

CRANOR ADDITION MAIZE, SEDGWICK COUNTY, KANSAS

Register of Deeds - Tong Suddington
Doc #/Flm-Pg: 30267860
Receipt #: 2392846
Page Recorded: 5
Recording Fee: \$180.00
Cashed: Luahala
Authorized By: *[Signature]*
Date Recorded: 08/18/2023 03:20:51 PM

This plat of "CRANOR ADDITION", Maize, Sedgwick County, Kansas has been submitted to and approved by the Maize City Planning Commission, Maize, Kansas.

Dated this 10th day of July, 2023
Maize City Planning Commission

[Signature], Chairman
Bryan Aubuchon
[Signature], Secretary
Dennis Downes
[Signature], Planning Administrator
Kim Edgington

This plat approved and all dedications shown hereon accepted by the City Council of the City of Maize, Kansas, this 14th day of August, 2023.



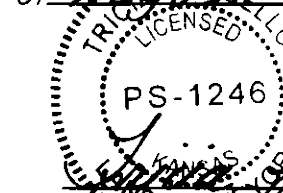
[Signature], Mayor
Patrick Stivers
[Signature], City Clerk
Sue Villarreal

State of Kansas) SS This plat is approved pursuant to the provisions of K.S.A. 12-401.

Date Signed: August 3, 2023.

[Signature], City Attorney
Tom Powell

Reviewed in accordance with K.S.A. 58-2005 on this 2nd day of August, 2023.



[Signature], Deputy County Surveyor
Sedgwick County, Kansas

Reviewed on transfer record this 15th day of August, 2023.
[Signature], County Clerk
Kelly B. Arnold

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 16th day of August, 2023 at 10:00 A.M. and is duly recorded.

[Signature], Register of Deeds
Tonya Buckingham

[Signature], Deputy
Kenly Zehring

State of Kansas) SS The foregoing instrument acknowledged before me, this 1st day of August, 2023, by Paul E. Kelsey, President of Kick 'N' Development Corp., a Kansas corporation, on behalf of the corporation.

[Signature], Notary Public
LUNETTE A. SAUBER
My App't. Exp. 09/20/2026

State of Kansas) SS The foregoing instrument acknowledged before me, this 1st day of August, 2023, by Paul E. Kelsey, President of Kelsey Investments, Inc., a Kansas corporation, on behalf of the corporation.

[Signature], Notary Public
LUNETTE A. SAUBER
My App't. Exp. 09/20/2026

Kick 'N' Development Corp., a Kansas corporation

[Signature], President
Paul E. Kelsey

Kelsey Investments, Inc., a Kansas corporation

[Signature], President
Paul E. Kelsey

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "CRANOR ADDITION", Maize, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract of land in the Northwest Quarter of Section 31, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning at a point on the west line, said point being 478 feet South of the Northwest corner thereof; THENCE East parallel with the north line of said Northwest Quarter, 350 feet; THENCE South parallel with said west line, 561.65 feet; THENCE East parallel with the north line of said Northwest Quarter to the east line of said Northwest Quarter, 2209.77 feet; THENCE south along the east line of said Northwest Quarter thereof, to the south line of said Northwest Quarter, 1601.71 feet; THENCE West along the south line of said Northwest Quarter, 2341.24 feet; THENCE North parallel with the west line of said Northwest Quarter, 250.00 feet; THENCE West parallel with the south line to the west line of said Northwest Quarter, 250.00 feet; THENCE North along the west line of said Northwest Quarter, 1914.27 feet, to the point of beginning. Subject to road rights-of-way of record.

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.

[Signature], Surveyor
Jonathan C. Hubbell, P.S. #1680

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 "CRANOR ADDITION", Maize, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" are hereby reserved for open space, landscaping, drainage purposes, berms, entry monuments, signage, utilities as confined to easement, and streets as confined to easement. Reserve "C" is hereby reserved for open space, landscaping, drainage purposes, berms, utilities as confined to easements, and streets as confined to easement. Reserve "D" is hereby reserved for open space, landscaping, drainage purposes, berms, entry monuments, signage, lakes, utilities as confined to easements, and streets as confined to easements. Reserve "E" is hereby reserved for open space, landscaping, drainage purposes, berms, swimming pools and related facilities, multi-sport courts, playgrounds, parking, water lines and related appurtenances as confined to easement, electric lines and related appurtenances as confined to easement, utilities as confined to easement, and streets as confined to easement. Reserve "F" is hereby reserved for open space, landscaping, drainage purposes, berms, lakes, water lines and related appurtenances as confined to easement, electric lines and related appurtenances as confined to easement, utilities as confined to easement, and streets as confined to easement. Reserve "G", "H", and "K" are hereby reserved for open space, landscaping, drainage purposes, berms, entry monuments, signage, utilities and streets. Reserves "I" and "J" are hereby reserved for open space, landscaping, drainage purposes, signage, and utilities. Reserve "L" is hereby reserved for open space, landscaping, drainage purposes, berms, swimming pools and related facilities, multi-sport courts, playgrounds, parking, and utilities as confined to easement. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", and "L" shall be owned and maintained by the homeowners association for the addition and/or any successors, heirs, or assigns. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Maize, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

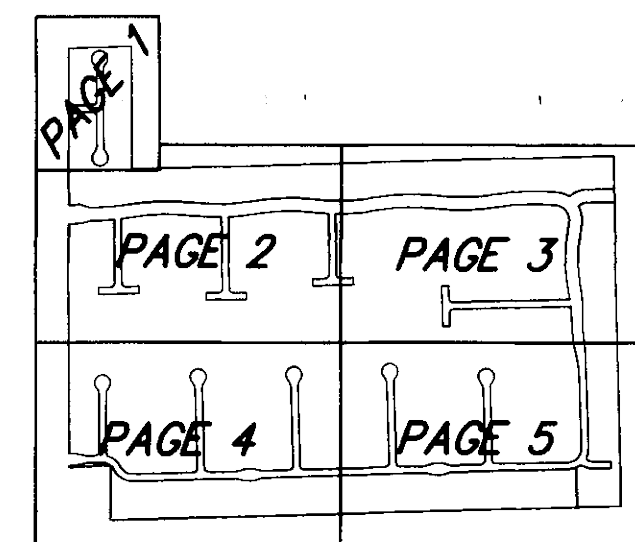
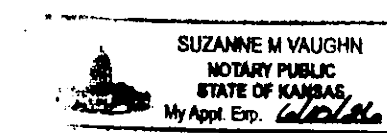
We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "CRANOR ADDITION", Maize, Sedgwick County, Kansas.

Legacy Bank
[Signature], EVP
REX REYNOLDS

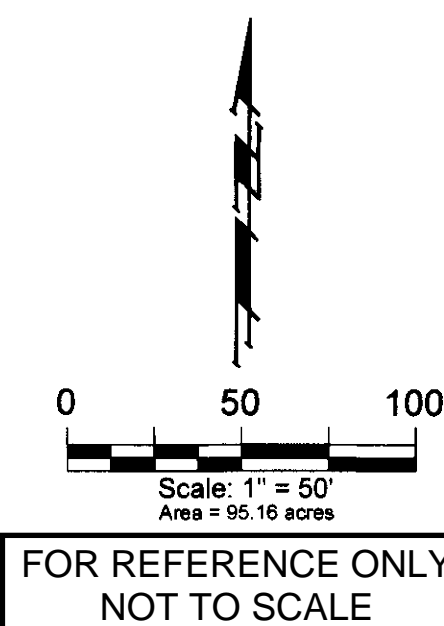
State of Kansas) SS The foregoing instrument acknowledged before me, this 2nd day of August, 2023, by Rex Reynolds, Executive Vice Pres. of Legacy Bank, on behalf of the bank.

[Signature], Notary Public
SUZANNE M. VAUGHN

My App't. Exp. 6/10/2026



SHEET LOCATION



FOR REFERENCE ONLY
NOT TO SCALE

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #5 REBAR IN THIMBLE (FOUND)
- = #4 REBAR W/ "SAVOY" CAP (FOUND)
- = #4 REBAR W/ ALLEGABLE YELLOW CAP (FOUND)
- ⊗ = BENCHMARK
- (M) = MEASURED
- (D) = DESCRIBED
- (CM) = CALCULATED FROM MEASURED INFO.
- (CD) = CALCULATED FROM DESCRIBED INFO.
- (CP) = CALCULATED FROM PLATTED INFO.

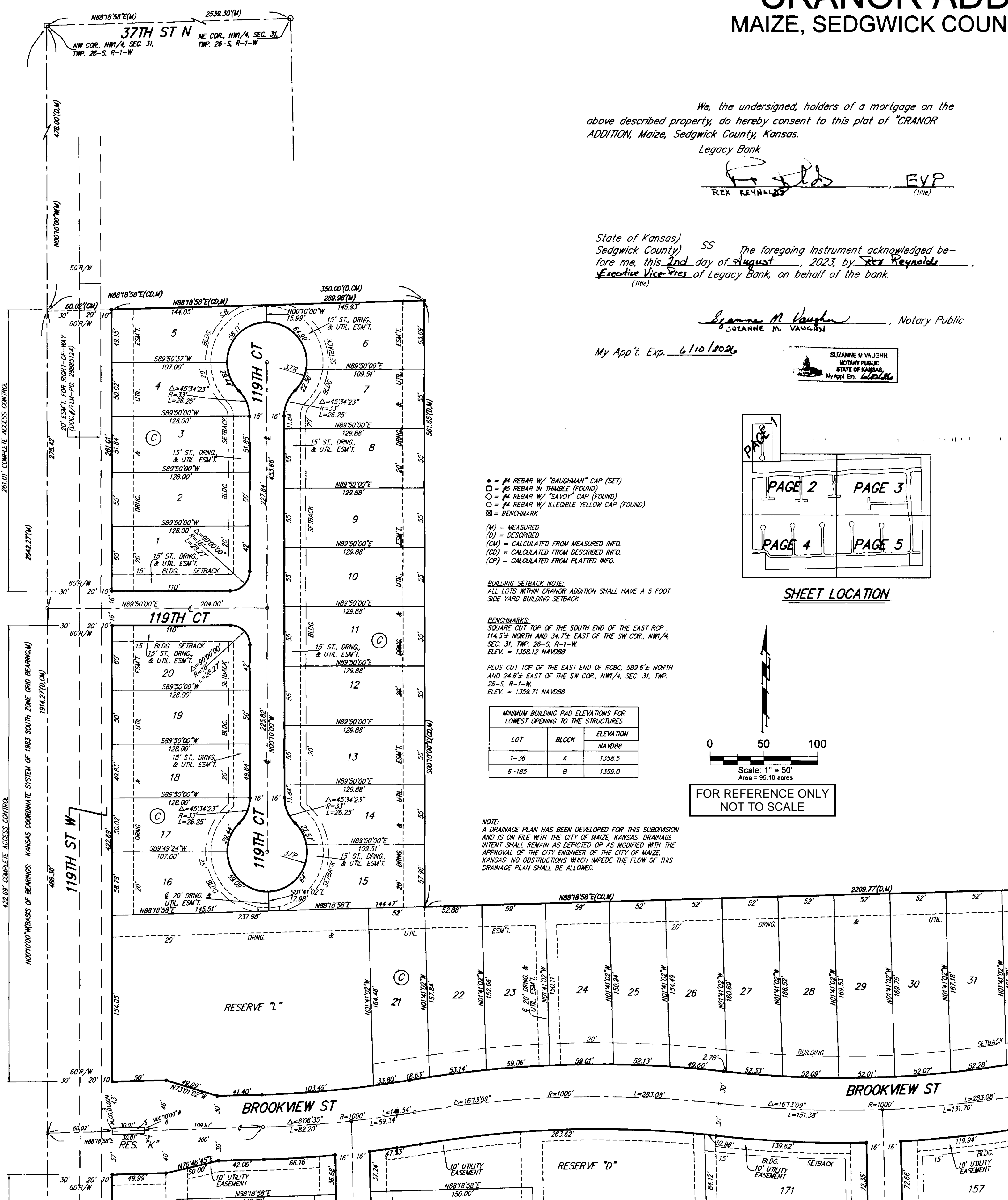
BUILDING SETBACK NOTE:
ALL LOTS WITHIN CRANOR ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

BENCHMARKS:
SQUARE CUT TOP OF THE SOUTH END OF THE EAST ROP, 114.5' NORTH AND 34.7' EAST OF THE SW COR., NW1/4, SEC. 31, TWP. 26-S, R-1-W.
ELEV. = 1358.12 NAVD88

PLUS CUT TOP OF THE EAST END OF RCBC, 589.6' NORTH AND 24.6' EAST OF THE SW COR., NW1/4, SEC. 31, TWP. 26-S, R-1-W.
ELEV. = 1359.71 NAVD88

LOT	BLOCK	ELEVATION
1-36	A	1358.5
6-185	B	1359.0

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF MAIZE, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF MAIZE, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.



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