

FILE COPY
SUB2013-00042

FRENCH QUARTER 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid Sedgwick County and state do hereby certify that we have surveyed and platted "FRENCH QUARTER 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract lying within vacated Block 6, Ohio Addition to Wichita, Kansas, Sedgwick County, Kansas, lying within the Southwest Quarter of Section 10, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as commencing at the southeast corner of Lot 93 in said Block 6; thence north along the west right of way line of Herbert Avenue now Minneapolis Avenue, 150.00 feet to the point of beginning, said point also being the southeast corner of Lot 81 in said Block 6; thence west along the south line of Lots 81 and 82 in said Block 6, 300.00 feet to the southwest corner of said Lot 82 in said Block 6, said point also being on the east right of way line of Minnie Avenue now Kansas Avenue; thence north along the west line of said Block 6, and the east right of way line of said Kansas Avenue, 450.00 feet to the northwest corner of Lot 47 in said Block 6, also being the south right of way line of 14th Street North; thence east along the north line of Lots 48 and 47 in said Block 6, and the south line of 14th Street North right of way, 300.00 feet to the northeast corner of Lot 47 in said Block 6, also being the west right of way line of said Minneapolis Avenue; thence south along the west right of way line of said Minneapolis Avenue, 450.00 feet to the Point of Beginning, TOGETHER with a tract lying within vacated Block 5, Ohio Addition to Wichita, Kansas, Sedgwick County, Kansas, lying within the Southwest Quarter of Section 10, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as commencing at the southeast corner of Lot 93 in said Block 5; thence north along the west right of way line of Minnie Avenue now Kansas Avenue, 150.00 feet to the southeast corner of Lot 81 in said Block 5, and for a point of beginning, thence west along the south line of Lot 81 in said Block 5, 77.50 feet more or less to a point on the west line of the east half of said Block 5; thence north along the west line of the east half of said Block 5, 450.00 feet to a point in the north line of Lot 47 in said Block 5, and the south right of way line of 14th Street North; thence east along the north line of Lot 47 in said Block 5, and the south right of way line of said 14th Street North, 77.50 feet to the northeast corner of Lot 47 in said Block 5, and the west right of way line of said Kansas Avenue; thence south along the west right of way line of said Kansas Avenue, 450.00 feet to the Point of Beginning, TOGETHER with a tract lying within vacated Block 4, Ohio Addition to Wichita, Kansas, Sedgwick County, Kansas, lying within the Southwest Quarter of Section 10, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at the northeast corner of Lot 1, Block B, French Quarter Addition, Wichita, Sedgwick County, Kansas; thence west along the north line of Lot 1 in said Block B, 77.50 feet to a point on the west line of the east half of said Block 4; thence north along the west line of the east half of said Block 4, 518.75 feet more or less to a point in the north line of Lot 1 in said Block 4, 518.75 feet more or less to a point in the north line of Lot 1 in said Block 4, and the south right of way line of 15th Street North, 77.50 feet more or less to the northeast corner of Lot 1 in said Block 4, and on the west line of Minnie Avenue now Kansas Avenue; thence south along the west line of said Kansas Avenue, 518.63 feet more or less to the Point of Beginning.

All being situated in the Southwest Quarter of Sec. 10, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.
Existing public easements, dedications, building setbacks, and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

Michael G. Conroy, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveys certificate to be platted into Lots and Blocks, to be known as "FRENCH QUARTER 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 easement is hereby granted as indicated for drainage purposes. The drainage and utility easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities.

French Quarter II, LLC, a Kansas limited liability company

Byron Adrian, Interim President of Kansas Affordable Housing Corporation, a Kansas not-for-profit corporation
Managing Member

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, by Byron Adrian, Interim President of Kansas Affordable Housing Corporation, a Kansas not-for-profit corporation, as Managing Member of French Quarter II, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Notary Public

My App't. Exp. _____

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "FRENCH QUARTER 2ND ADDITION", Wichita, Sedgwick County, Kansas.
Kansas Affordable Housing Corporation, a Kansas not for profit corporation

Byron Adrian, Interim President

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, by Byron Adrian, Interim President of Kansas Affordable Housing Corporation, a Kansas not for profit corporation, on behalf of the corporation.

Notary Public

My App't. Exp. _____

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "FRENCH QUARTER 2ND ADDITION", Wichita, Sedgwick County, Kansas.
Horizon Bank, a Nebraska corporation

Barbara L. Reuter, Vice-President

State of Nebraska) SS The foregoing instrument acknowledged before me, this _____ day of _____, by Barbara L. Reuter, Vice-President of Horizon Bank, a Nebraska corporation, on behalf of the bank.

Notary Public

My App't. Exp. _____

This plat of "FRENCH QUARTER 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 _____
Wichita-Sedgwick County Metropolitan Area Planning Commission

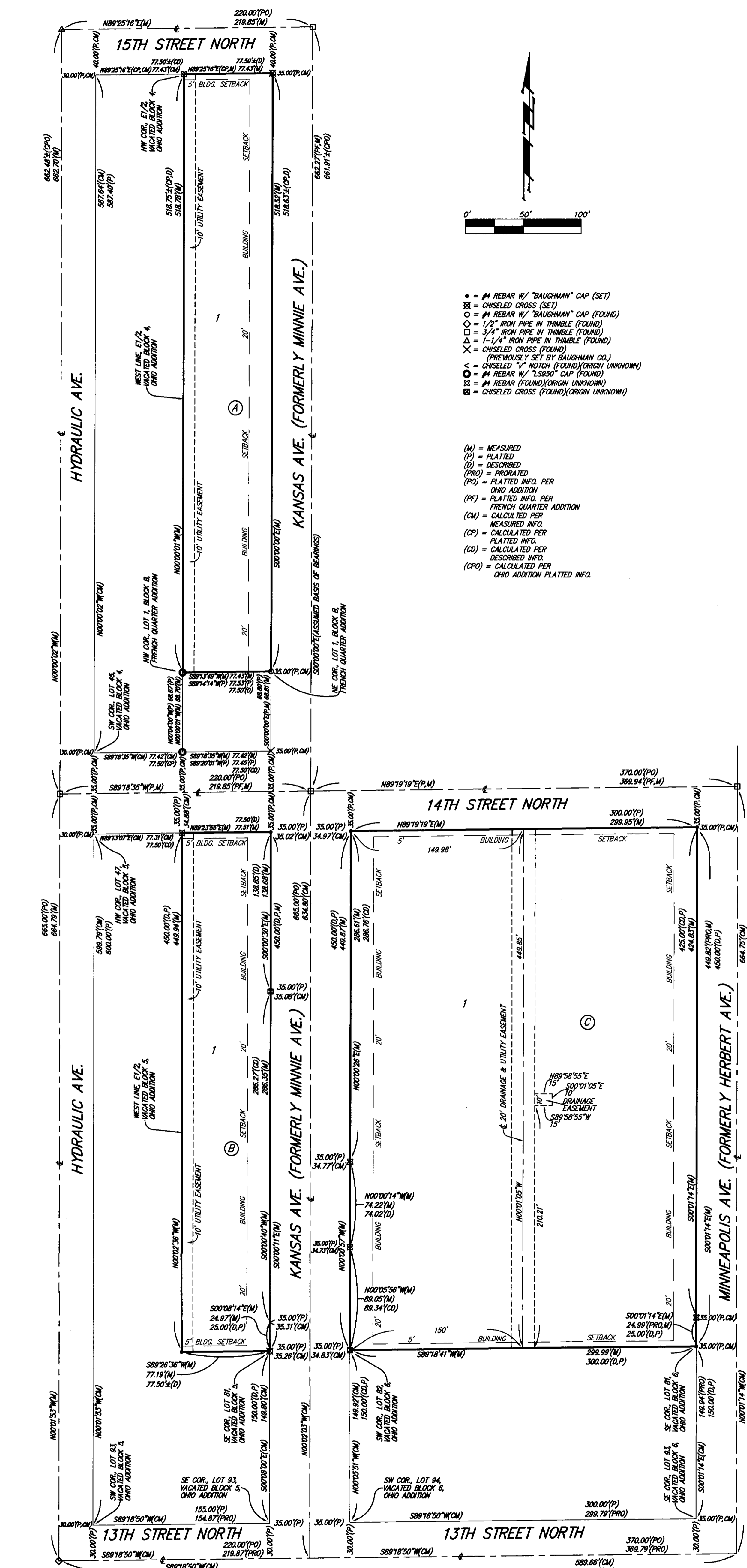
Matthew J. Goolsby, Chair

John L. Schlegel, Secretary

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

Carl Brewer, Mayor

Karen Sublett, City Clerk



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = CHISELED CROSS (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1/2" IRON PIPE IN THIMBLE (FOUND)
- = 3/4" IRON PIPE IN THIMBLE (FOUND)
- △ = 1-1/4" IRON PIPE IN THIMBLE (FOUND)
- × = CHISELED CROSS (FOUND)
- (with dot) = CHISELED CROSS (PREVIOUSLY SET BY BAUGHMAN CO.)
- (with cross) = CHISELED CROSS (FOUND) (ORIGIN UNKNOWN)
- (with triangle) = #4 REBAR W/ "LS550" CAP (FOUND)
- (with square) = #4 REBAR (FOUND) (ORIGIN UNKNOWN)
- (with diamond) = CHISELED CROSS (FOUND) (ORIGIN UNKNOWN)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (PRO) = PROXIMATE
- (PO) = PLATTED INFO. PER OHIO ADDITION
- (PF) = PLATTED INFO. PER FRENCH QUARTER ADDITION
- (CM) = CALCULATED PER MEASURED INFO.
- (CP) = CALCULATED PER PLATTED INFO.
- (CD) = CALCULATED PER DESCRIBED INFO.
- (CPO) = CALCULATED PER OHIO ADDITION PLATTED INFO.

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

_____ Register of Deeds
Bill Meek
_____ Deputy
Tonya Buckingham

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

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

Entered on transfer record this _____ day of _____

Kelly B. Arnold, County Clerk

NOTE: A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT AND ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER AND UNOBTAINED TO ALLOW FOR THE CONVEYANCE OF STORMWATER.

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-1419 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE