

CRYSTAL GARDENS ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

9-5-07
Sub 000248
This plat of "CRYSTAL GARDENS 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 _____, 2007.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Darrell A. Downing
_____, 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 _____, 2007.

_____, Mayor
Carl Brewer
_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2007.

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

Entered on transfer record this _____ day
of _____, 2007.

_____, County Clerk
Dan Brace

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 _____, 2007 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

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

_____, VP
STEVE GREEN

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 2007, by _____
of Legacy Bank, on behalf of the bank.

_____, Notary Public
LISA A. PISKA

My App't. Exp. 01-12-2009

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "CRYSTAL GARDENS 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 Lot 1, Block
A, Blattner Addition, Wichita, Sedgwick County, Kansas, TOGETHER with Lot
1, West Meadows, Sedgwick County, Kansas, except that part described as
beginning at the southeast corner of said Lot 1; thence west along the
south line of said Lot 1, 355.00 feet; thence north parallel with the east
line of said Lot 1, 275.00 feet; thence east parallel with the south line
of said Lot 1, 355.00 feet to a point on the east line of said Lot 1;
thence south 275.00 feet to the point of beginning.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).
All being situated in the SW1/4 of Sec. 12, Twp. 27-S,
R-2-W of the 6th P.M., Sedgwick County, Kansas.
Baughman Company, P.A.

Michael G. Conrey
Michael G. Conrey
18-9718-17-2007 Surveyor

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 "CRYSTAL
GARDENS 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 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 wall easements are hereby granted as indicated for
the construction and maintenance of a private screening wall and utility
main lines and service lines shall be allowed to cross these easements.
The streets are hereby dedicated to and for the use of the public.

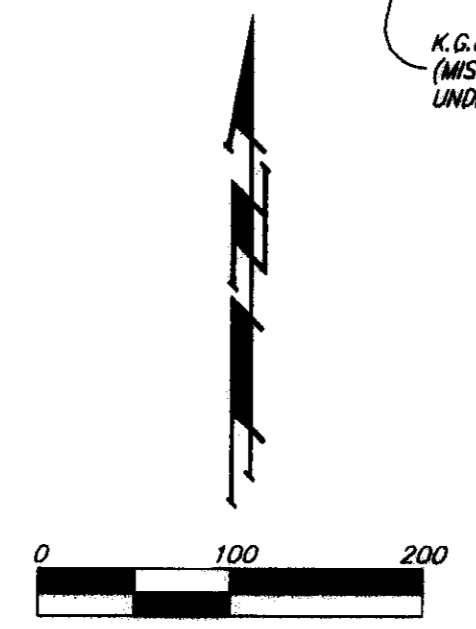
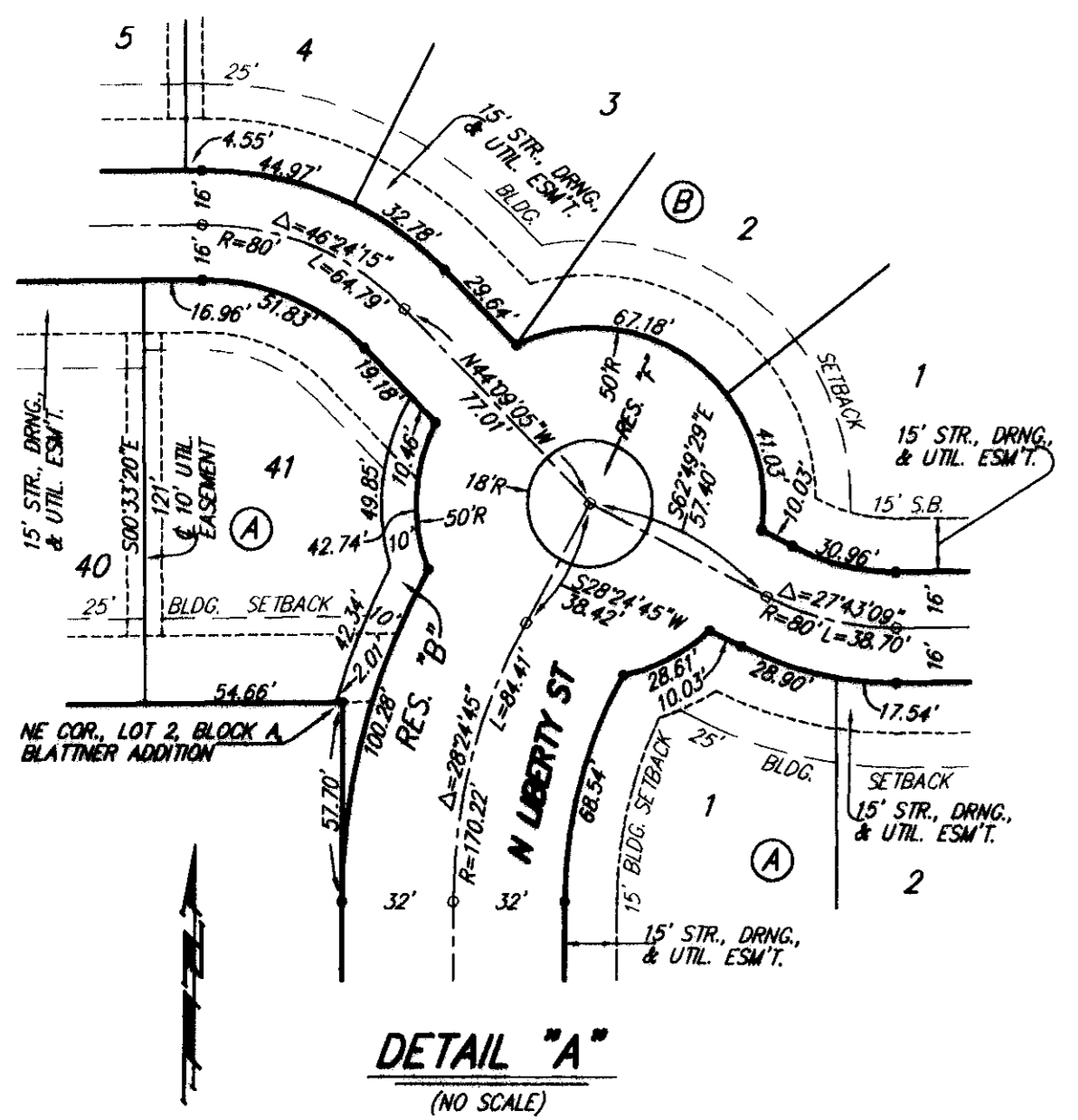
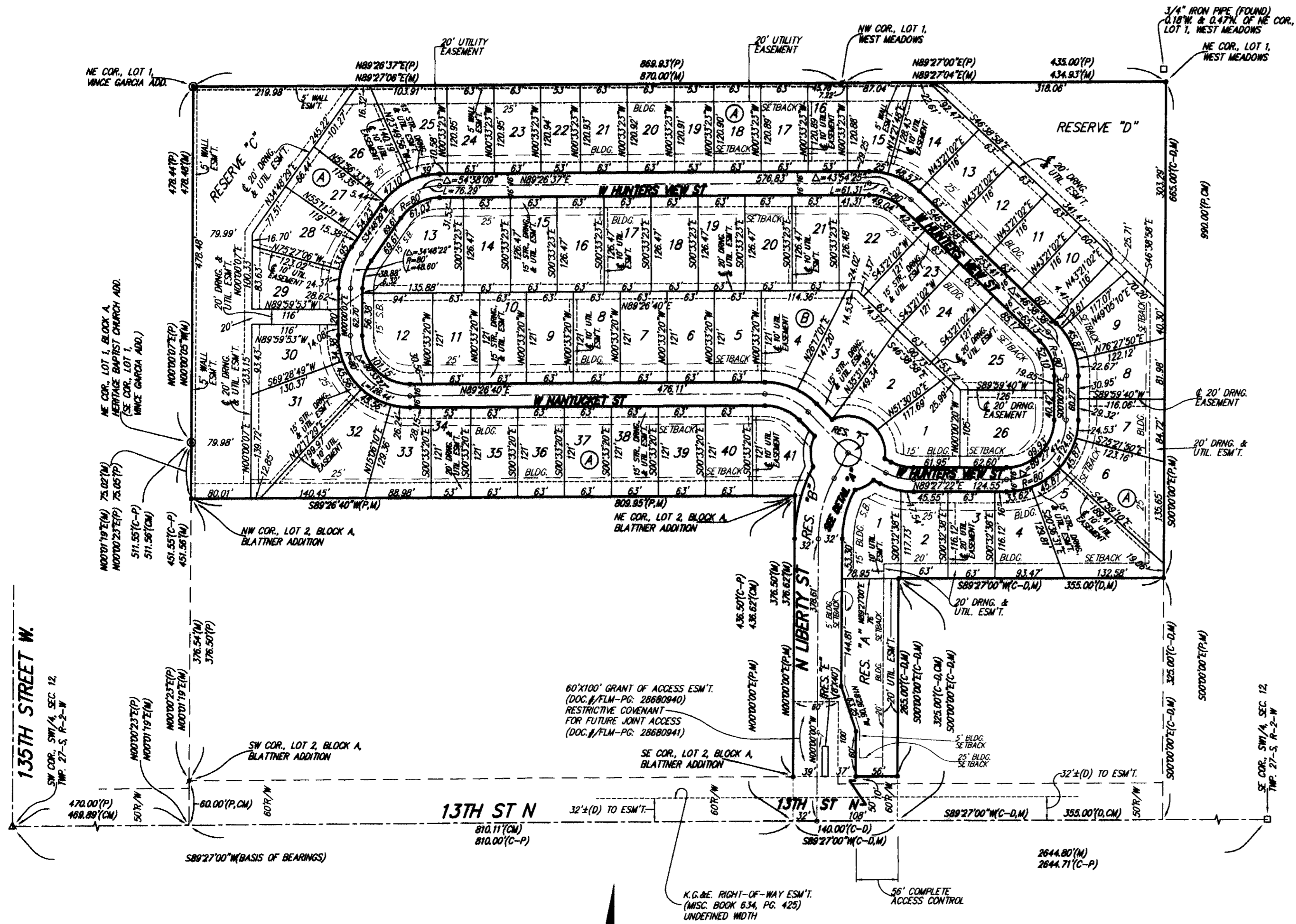
Reserve "A" is hereby reserved for entry monuments, landscaping, open
space, berms, sidewalks, recreational areas including swimming pools and
related facilities, parking, drainage purposes, and utilities as confined to
easements. Reserve "B" is hereby reserved for entry monuments, open
space, landscaping, berms, sidewalks, drainage purposes, and utilities as
confined to easements. Reserves "C" and "D" are hereby reserved for
open space, landscaping, berms, lakes, drainage purposes, and utilities as
confined to easements. Reserve "E" is hereby reserved for entry
monuments, streets, landscaping, open space, drainage purposes, and
utilities as confined to easements. Reserve "F" is hereby reserved for
streets, open space, drainage purposes, and utilities. The public shall not
bear the cost of any repair or replacement of improvements within said
Reserves "E" and "F" adversely affected by street construction, repair,
or maintenance. Reserves "A", "B", "C", "D", "E", and "F" shall be owned and
maintained by the homeowners association for the addition. 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.

Kelsey Investments, Inc., a Kansas corporation

_____, President
Paul E. Kelsey

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2007, by Paul E. Kelsey, President
of the Kelsey Investments, Inc., a Kansas corporation, on behalf of the
corporation.

JUDITH M. TERHAUNE
Notary Public - State of Kansas
My App'l. Expires 11-7-09
_____, Notary Public
JUDITH M. TERHAUNE
My App'l. Exp. 11-7-09



BENCHMARK:
"X" CUT ON TOP OF CURB, WEST SIDE OF FORESTMEW, EAST
OF FIRE HYDRANT, AND ALONG EASTERLY EXTENSION OF THE
SOUTH LINE OF LOT 2, BLOCK A, LIBERTY PARK 2ND ADDITION.
ELEV. = 1347.62 NGVD29

LOT	BLOCK	ELEVATION NGVD29
9-14	A	1347.0
26-32	A	1350.0

- NOTE:
ALL LOTS WITHIN CRYSTAL GARDENS ADDITION
SHALL HAVE A 5 FOOT INTERIOR SIDEYARD
BUILDING SETBACK.
- NOTE:
ADDITIONAL BUILDING SETBACKS PER
COMMUNITY UNIT PLAN DP-264.
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #5 REBAR W/ "ARMSTRONG" CAP (FOUND)
 - = 3/4" IRON PIPE (FOUND)
 - △ = 2" COUNTY DISC IN CONC. (FOUND)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)

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

NOTE:
A drainage plan has been developed for this subdivision and is
on file with the City of Wichita, Kansas. Drainage items shall
remain as depicted 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 plan shall be allowed.