

HOOVER STORAGE

an Addition to Sedgwick County, Kansas

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 "HOOVER STORAGE", an Addition to Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The West 1,070.00 feet of the North 320.00 feet of the S1/2 of the SW1/4 of Sec. 26, T26S, R1W of the 6th P.M., Sedgwick County, Kansas.

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

State of Kansas)
SS
Sedgwick County)

OWNER'S CERTIFICATION:

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, a Block and a Reserve to be known as "HOOVER STORAGE", an Addition to Sedgwick County, Kansas. The drainage and utility easement is 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 Public Works Department and that they do not inhibit the conveyance of surface drainage. Access Controls as indicated are hereby granted to the appropriate governing body. Reserve "A" is hereby reserved for irrigation, walls, signage, landscaping and berms. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserve "A". The berms cannot impact access to or bury manholes, water valves and/or water meters. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserve shall be binding on any owners, successors, heirs or assigns. Reserve "A" is owned and to be maintained by owner of Lot 1. 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/County Engineer) and shall be unobstructed to allow for the conveyance of storm water in accordance with the Stormwater Manual. This property is within a zone identified by the Sedgwick county Public Works Department 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 County Engineer's office.

This plat of "HOOVER STORAGE", an Addition to Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2022.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair
William M. Johnson

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 _____, 2022.

At the Direction of the City Council

Mayor
Brandon J. Whipple

City Clerk
Karen Sublett

This plat is approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2022.

Chairman
David T. Dennis, Third District

ATTEST:

County Clerk
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2022.

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

Entered on transfer record this _____ day of _____, 2022.

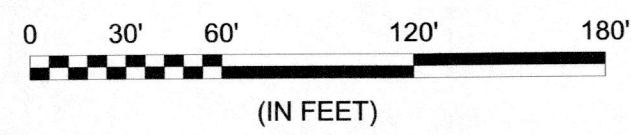
County Clerk
Kelly B. Arnold

State of Kansas)
SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2022, at _____ o'clock _____ M, and is duly recorded.

Register of Deeds
Tonya Buckingham

Deputy
Kenly Zehring



SURVEY MARKER LEGEND

- (A) = Assumed Kansas Zone South Grid Bearing
- M = Measured
- C = Calculated
- D = Described
- CM = Calculated from Measured
- C.A.C. = Complete Access Control

- 1/2" REBAR W/ILLEGIBLE CAP (FOUND, PRESUMED SET BY PEC)
- ⊗ 1/2" REBAR W/BAUGHMAN CAP (FOUND)
- ⊗ 1/2" REBAR W/ILLEGIBLE CAP (FOUND, PRESUMED SET BY GARBER)
- ⊗ 5/8" REBAR W/ILLEGIBLE CAP (FOUND, ORIGIN UNKNOWN)
- 1/2" IRON PIPE (FOUND, ORIGIN UNKNOWN)
- 3/4" IRON PIPE (FOUND, ORIGIN UNKNOWN)
- 1/2" REBAR W/GARVER CAP (SET)
- 5/8" REBAR W/GARVER CAP (SET)
- ELEVATION BENCHMARK (SET)

BENCHMARK: CHISELED SQUARE ON THE TOP OF SIDEWALK ON THE EAST SIDE 40' E. & 460' S. OF INTERSECTION OF HOOVER RD AND HOOVER CT
ELEVATION = 1333.65 (NAVD88, G18)

