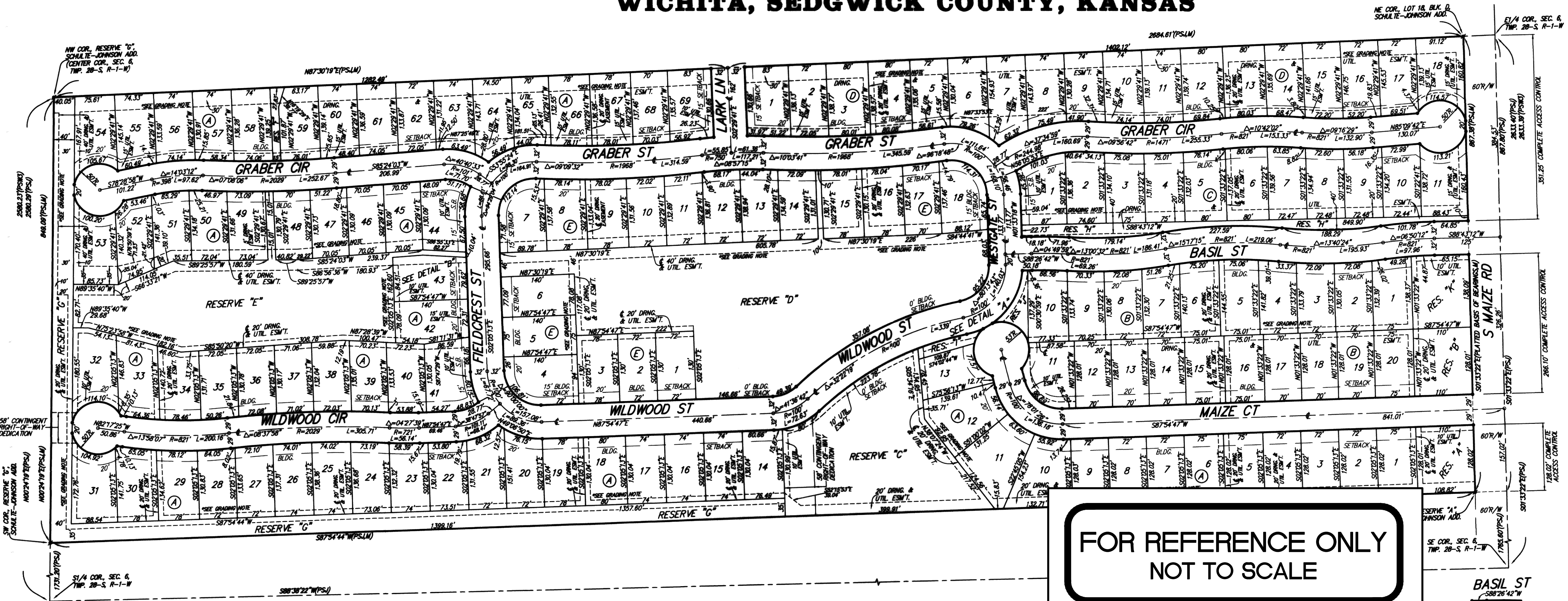


SCHULTE-JOHNSON 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



FOR REFERENCE ONLY
NOT TO SCALE

0' 100' 200'
• = 1/4 REBAR W/ "BAUGHMAN" CAP (SET)
• = 1/4 REBAR W/ "BAUGHMAN" CAP (FOUND)

(M) = MEASURED
(PSU) = INFO. FROM PLAT OF SCHULTE-JOHNSON ADD.
(PSK) = INFO. FROM PLAT OF SKYWAY WEST 3RD ADD.

LOT	BLOCK	ELEVATION
1	A	1,333.0
11-14	A	1,337.5
32-53	A	1,338.4
1, 20	B	1,332.5
1-18	E	1,338.4

BEZEL MARK:
CROWN FOOT CUT ON TOP OF WEST CURB OF LARK LANE 72.14 SOUTH OF THE INTERSECTION OF LARK LANE AND GREENFIELD 75.5 NORTH OF THE NORTH LINE OF SCHULTE-JOHNSON ADD. EAST OF POINT OF CURVATURE IN EAST LINE OF LOT 73, BLOCK G, SOUTHERN RIDGE 3RD ADD. ELEV. = 1,337.76 (NAVD88)

NOTE:
LOTS 1-13, BLOCK A, AND LOTS 11-20, BLOCK B WITHIN SCHULTE-JOHNSON 2ND ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.
NOTE:
BUILDING SETBACK FOR FRONT YARDS: ADDITIONAL BUILDING SETBACK REQUIREMENTS PER THE HOMEOWNERS' ASSOCIATION RESTRICTIVE COVENANTS.

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.

DRAINAGE PLAN NOTE:
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. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

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 plotted "SCHULTE-JOHNSON 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: 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, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, and 67, Block A, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, Block B, 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 C, TOGETHER with all Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, Block D, TOGETHER with all Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, Block E, TOGETHER with all of Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", and "K", TOGETHER with all of Basil St, Graber St, Wildwood St, Wildwood Cir, Lark Ln, Fieldcrest St, and Westgate St, all as platted and dedicated in Schulte-Johnson Addition, Wichita, Sedgwick County, Kansas.

Existing public easements, building setback lines, dedications, 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

a pavement radius of 38 feet. Reserves "A", "B", and "K" are hereby reserved for open space, landscaping, berms, entry monuments, lakes, drainage purposes, and utilities as confined to easement. The berms within said Reserves "A", "B", and "K" shall be contained within said reserves with no regrading allowed in the street right-of-way. Reserve "C" is hereby reserved for open space, landscaping, berms, lakes, walking paths, parking, a contingent right-of-way dedication, drainage purposes, and utilities as confined to easement. Reserve "D" is reserved for open space, landscaping, berms, walking paths, lakes, a playground and related appurtenances, drainage purposes, parking, and utilities as confined to easement. Reserve "E" is reserved for open space, landscaping, berms, lakes, walking paths, drainage purposes, and utilities as confined to easement. Reserve "F" is reserved for open space, landscaping, walking paths, drainage purposes, and utilities as confined to easement. Reserve "G" is reserved for open space, landscaping, berms, walking paths, a contingent right-of-way dedication, drainage purposes, and utilities as confined to easement. Reserve "H" is reserved for open space, landscaping, berms, drainage purposes, and utilities as confined to easement. Reserves "I" and "J" are reserved for open space, landscaping, drainage purposes and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", and "K" shall be owned and maintained by a homeowners association for the addition. The contingent right-of-way 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. 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.

Russell Investments, L.C., a Kansas limited liability company
Jay W. Russell, Sale Member
State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 3rd day of August, 2020, by Jay W. Russell, Sale Member of the Russell Investments, L.C., a Kansas limited liability company, on behalf of the limited liability company.
Loretta A. Souler, Notary Public
My App't. Exp. 07-20-2022

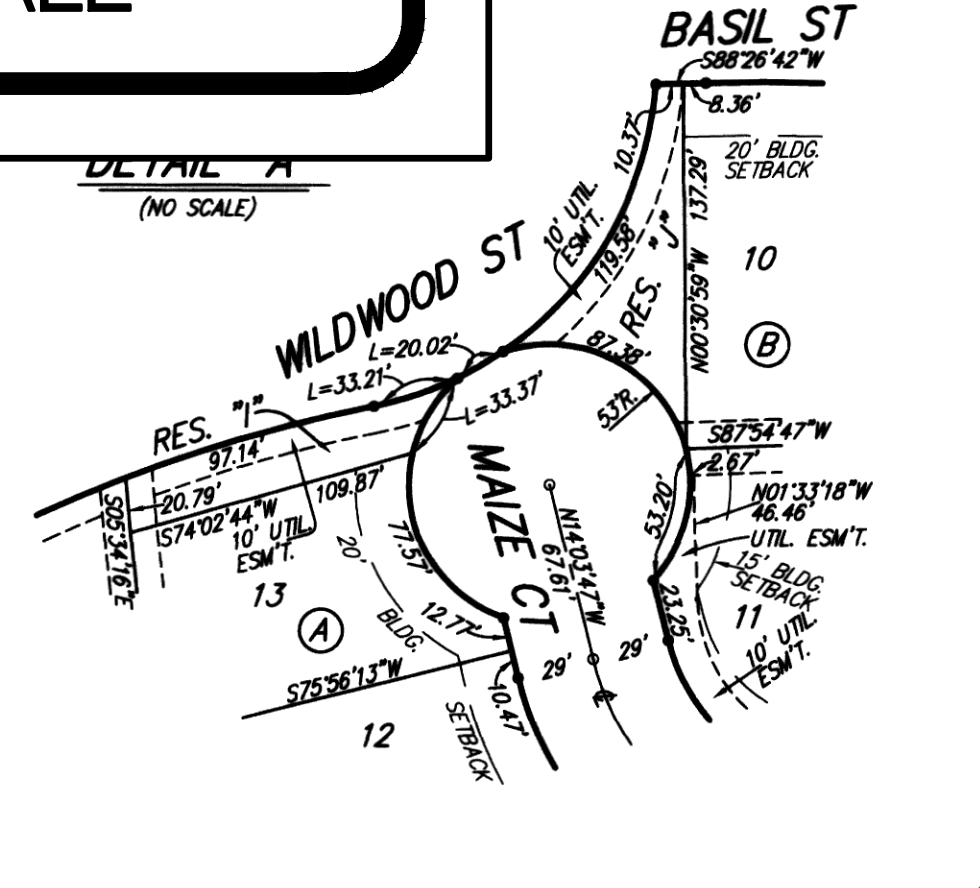
This ADDITION, Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 18th day of JUNE, 2020.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Charles A. Warren, Chair
Scott A. Wadle, Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this 5th day of August, 2020.

Bradson J. Whipple, Mayor, City of Wichita
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 4th day of August, 2020.
Tricia L. Robello, P.S. #1246, Deputy County Surveyor, Sedgwick County, Kansas



Entered on transfer record this 3rd day of September, 2020 at 2:31 o'clock P.M. and is duly recorded.

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 4th day of September, 2020 at 2:31 o'clock P.M. and is duly recorded.

Tonya Buckingham, Register of Deeds
Kathy Zehrba, Deputy

Register of Deeds - Tonya Buckingham
Doc #/Film - Pg: 29886202
Receipt #: 2186788
Page Recorded: 1
Recording Fee: \$32.00
Date Recorded: 09/04/2020 02:14:37 PM

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-1271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE