

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 "PIKE 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. 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 obtained from the City of Wichita Public Works & Utilities Department. The drainage easements are hereby granted as indicated for drainage purposes. Reserve "A" is reserved for entry monuments, landscaping, open space, berms, and drainage purposes. Reserves "B" and "H" are reserved for open space, landscaping, berms, drainage purposes, and utilities as confined to easements. Reserve "C" is reserved for open space, landscaping, lakes, berms, parking, and utilities as confined to easements. Reserve "D" is reserved for open space, landscaping, lakes, walking paths, berms, parking, clubhouse and related appurtenances, pool and related appurtenances, basketball courts, drainage purposes and utilities as confined to easements. Reserve "E" is reserved for open space, landscaping, berms, contingent street dedication, drainage purposes, and utilities as confined to easements. Reserve "F" is reserved for open space, landscaping, berms, walking paths, lakes, drainage purposes, and utilities as confined to easements. Reserve "G" is reserved for open space, landscaping, contingent street dedication, and drainage purposes. Reserves "A", "B", "C", "D", "E", "F", and "G" shall be owned and maintained by the home owners association for the addition. The contingent dedications for public uses, such as streets, sidewalks, drainage, or utilities, shall become effective if the adjacent subdivision is zoned Single-Family Residential (SF-5) or Two-Family Residential (TF-3) and the City Engineer of the City of Wichita determines a need for such dedication. The costs of constructing said improvements, are to be borne by the person(s) or agency that owns said adjacent subdivision. The streets are hereby dedicated to and for the use of the public. 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.

Pike, LLC,  
a Kansas limited liability company

Jay W. Russell, President  
of J Russell Development  
and Management, Inc.

# PIKE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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 "PIKE ADDITION", Wichita, Sedgwick County, Kansas and that the  
accompanying plat is a true and correct exhibit of the property surveyed,  
described as the East Half of the Southwest Quarter and the West Half of  
the Southeast Quarter of Section 22, Township 27 South, Range 2 West,  
Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael G. Conrey, Surveyor

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before  
me, this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Jay W. Russell, President of J  
Russell Development and Management, Inc., Manager of Pike, LLC, a  
Kansas limited liability company, on behalf of the limited liability company.

Notary Public

My App't. Exp. \_\_\_\_\_

This plat of "PIKE 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 \_\_\_\_\_, 2018.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Cindy Miles, Chair

Dale Miller, Secretary

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Jeff Longwell, Mayor, City of Wichita

Karen Sublett, City Clerk

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2018.

Kelly B. Arnold, County Clerk

State of Kansas) SS  
Sedgwick County) This is to certify that this plat has been  
filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2018 at \_\_\_\_\_ o'clock \_\_\_\_\_M; and is duly recorded.

Tonya Buckingham, Register of Deeds

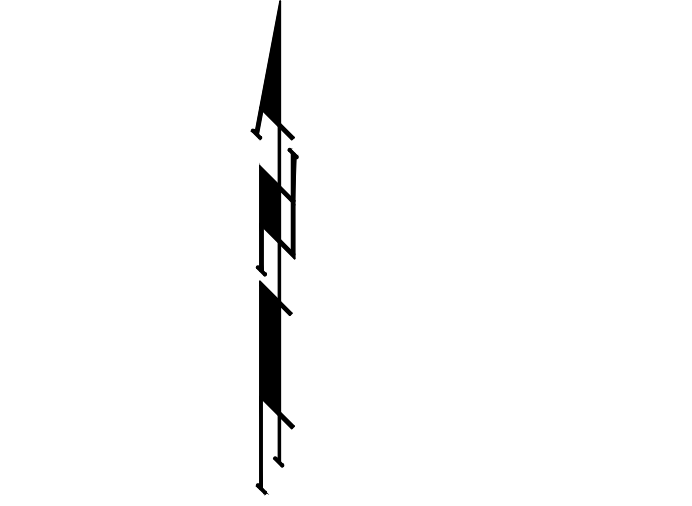
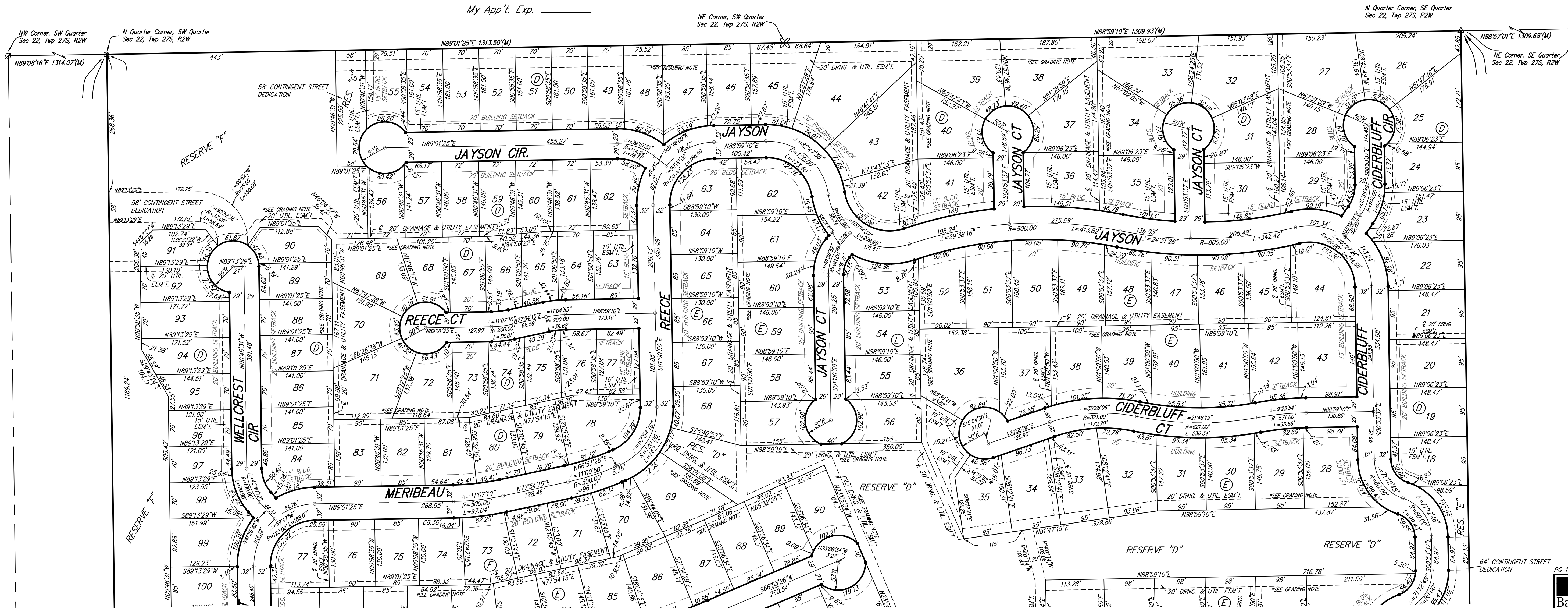
Judy J. Paget, Deputy

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

Emprise Bank

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged be-  
fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_  
\_\_\_\_\_ of Emprise Bank, on behalf of the bank.

My App't. Exp. \_\_\_\_\_  
\_\_\_\_\_, Notary Public



DATE OF PREPARATION: 9 NOVEMBER 2018  
BUILDING SETBACK FOR FRONT YARD NOTE:  
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER  
THE HOMEOWNERS ASSOCIATION RESTRICTIVE  
COVENANTS.

- = #4 Baughman Rebar Set
- = 1/2" Iron Pipe Found (Origin Unknown)
- △ = 3/4" Iron Pipe Found (Origin Unknown)
- = #5 Rebar Found (Origin Unknown)
- ⊙ = Metal Cap Found (Origin Unknown)
- ✕ = Stone Found

(C) = Calculated  
(M) = Measured  
(P) = Platted

BENCHMARK:  
CITY OF WICHITA DISC TOP OF HEADWALL OF RCBC  
660± EAST OF THE SE COR. OF THE SE 1/4, SEC.  
22, TWP. 27-S, R-2-W.  
ELEV. = 1410.27 NAVD88

LOT	BLOCK	ELEVATION
1-12,14,15	B	1413.5
55,56,69,90,91	D	1417.0
1,10	E	1417.0
11,21,22,34,35	E	1423.5

\* GRADING NOTE:  
NO UTILITIES SHALL BE INSTALLED  
WITHIN UTILITY EASEMENTS UNTIL SAID  
EASEMENTS HAVE BEEN GRADED AND  
CURRENT DEVELOPMENT PHASE OF  
CITY INFRASTRUCTURE HAS BEEN  
COMPLETED. CONTACT DEVELOPER  
FOR VERIFICATION OF INFRASTRUCTURE  
IMPROVEMENTS.

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

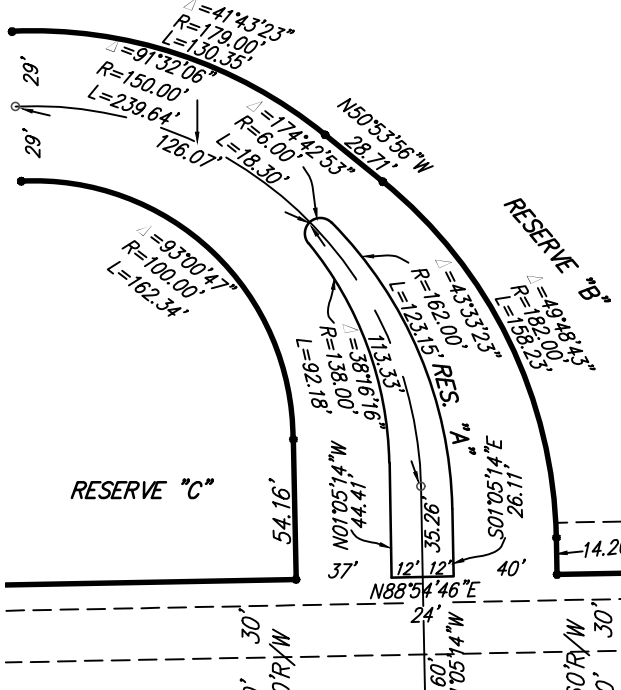
**PIKE ADDITION**  
PG 1 OF 2  
9 November 2018  
Baughman Company, P.A.  
315 Ellis St. Wichita, KS 67211 F 316-262-7271 F 316-262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
E:\Projects\Pike Addition\Drawings\Pike Addition.dwg

# PIKE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



- DATE OF PREPARATION: 9 NOVEMBER 2018
- BUILDING SETBACK FOR FRONT YARD NOTE:  
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER THE HOMEOWNER'S ASSOCIATION RESTRICTIVE COVENANTS.
- = #4 Baughman Rebar Set
  - = 1/2" Iron Pipe Found (Origin Unknown)
  - △ = 3/4" Iron Pipe Found (Origin Unknown)
  - ◇ = #5 Rebar Found (Origin Unknown)
  - ⊗ = Metal Cap Found (Origin Unknown)
  - ⊙ = Stone Found
- (C) = Calculated  
(M) = Measured  
(P) = Platted
- BENCHMARK:  
CITY OF WICHITA DISC TOP OF HEADWALL OF RCBC 660' EAST OF THE SE COR. OF THE SE1/4, SEC. 22, TWP. 27-S, R-2-W. ELEV. = 1410.27 NAVD88
- | LOT                | BLOCK | ELEVATION NAVD88 |
|--------------------|-------|------------------|
| 1-12, 14, 15       | B     | 1413.5           |
| 5, 56, 69, 90, 91  | D     | 1417.0           |
| 1, 10              | E     | 1417.0           |
| 11, 21, 22, 34, 35 | E     | 1423.5           |
- \* GRADING NOTE:  
NO UTILITIES SHALL BE INSTALLED WITHIN UTILITY EASEMENTS UNTIL SAID EASEMENTS HAVE BEEN GRADED AND CURRENT DEVELOPMENT PHASE OF CITY INFRASTRUCTURE HAS BEEN COMPLETED. CONTACT DEVELOPER FOR VERIFICATION OF INFRASTRUCTURE IMPROVEMENTS.
- 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 City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

LOT	BLOCK	ELEVATION NAVD88
1-12, 14, 15	B	1413.5
5, 56, 69, 90, 91	D	1417.0
1, 10	E	1417.0
11, 21, 22, 34, 35	E	1423.5



167th St W  
N0046317W 2628.34(C-M)  
N0046317W 2628.34(C-M)  
2986.34(C-M)

151st St W  
S0100127E 862.51(M)  
2582.38(M)  
S005337E 862.38(M)

SW COR. SW 1/4, Sec. 22, Twp 27-S, R-2-W

Assumed Basis of Bearings:  
Kansas South Zone Grid Bearing (NAD83)

165.34' COMPLETE ACCESS CONTROL  
30' EMERGENCY ACCESS OPENING  
388'50'16" W 1314.17(W)  
1945.48' COMPLETE ACCESS CONTROL  
SE Corner, SW Quarter Sec 22, Twp 27S, R2W  
388'54'46" W 1314.70(C-M)  
101' OPENING  
386.94' COMPLETE ACCESS CONTROL  
388'54'46" W 2629.41(M)