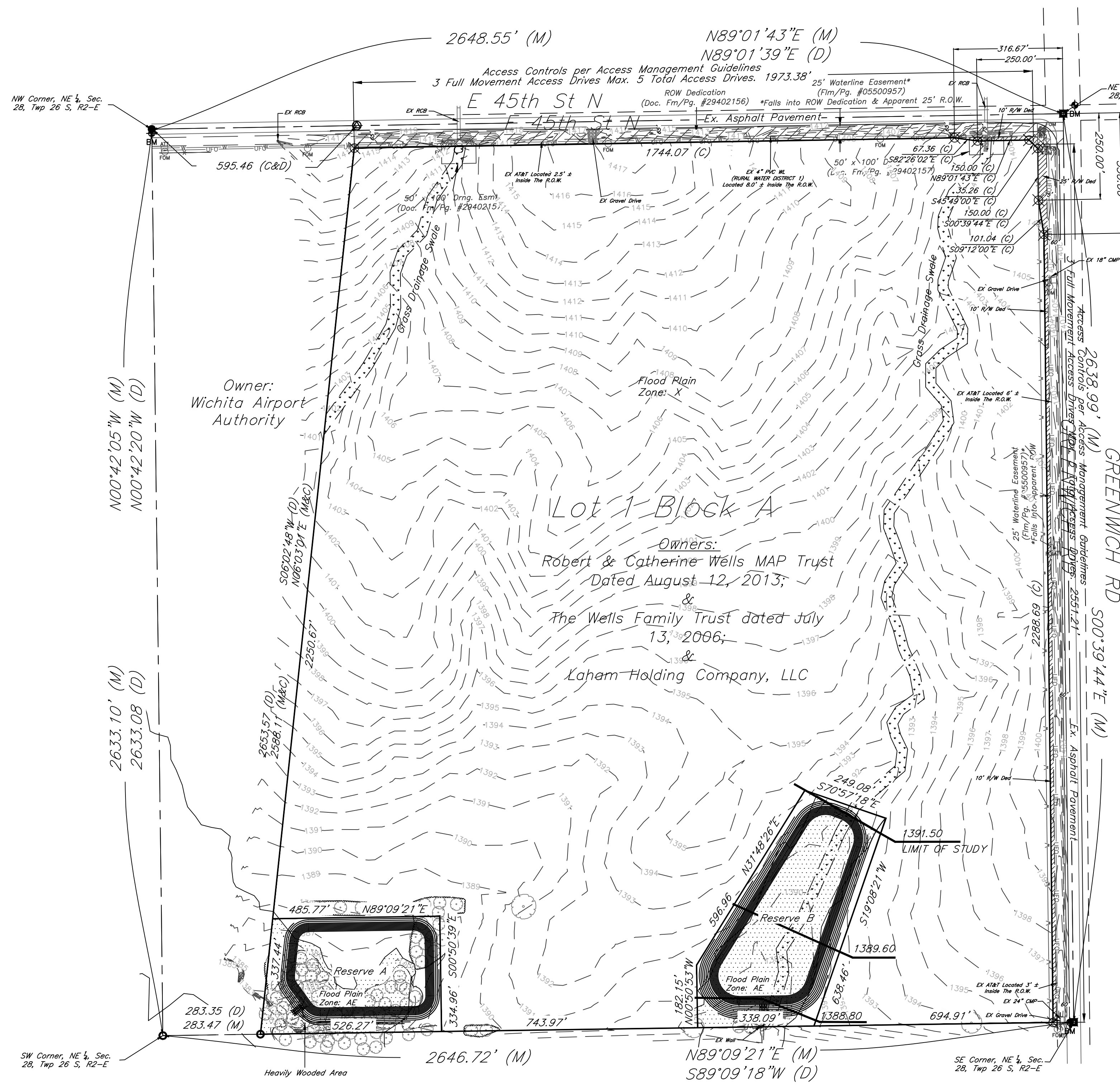


One-Step Final Plat CRESTWOOD LANDING ADDITION Wichita, Sedgwick County, Kansas



State of Kansas } SS
County of Sedgwick }

I, Keith A. Severns, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 14th Day of May, 2025 and the accompanying one-step final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

LEGAL DESCRIPTION

A tract in the Northeast Quarter of Section 28, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, Described as:

Parcel 1:
Beginning at a point 283.47 feet East of the Southwest corner of the Northeast Quarter of Section 28, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence N 06°03'01" E a distance of 2588.11 feet; thence N 89°01'43" E parallel with the North line of said Northeast Quarter a distance of 739.56 feet; thence S 00°40'49" E a distance of 2571.04 feet to a point being along the South line of said Northeast Quarter; thence S 89°09'07" W along said South line of the Northeast Quarter a distance of 1039.89 feet to the point of beginning.

Parcel 2:
Beginning at a point 50.00 feet West of the Southeast corner of the Northeast Quarter of Section 28, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence S 89°09'21" W along the South line of said Northeast Quarter a distance of 1273.36 feet; thence N 00°40'49" W a distance of 1318.02 feet; thence N 89°05'58" E a distance of 1273.78 feet; thence S 00°39'44" E parallel with the East line of said Northeast Quarter a distance of 1319.28 feet to the point of beginning.

Parcel 3:
Beginning at a point 50.00 feet West and 95.00 feet South of the Northeast corner of the Northeast Quarter of Section 28, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence S 00°39'44" E parallel with the East line of said Northeast Quarter a distance of 1224.60 feet; thence S 89°05'58" W a distance of 1273.78 feet; thence N 00°40'49" W a distance of 1253.02 feet to a point 85 feet South of the North line of said Northeast Quarter; thence N 89°01'43" E parallel with the North line of said Northeast Quarter a distance of 1244.19 feet; thence S 45°48'57" E a distance of 42.31 feet to the point of beginning.

All public easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b as amended.

Keith A. Severns, PS #1355

ACCESS CONTROL NOTE
Greenwich Road and 45th Street - Access points for the lots shall be placed accordingly. The minimum distance between full turning movement drives shall be 400 feet. The minimum distance between a right-in/right-out drive and either another right-in/right-out or a full movement drive shall be 200 feet.

There shall be a total maximum of 5 access drives, with a maximum of 3 full turning movement access drives, along each street.

Property
Owners/Developers: Robert & Catherine Wells MAP Trust Dated August 12, 2013
1104 N. Gatewood Ct. Wichita, KS, 67206

&
The Wells Family Trust dated July 13, 2006
Trustees: Richard H. & Marilyn R. Wells
&
Laham Holding Company, LLC

Current Zoning: RR Rural Residential
Proposed Zoning: GC General Commercial
Ex. Use: VACANT

Benchmarks:

- BM1: Magnail Located approx. 25 feet North and 34 feet East of the Northeast Corner of the Subject Property Elevation=1408.56 (NAVD 88)
- BM2: Magspike located approx. 11.50 feet west of the Southwest corner of the subject property Elevation=1397.35 (NAVD 88)
- BM3: Magnail located approx. 596 feet West and 25 feet South of the Northwest corner of the Subject Property Elevation=1421.62 (NAVD 88)

State of Kansas } SS
County of Sedgwick }

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and a Block to be known as Crestwood Landing Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. 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 applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of storm water in accordance to the Stormwater Manual. 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. Reserves "A" & "B" are hereby platted for drainage, landscaping, and utilities confined to easements. Reserves "A" & "B" are to be owned and maintained by the Homeowners Association. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs, or assigns. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. The access controls are hereby granted to the appropriate governing body as shown hereon. And further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

Robert & Catherine Wells MAP Trust Dated August 12, 2013.

By: Deborah Lynn Green, Trustee Date

State of Kansas } SS
County of Sedgwick }

This instrument was acknowledged before me on this ____ day of _____, 2025, by Deborah Lynn Green, Trustee of Robert & Catherine Wells MAP Trust Dated August 12, 2013.

Notary Public

My Commission Expires: _____

The Wells Family Trust dated July 13, 2006.

By: Richard H. Wells, Trustee Date

By: Marilyn R. Wells, Trustee Date

State of Kansas } SS
County of Sedgwick }

This instrument was acknowledged before me on this ____ day of _____, 2025, by Richard H. Wells and Marilyn R. Wells, Trustees of The Wells Family Trust dated July 13, 2006.

Notary Public

My Commission Expires: _____

Laham Holding Company, LLC.

By: George E. Laham II, President Date

State of Kansas } SS
County of Sedgwick }

This instrument was acknowledged before me on this ____ day of _____, 2025, by George E. Laham II, President of Laham Holding Company, LLC.

Notary Public

My Commission Expires: _____

State of Kansas } SS
City of Wichita }

This plat of the Crestwood Landing 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 _____, 2025.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Bryan K. Frye, Chair

Scott A. Wadle, Secretary

State of Kansas } SS
County of Sedgwick }

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2025.

At the Direction of the City Council.

Lily Wu, Mayor

Jamie Buster, City Clerk

Entered on transfer record this ____ day of _____, 2025.

Kelly B. Arnold, County Clerk

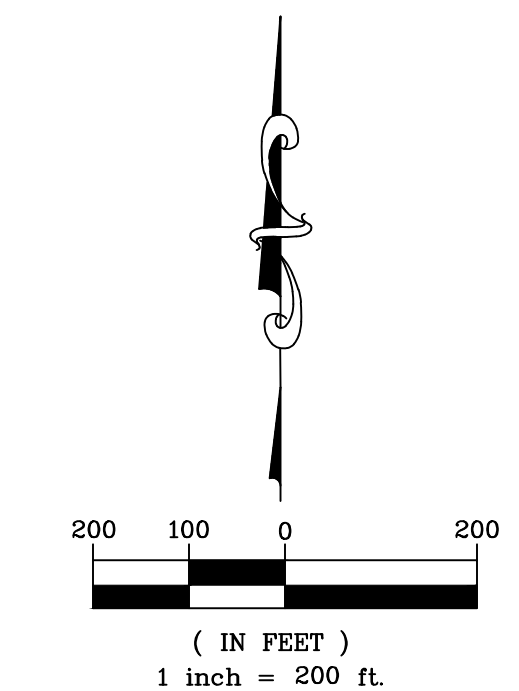
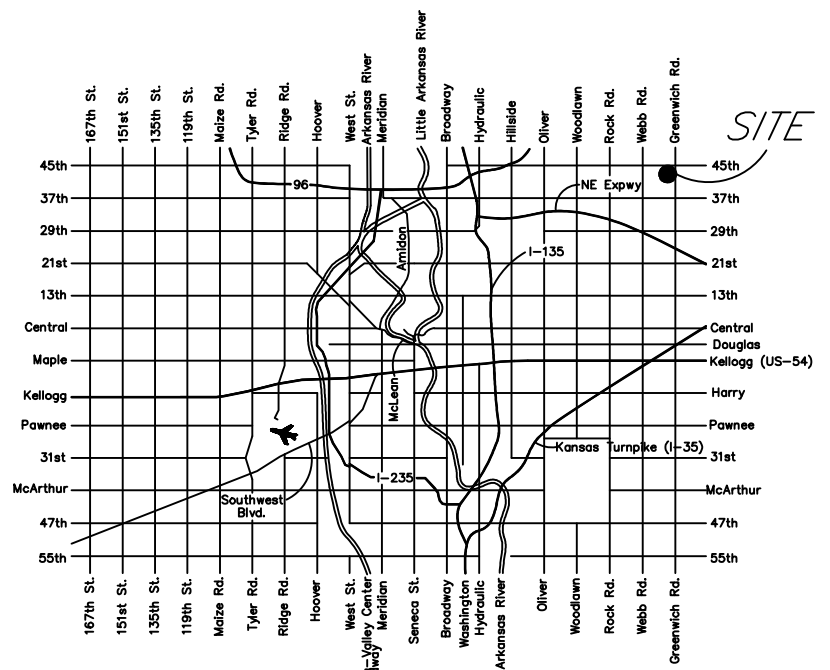
State of Kansas } SS
County of Sedgwick }

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this ____ day of _____, 2025, at ____ o'clock ____M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Chief Deputy

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



LEGEND

Benchmark	Centerline Roadway
Water Valve	Deeded
Fiber Optic Marker	Measured
AT&T Ped	Calculated
AT&T Vault	1/2" Iron (found) Unknown
SWS Pipe	1/2" Rebar (found) Unknown
Trees	1/2" Rebar (found) SCHWAB-EATON
Flood Plain Zone: AE	Magnail w/ Washer (set) KEMPA
Grass Drainage Swale	1/2" Rebar (Set) KEMPA
Underground Fiber Optic	Water line
Fence	Treeline

KEMILLER
ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242