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22, Block D, in said Krug North Addition, together will all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, Block E, in said Krug North Addition, together with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27, Block F, in said Krug North Addition, together with 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 G, in said Krug North Addition, together with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17, Block H, in said Krug North Addition, together with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33, Block I, in said Krug North Addition, together with all of Reserves "A", "B", and "F" as platted in said Krug North Addition, together with all of Camden Chase, Mainsgate, Spring Hollow St., Quincy, 24th St. N., N. Springdale Dr., N. Springdale Cir., Split Rail, Split Rail Cir., that part of Burning Tree lying north of said Camden Chase and lying south of said Mainsgate, and that part of Castle Rock lying north of the following described line: Beginning at the NE corner of Lot 24, Block A, in said Krug North Addition; thence S80°14'29"E, 64.74 feet to the NW corner of Reserve "D" in said Krug North Addition and there ending, all as platted and dedicated in said Krug North Addition.

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

Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey

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

INTRUST Bank, N.A.

_____
(Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____day of_____, 2005, by_____, _____(Title) of INTRUST Bank, N.A., on behalf of the bank.

_____, Notary Public

My App't. Exp.:_____

This plat of "KRUG 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 _____, 2005.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Morris K. Dunlop

_____, 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 _____, 2005.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

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

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

Entered on transfer record this_____day of _____, 2005.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this____ day of_____, 2005 at_____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

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, right-of-ways, 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 be allowed.

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 "KRUG 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 easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for entry monuments, landscaping, open space, drainage purposes, and utilities. Reserve "B" is hereby reserved for lakes, landscaping, berms, sidewalks, open space, drainage purposes and utilities as confined to easements. Reserve "C" is hereby reserved for landscaping, open space, drainage purposes and utilities 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.

Chestnut Ridge, LLC

_____, Manager
Kevin M. Mullen, President of
Ritchie Associates, Inc.

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____day of_____, 2005, by Kevin M. Mullen, President of Ritchie Associates, Inc., as Manager of Chestnut Ridge, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp._____

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
□ = BRASS MONUMENT MARKED "TTLS" IN CONCRETE (FOUND)
⊠ = 3/4" IRON (FOUND)
○ = #6 REBAR (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(C-D) = CALCULATED PER DESCRIBED INFO.

BENCHMARK:
"D" CUT IN THE MIDDLE OF THE N. HEADWALL OF R.C.B.C. ON 21ST STREET NORTH, 1804.3' W. & 22.1' N. OF THE SE COR. SE1/4, SEC. 2, TWP. 27-S, R-2-E.
ELEV. = 173.23 CITY DATUM (1360.63 NGVD29)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION CITY DATUM
12-17	A	186.0
18-22,29	A	186.0
32-37	A	186.0

16 MAY 2005

Baughman Company, P.A.
313 Elm St. Wichita, KS 67211 P 316.263.7271 F 316.263.0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\PLAT\KRUGNORTH2NDADD\DWG\KRUGN2P.DWG-KKR

SB-05-06