

AREA 151

Wichita, Sedgwick County, Kansas

Block # Lot #	Area SF
B1L1	201055.98
B1L2	12686.91
B1L3	9039.00
B1L4	9039.00
B1L5	9039.00
B1L6	8557.32
B1L7	16359.61
B1L8	15789.48
B1L9	7382.40
B1L10	7860.00
B1L11	7860.00
B1L12	7860.00
B1L13	7979.83
B1L14	13142.29
B1L15	9178.69
B1L16	8040.00
B1L17	8040.00
B1L18	8040.00
B1L19	8040.00
B1L20	8040.00

Block # Lot #	Area SF
B1L21	8040.00
B1L22	14155.30
B2L1	14498.37
B2L2	8044.39
B2L3	8044.39
B2L4	8044.39
B2L5	8044.39
B2L6	8292.39
B2L7	14949.61
B2L8	17077.66
B2L9	17468.12
B2L10	11215.03
B2L11	9439.09
B2L12	8450.00
B2L13	7800.00
B2L14	7800.00
B2L15	7800.00
B2L16	7800.00
B2L17	8450.00
B2L18	8450.00

Block # Lot #	Area SF
B2L19	8622.28
B2L20	13245.57
B2L21	8845.00
B2L22	8990.00
B2L23	8990.00
B2L24	8990.00
B2L25	8990.00
B2L26	8990.00
B2L27	8990.00
B2L28	8990.00
B2L29	8990.00
B2L30	10440.00
B3L1	12333.51
B3L2	10239.80
B3L3	11099.65
B3L4	9876.89
B3L5	8580.00
B3L6	8580.00
B3L7	12704.45
B3L8	10355.97

Block # Lot #	Area SF
B3L9	8537.41
B3L10	8537.41
B3L11	8244.21
B3L12	8429.53
B3L13	8379.22
B3L14	8275.66
B3L15	8537.41
B3L16	8537.41
B3L17	10355.97
B3L18	10355.97
B3L19	8537.41
B3L20	8537.41
B3L21	8244.21
B3L22	8429.53
B3L23	8809.47
B3L24	9438.13
B3L25	10434.58
B3L26	10618.09
B3L27	10862.71
B3L28	12446.17

Block # Lot #	Area SF
B3L29	14017.94
B3L30	7800.00
B3L31	7800.00
B3L32	7800.00
B3L33	7800.00
B3L34	7800.00
B3L35	7800.00
B3L36	7800.00
B3L37	7800.00
B3L38	8970.00
B3L39	9709.00
B3L40	8512.00
B3L41	8512.00
B3L42	8514.05
B3L43	9102.62
B3L44	10483.39
B3L45	13776.99
B3L46	12882.83
B3L47	10137.67
B3L48	9018.88

Block # Lot #	Area SF
B3L49	8976.36
B3L50	9750.00
B3L51	11666.34
B3L52	15528.35
B3L53	10640.86
B3L54	9310.00
B3L55	10507.00
B3L56	9360.00
B3L57	8190.00
B3L58	8190.00
B3L59	8190.00
B3L60	9236.85
B3L61	8813.96
B3L62	10242.44
B3L63	10229.50
B3L64	9452.82
B3L65	8676.13
B3L66	15544.58
B3L67	9181.59
B3L68	8778.13

Block # Lot #	Area SF
B3L69	9458.79
B3L70	9112.85
B3L71	13029.38
B3L72	10516.84
B3L73	7958.18
B3L74	7965.99
B3L75	7973.81
B3L76	9140.89
B3L77	9456.24
B3L78	7800.02
B3L79	7800.02
B3L80	8994.63
B3L81	7200.00
B3L82	7200.00
B3L83	10227.98
B3L84	12099.51
B3L85	9425.73
B3L86	9425.73
B3L87	13105.43
B3L88	11904.16

Block # Lot #	Area SF
B3L89	8780.92
B3L90	8817.32
B3L91	8917.19
B3L92	10821.08
B3L93	11604.02
B3L94	9605.34
B3L95	9399.64
B3L96	9896.21
B3L97	9396.56
B3L98	9375.74
B3L99	9690.54
B3L100	11970.84
B3L101	8834.31
B3L102	8645.00
B3L103	8645.00
B3L104	8645.00
B3L105	10466.05
B4L1	12936.20
B4L2	7800.00
B4L3	7800.00

State of Kansas)
SS
Sedgwick County)

We, Garver, LLC. Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "AREA 151", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Parcel 1:
The Northeast Quarter of the Northeast Quarter of Section 10, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract of land described as beginning at the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 10, Township 27 South, Range 2 West; thence West along the North line of the Northeast Quarter of the Northeast Quarter, a distance of 1324.80 feet; thence South and parallel to the East line of the Northeast Quarter, a distance of 70 feet; thence East and parallel to the North line of the Northeast Quarter; to a point 914.66 feet West and 70 feet South of the Northeast corner of the Northeast Quarter; thence Easterly to a point 664.44 feet West and 75 feet South of the Northeast corner of the Northeast Quarter; thence Easterly to a point 64.66 feet West and 75 feet South of the Northeast corner of the Northeast Quarter; thence Southerly to a point 400 feet South and 45 feet West of the Northeast corner of the Northeast Quarter; thence Southerly to a point 450 feet South and 27.5 feet West of the Northeast corner of the Northeast Quarter; thence East and parallel to the North line of the Northeast Quarter, to a point on the East line of the Northeast Quarter, 450 feet South of the point of beginning; thence North along the East line of the Northeast Quarter of Section 10 to the point of beginning, EXCEPT That part of the Northeast Quarter of the Northeast Quarter of Section 10, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as Beginning at the Southeast corner thereof; thence North along the East line of said Northeast Quarter, 186 feet; thence West parallel with the South line of said Northeast Quarter, 470 feet; thence South parallel with said East line, 186 feet to the South line of said Northeast Quarter; thence East along the South line of said Northeast Quarter, 470 feet to the point of beginning, AND EXCEPT that part deeded to The Secretary of Transportation of the State of Kansas for road in Doc.#/Flm-Pg: 30093166.

Parcel 2:
The West Half of the Northeast Quarter of Section 10, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT the West 160 feet of the North 342 feet thereof, EXCEPT the South 40 feet of the North 70 feet thereof, AND EXCEPT that part deeded to The Secretary of Transportation of the State of Kansas for road in Doc.#/Flm-Pg: 30093166.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC
Land Surveyor
William K. Clevenger, PS #1437

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "AREA 151", Wichita, 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 and for the construction and maintenance of all sewer facilities. The Access Easements are hereby granted to the Homeowners Association for the construction and maintenance of pedestrian paths for use of the residents. 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. The fire apparatus access road surface, gating apparatus and sign installation shall meet the minimum standards for a Fire Apparatus Access Road required by the City of Wichita Fire Department. The Developer shall be responsible for the installation of the surface, gating apparatus and sign within the fire apparatus access road. The Lot Owners Association shall be responsible for the continued maintenance of the fire apparatus access road. The City of Wichita is hereby granted the right to enter upon such premises at any time for the purposes of constructing, maintaining, and repairing such fire apparatus access road. 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 & Utilities Department. Access Controls as indicated are hereby granted to the appropriate governing body. The Temporary Access Controls will each convert to one opening upon the paving of the adjoining North 151st Street West. The streets are hereby dedicated to and for the use of the public. No obstructions shall be constructed or placed within street stubs providing future access to adjacent properties. The Temporary turnaround easements on Kristina St, Cody Ln and Reese St are hereby granted for the use of the public, and will expire upon extension of the streets beyond the limits of this plat. Reserve "A" and "D" are hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. Reserve "B" is hereby reserved for irrigation, signage, landscaping, lighting, park improvements, a club house, swimming pool, walks, drainage, and utilities confined to easements. Reserve "C" is hereby reserved for landscaping, drainage and utilities. Reserve "E" is hereby reserved for irrigation, landscaping, walks and sanitary sewer improvements. Reserve "F" is hereby reserved for irrigation, signage, entry features, landscaping, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserves A and D. The berms cannot impact access to or bury manholes, water valves and/or water meters. Minimum Pad Elevations for lowest openings are as shown on the accompanying table. 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. FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision. The maintenance of all drainageways and drainage facilities in backyard 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. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns.

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "AREA 151", Wichita, Sedgwick County, Kansas.

Emprise Bank, N.A.
Senior Vice President
Lori Newell

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me this ____ day of _____, 2023, by Lori Newell, Senior Vice President, on behalf of Emprise Bank.

_____, Notary Public

My appointment expires _____.

This plat of "AREA 151", 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 _____, 2023.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair
Ann M. Fox

Secretary
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2023.

At the Direction of the City Council

Mayor
Brandon J. Whipple

City Clerk
Jamie Buster

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2023.

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

Area 151, LLC.
Co-Manager
Ryan Wayne Nett

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this ____ day of _____, 2023, Ryan Wayne Nett, Co-Manager, on behalf of Area 151, LLC.

Notary Public
Marsha R. Bishop

My appointment expires _____.

Block # Lot #	Area SF
RESERVE C	4550.00
RESERVE D	11298.56
RESERVE E	48871.51
RESERVE F	300.00

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	192.25	132.00	83.45	N39° 58' 38"E	175.70
C2	93.24	143.84	37.14	S76° 49' 49"E	91.62
C3	225.33	222.00	58.16	S52° 37' 23"W	215.79
C4	231.74	300.00	44.26	N45° 40' 28"E	226.02
C5	50.49	129.00	22.43	N33° 17' 37"W	50.17
C6	217.24	182.00	68.39	S33° 36' 31"W	204.57
C7	106.61	100.00	61.08	S29° 57' 13"W	101.63
C8	207.55	100.00	118.92	N60° 02' 47"W	172.25
C9	204.65	132.00	88.83	S43° 49' 46"W	184.76
C10	204.39	132.00	88.72	N43° 53' 16"E	184.57
C11	243.10	157.00	88.72	S43° 53' 16"W	219.53
C12	79.89	200.00	22.89	S13° 11' 24"E	79.36



This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 2023, at ____ o'clock __ M, and is duly recorded.

Register of Deeds
Tonya Buckingham

Deputy
Kenly Zehring

Entered on transfer record this ____ day of _____, 2023.

County Clerk
Kelly B. Arnold