

# COURTYARDS AT JACOBS FARM THIRD ADDITION

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

### CERTIFICATE OF SURVEY

I, Michael E. Small, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "COURTYARDS AT JACOBS FARM THIRD ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described herein:

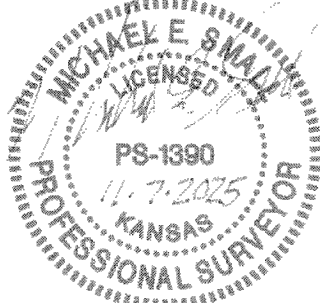
Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17, Block 2, Courtyards at Jacobs Farm Second Addition, an addition to Wichita, Sedgwick County, Kansas.

CONTAINS: 73,286 square feet or 1.68 acres, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 7th day of November, 2025.

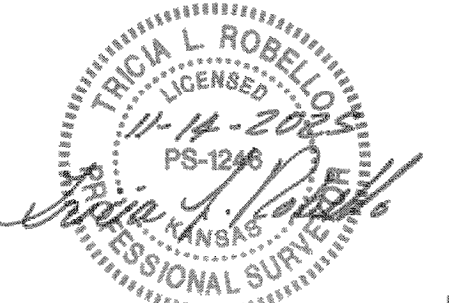
Michael E. Small, P.S. #1390  
MKEC Engineering, Inc. (CLS 39)  
411 North Webb Road  
Wichita, Kansas 67206



### COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this 14th day of November, 2025.



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

### OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots and a Block, the same to be known as "COURTYARDS AT JACOBS FARM THIRD ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. 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. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage.

Each Lot where abutting and adjoining another lot line shall provide a minimum of a 6-foot maintenance and access easement for zero-lot line dwellings and for the benefit of the adjoining owner(s), their successors and assigns, and/or their agents, and emergency personnel, except when two or more units are attached. The maintenance access easements are hereby platted for the purpose of pedestrian emergency access, residence construction and residence maintenance, the extension of the footings, and for a 2-foot overhang of the structures on the adjoining lot.

A master drainage plan has been developed for this plat. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works and Utilities Department. 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. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Certificate pertaining to such owner's lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate. Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 1 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" tables shown hereon.

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Portions of the land within the plat boundaries are encumbered with a floodplain at the time of final platting. No permanent buildings shall be constructed within the floodplain, nor any fill, change in grade, creation of channel or other work be carried on without the written permission of the Floodplain Manager. For further information, see current applicable FEMA Flood Insurance Rate Maps (FIRM). See drainage plan/report on file with the City of Wichita for the base flood elevations and floodway/floodplain delineations.

The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

This plat shall comply with the recitals of the Jacobs Farm Planned Unit Development Plan No. 107 on file at the Wichita-Sedgwick County Planning Department.

Perfection Signature Properties, LLC,  
a Kansas limited liability company

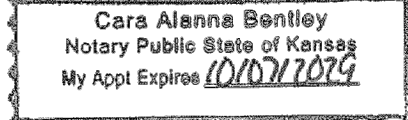
Scott A. Lehner, Chief Executive Manager/Member

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on 7 day of November, 2025, by Scott A. Lehner, as Chief Executive Manager/Member of Perfection Signature Properties, LLC, a Kansas limited liability company.

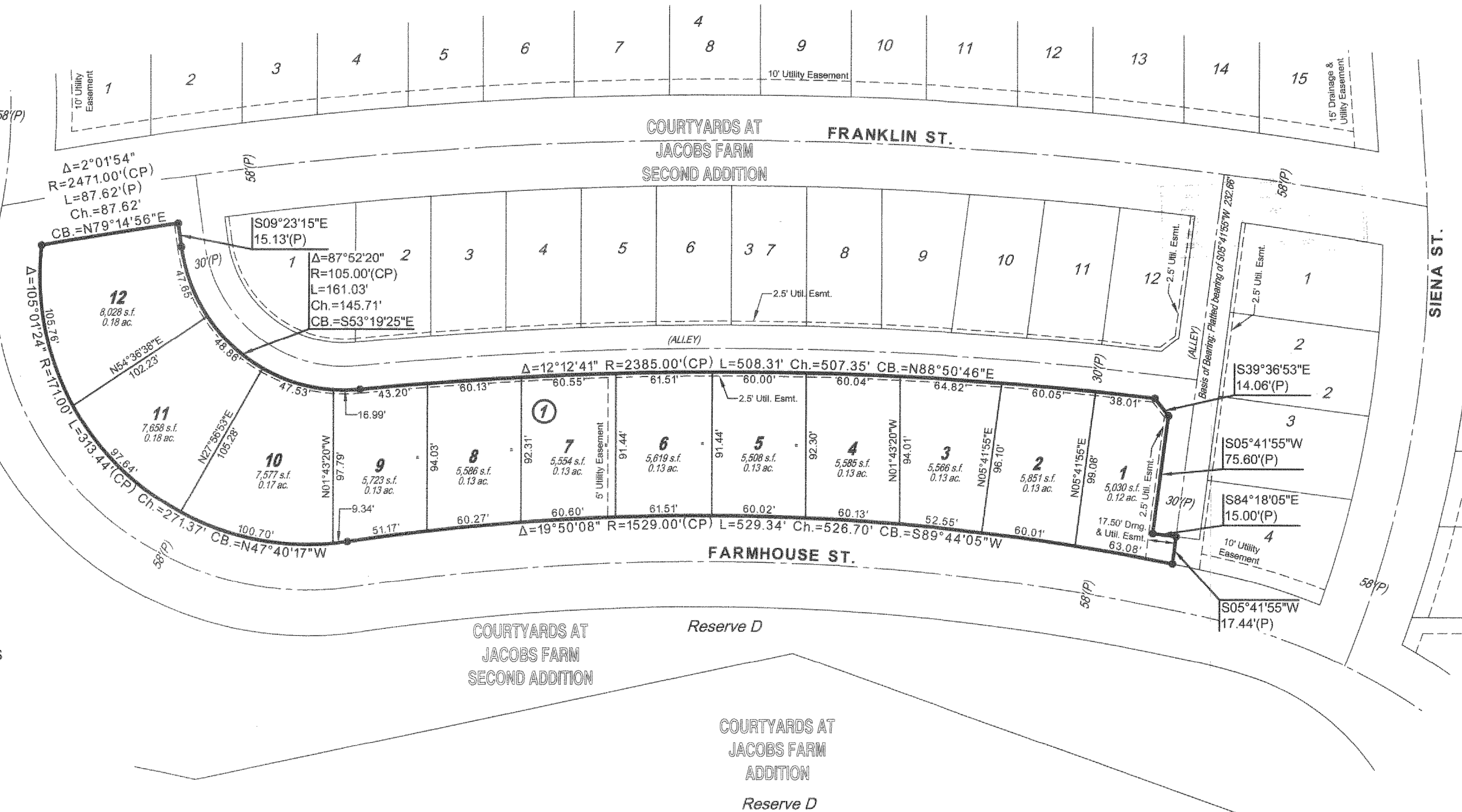
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Affix Seal

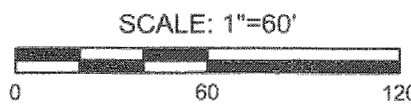


Notary Public  
My Term Expires: 10-07-2029

a replat of a portion of Courtyards at Jacobs Farm Second Addition, an addition to Wichita, Sedgwick County, Kansas.



| MINIMUM PAD ELEVATIONS<br>LOWEST OPENINGS |       |                      |
|-------------------------------------------|-------|----------------------|
| LOT(S)<br>inclusive                       | BLOCK | ELEVATION<br>NAVD 88 |
| 1                                         | 1     | 1354.2               |
| 2-3                                       | 1     | 1354.3               |
| 4                                         | 1     | 1354.4               |
| 5                                         | 1     | 1355.2               |
| 6                                         | 1     | 1355.4               |
| 7                                         | 1     | 1356.4               |
| 8                                         | 1     | 1356.9               |
| 9                                         | 1     | 1357.1               |
| 10-12                                     | 1     | 1357.7               |



Basis of Bearings: Platted bearing of S05°41'55"W on the centerline of the platted alley abutting and adjacent to Lots 1, 2, 3, and 4, Block 2, Courtyards at Jacobs Farm Second Addition, an addition to Wichita, Sedgwick County, Kansas.

This plat is surveyed and platted on the Horizontal Datum based on the Kansas Coordinate System of 1983, NAD83(2011), EPOCH: 2010.0000, South Zone and based on the "US Survey foot" definition. Coordinates shown have been modified to the ground using a combined adjustment factor of 1.0001200144. State Plane coordinates can be calculated by multiplying the shown values by 0.9998800000.

### BENCHMARKS

- BM#1 Nail in top of curb, south side of Lost Creek Road near northwest corner of inlet, 56 feet west and 145 feet north of Northeast Corner of SE 1/4, Sec. 14, T27S, R2W Elev.=1351.54 NAVD88 (offset)
- BM#2 Nail in northeast corner of traffic signal, northwest corner of Central and 135th Street, 77 feet west and 36 feet north of Southeast Corner of SE 1/4, Sec. 14, T27S, R2W Elev.=1349.14 NAVD88 (offset)

### FLOODWAY NOTE:

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Portions of the land within the plat boundaries are encumbered with a floodplain at the time of final platting. No permanent buildings shall be constructed within the floodplain, nor any fill, change in grade, creation of channel or other work be carried on without the written permission of the Floodplain Manager. For further information, see current applicable FEMA Flood Insurance Rate Maps (FIRM). See drainage plan/report on file with the City of Wichita for the base flood elevations and floodway/floodplain delineations.

### NOTE:

This plat of "Courtyards at Jacobs Farm Second" is subject to the conditions of the Planned Unit Development PUD No. 107. The platted building setbacks are established with the PUD or as shown hereon.

### MORTGAGE CERTIFICATE

LEGACY BANK, holder of a mortgage on the above described property, does hereby consent to the "COURTYARDS AT JACOBS FARM THIRD ADDITION" final plat.

LEGACY BANK

Steven Suellentrop, President/CEO

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on this 10 day of November, 2025, by Steven Suellentrop, President/CEO of LEGACY BANK.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Affix Seal



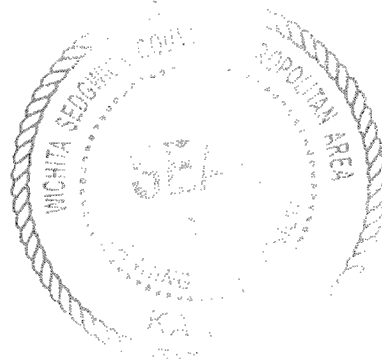
Notary Public  
My Term Expires: 10-14-2028

### PLANNING COMMISSION CERTIFICATE

This plat of "COURTYARDS AT THE JACOBS FARM THIRD ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this 23rd day of October, 2025.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.



Bryan K. Frye, Chair

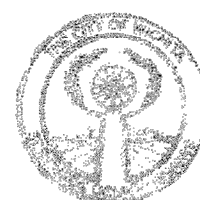
Attest:

Scott A. Wadle, Secretary

### GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this 2nd day of December, 2025.

At the direction of the City Council.



Lily Wu, Mayor

Attest:

Shinita Rice, City Clerk

### REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this 19th day of December, 2025, at 3:14:50 o'clock P.M. and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest:

Kenly Zehring, Deputy

### TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

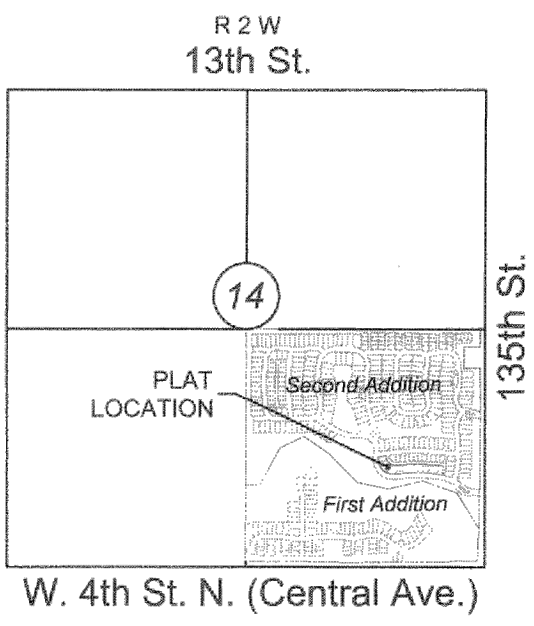
Entered on transfer record this 19th day of December, 2025.



Document #: 2025-064475  
Date Recorded: 12/19/2025 03:14:51 PM  
Pages: 1 Recording Fee: 32.00  
Sedgwick County Kansas  
Tonya Buckingham,  
Register of Deeds



Kelly B. Arnold, County Clerk



### VICINITY MAP

