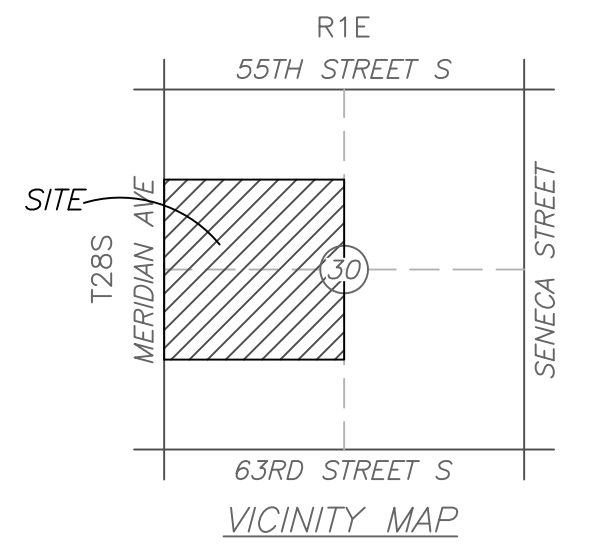


# FINAL PLAT

## SUNSHINE VILLAGE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



**NOTE**

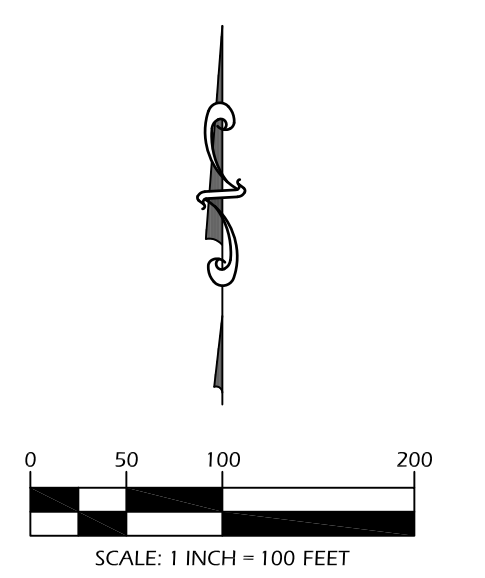
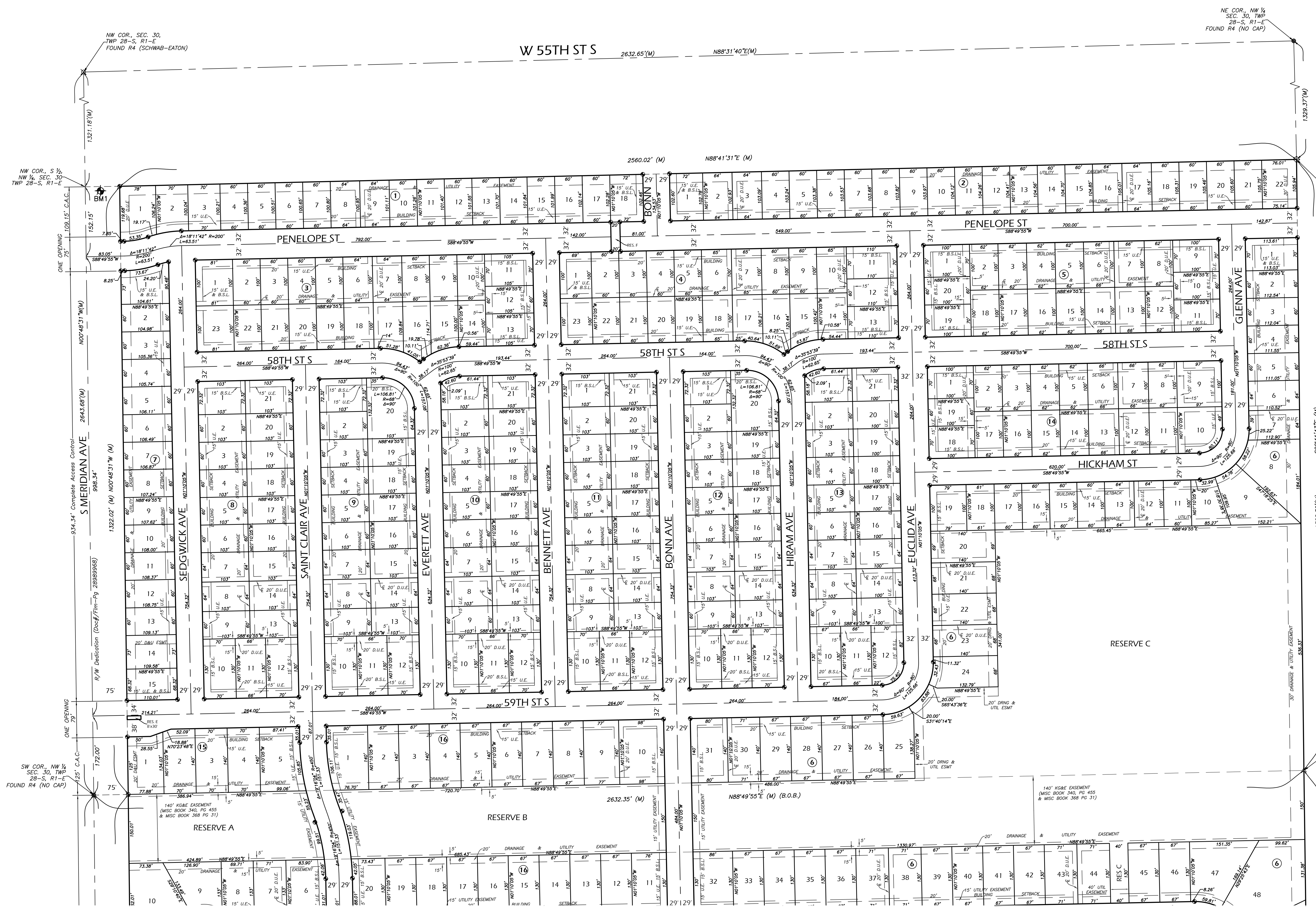
Undefined pipeline easement over the N 1/2 of the SW 1/4 and the S 1/2 of the NW 1/4, Sec. 30, Twp. 28-S, R1-E, granted to Derby Refining Company, recorded in Misc. Book 356, Page 451.

**BENCHMARKS**

- BM1: Mag Nail in concrete sidewalk, on the east side of Meridian, approx. 10' south and 42' west of the northwest corner of Sunshine Village Addition  
Elevation 1273.54 (NAVD=88)
- BM2: Mag Nail in eastern gutter of Meridian, approx. 51' south and 132' west of the southern-most of the two southwest corners of Sunshine Village Addition  
Elevation 1279.72 (NAVD=88)

**LEGEND**

- (M) - Measured
- (D) - Described
- (CD) - Calculated from described info
- (CM) - Calculated from measured info
- (BOB) - Basis of Bearings, Kansas Coordinate System Zone South Grid (NAD83)
- ⊕ SET 1/2" Rebar (KEMPA Cap)
- FOUND 1/2" Rebar (Origin Unknown)
- ⊗ FOUND 1/2" Rebar (Baughman Cap)
- ⊗ FOUND 1/2" Rebar (Schwab Eaton Cap)
- △ FOUND Stone w/ 1/2" Drill Hole in Center (Origin Unknown)
- ⊕ FOUND Stone (Peak of) (Origin Unknown)



**SUNSHINE VILLAGE**

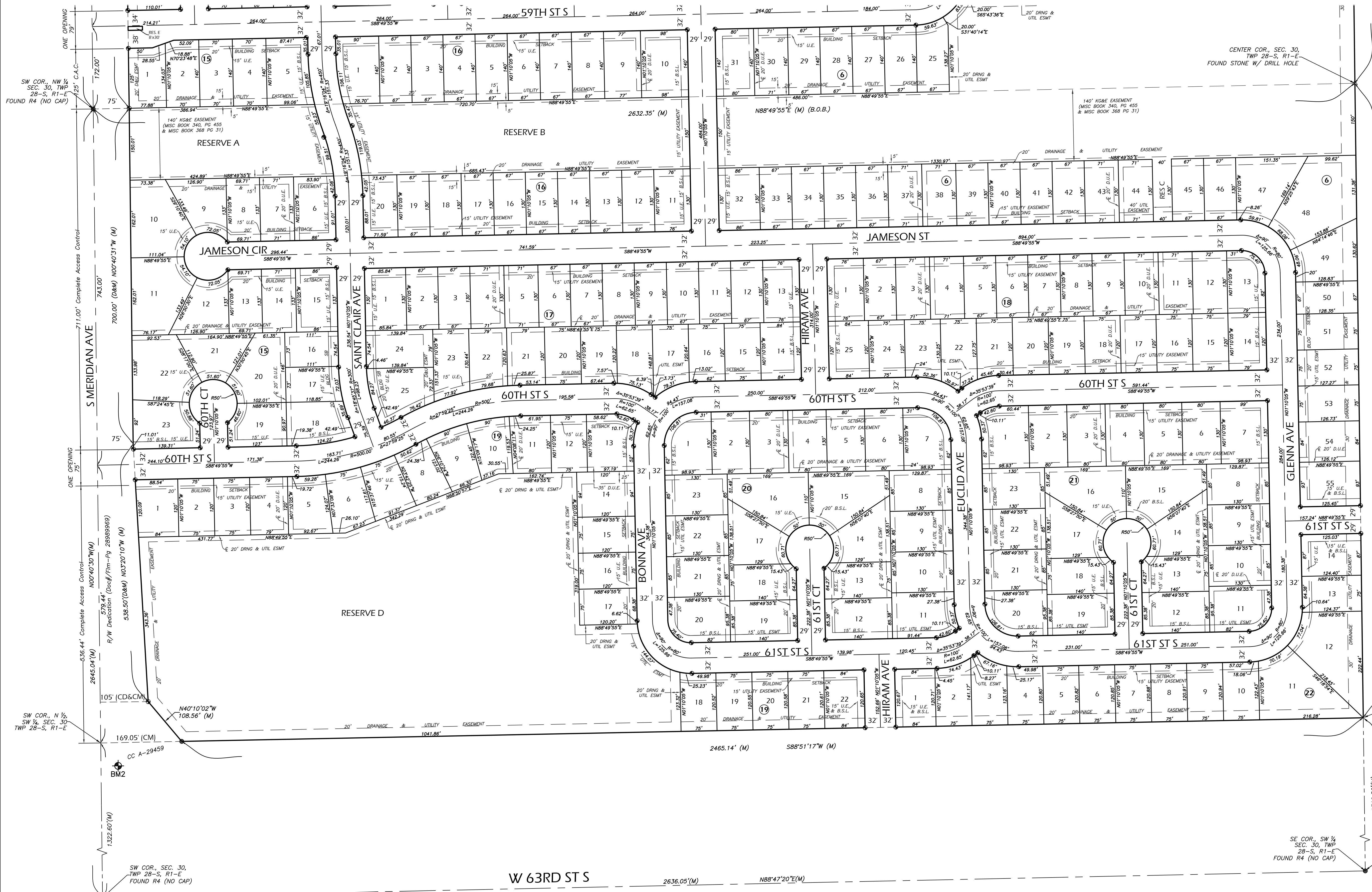
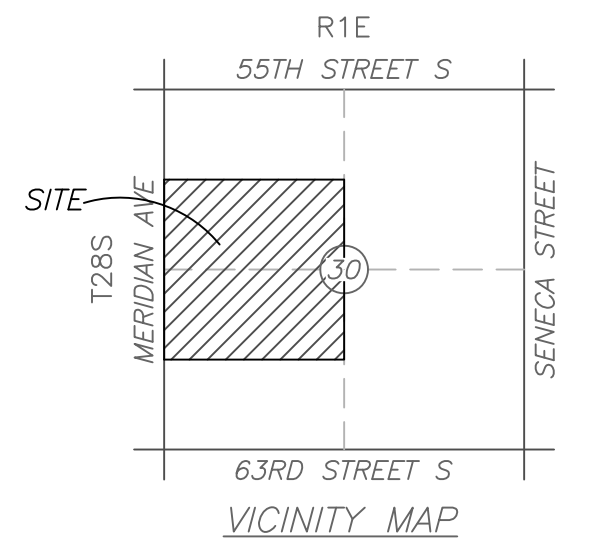
PROJ NO: 23043 DATE: 05.15.2025

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

# FINAL PLAT

## SUNSHINE VILLAGE ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



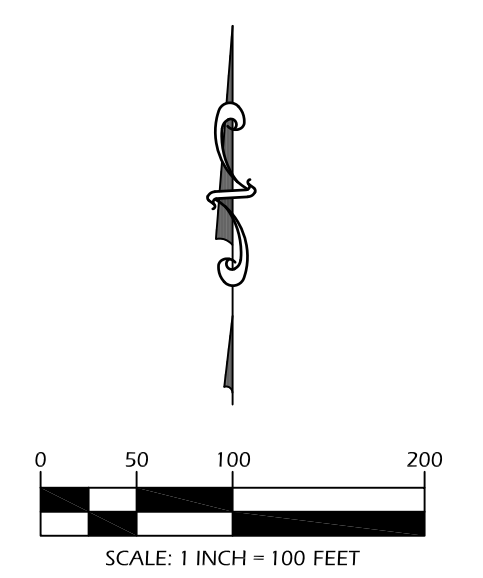
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**SUNSHINE VILLAGE**

PROJ NO.: 23043      DATE: 05.15.2025

**KEMILLER**  
 ENGINEERING

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

FINAL PLAT
SUNSHINE VILLAGE ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OWNER'S CERTIFICATE:

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

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, Streets, and Reserves to be known as "SUNSHINE VILLAGE ADDITION", Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. Any utility easements are hereby granted as indicated for 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. The access controls are hereby granted to the appropriate governing body as shown hereon. Reserve "A" is hereby platted for drainage, drainage structures, pond, screening, landscaping, and utilities confined to easements. Reserves "A", "B", "C", and "D" are hereby platted for drainage, open space, screening, walking paths, sidewalks, landscaping, and utilities confined to easements. Reserves "E" and "F" are hereby platted for open space, landscaping, drainage, utilities, entry monuments, and streets. Reserves "A", "B", "C", "D", "E", and "F" shall be owned and maintained by the Home Owner's Association. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns. No obstructions shall be constructed or placed within the street stubs providing future access to adjacent properties. A drainage plan has been developed for the 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 drainage ways 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 Plan 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. 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. 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.

Superior Homes, LP

By: Basem Krichati, Managing Member

Suki Property, LLC

By: Sumanth Meka, Managing Member

NOTARY CERTIFICATE:

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This instrument was acknowledged before me on this day of 2025, by Basem Krichati, Managing Member, Superior Homes LP

Notary Public

My Commission Expires:

NOTARY CERTIFICATE:

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This instrument was acknowledged before me on this day of 2025, by Sumanth Meka, Managing Member, Suki Property, LLC

Notary Public

My Commission Expires:

SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

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 2nd day of February, 2024 and the accompanying 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:

Lots 2 and 3, and the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter, also described as the South Half of the Northwest Quarter and the North Half of the Southwest Quarter, Section 30, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas.

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

MORTGAGEE CERTIFICATE:

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "SUNSHINE VILLAGE ADDITION", an Addition to Wichita, Sedgwick County, Kansas

Vintage Bank Kansas

By:

NOTARY CERTIFICATE:

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This instrument was acknowledged before me on this day of 2025, by Vintage Bank Kansas

Notary Public

My Commission Expires:

GOVERNING BODY CERTIFICATE:

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

Paul Leeker, City Clerk

PLANNING COMMISSION CERTIFICATE:

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat of "SUNSHINE VILLAGE 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.

Bryan K. Frye, Chairperson

Scott A. Wadle, Secretary

TRANSFER RECORD:

Entered on transfer record this day of 2025.

Kelly B. Arnold, County Clerk

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

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 M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Chief Deputy

COUNTY SURVEYOR'S CERTIFICATE:

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS DAY OF 2025.

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

SUNSHINE VILLAGE

PROJ NO.: 23043 DATE: 05.15.2025

