

FINAL TRACING REC'D 4-03-20

Jerrome and Jeff Addition
 Wichita, Sedgwick County, Kansas
 Part of the SE 1/4, Section 13, Township 27 South, Range 1 West

State of Kansas)
 County of Sedgwick) SS

State of Kansas)
 City of Wichita) 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 26th day of September, 2019 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:

This plat of the Jerrome and Jeff Addition, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 2020. Wichita-Sedgwick County Metropolitan Area Planning Commission.

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 13, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as:

Charles A. Warren, Chair

Scott A. Wadle, Secretary

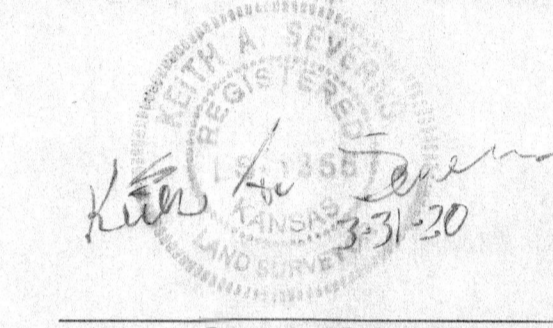
A Tract in the Southeast Quarter of Section 13, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, beginning 637.5 feet East and 330 feet North of the Southeast Quarter; thence West 82.5 feet; thence North 330 feet; thence East 82.5 feet; thence South 330 feet to the Point of Beginning, EXCEPT the North 30 feet thereof for road, AND EXCEPT the South 3 feet thereof, containing 24,377 square feet, or 0.55962 acres.

State of Kansas)
 County of Sedgwick) SS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this day of _____, 2020.

At the Direction of the City Council.

All easements and rights-of-way within said tract are hereby vacated by virtue of K.S.A. 12-512b, as amended.



Keith A. Severns, P.S. #1355

Brandon J. Whipple, Mayor

Karen Sublett, City Clerk

Entered on transfer record this _____ day of _____, 2020.

Kelly B. Arnold, County Clerk

State of Kansas)
 County of Sedgwick) SS

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 a Lot and a Block to be known as "Jerrome and Jeff Addition", Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. The utility and drainage easement is hereby granted to the public for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. 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. 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 lawn improvements and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate. 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. 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.

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this _____ day of _____, 2020, at _____ o'clock _____ M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Chief Deputy

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2020.

By: [Signature] 4-1-2020
 Jerrome D. Castillo, Member
 Capri Holdings, LLC Date

By: [Signature] 4-1-2020
 P. Jeff Pritchard, Member
 Capri Holdings, LLC Date

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

State of Kansas)
 County of Sedgwick) SS

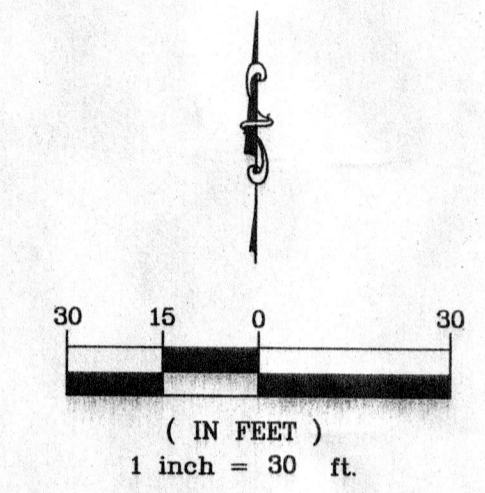
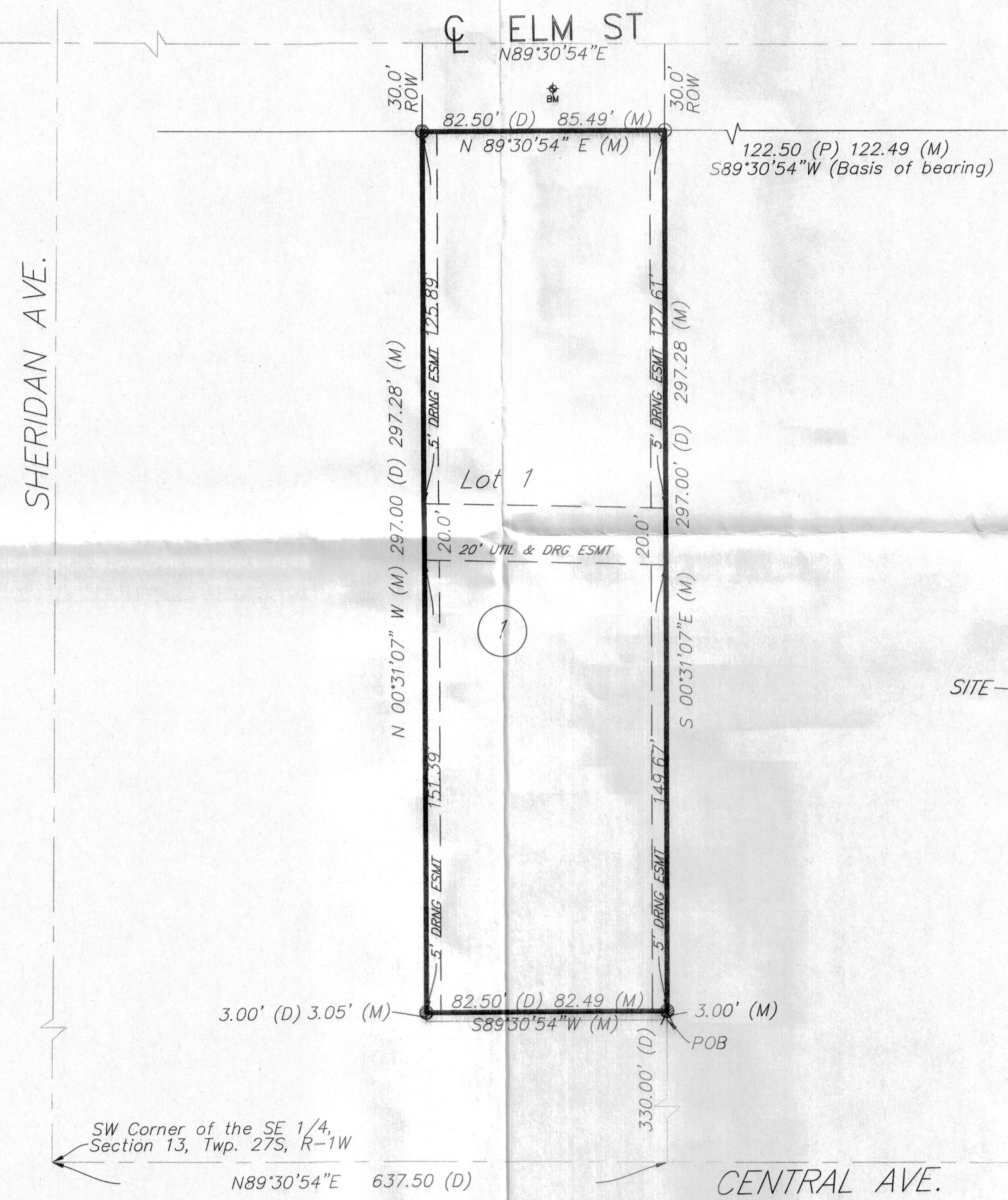
This instrument was acknowledged before me on this 1st day of April, 2020, by Jerrome D. Castillo, Member, Capri Holdings, LLC, and P. Jeff Pritchard, Member, Capri Holdings, LLC.

Notary Public

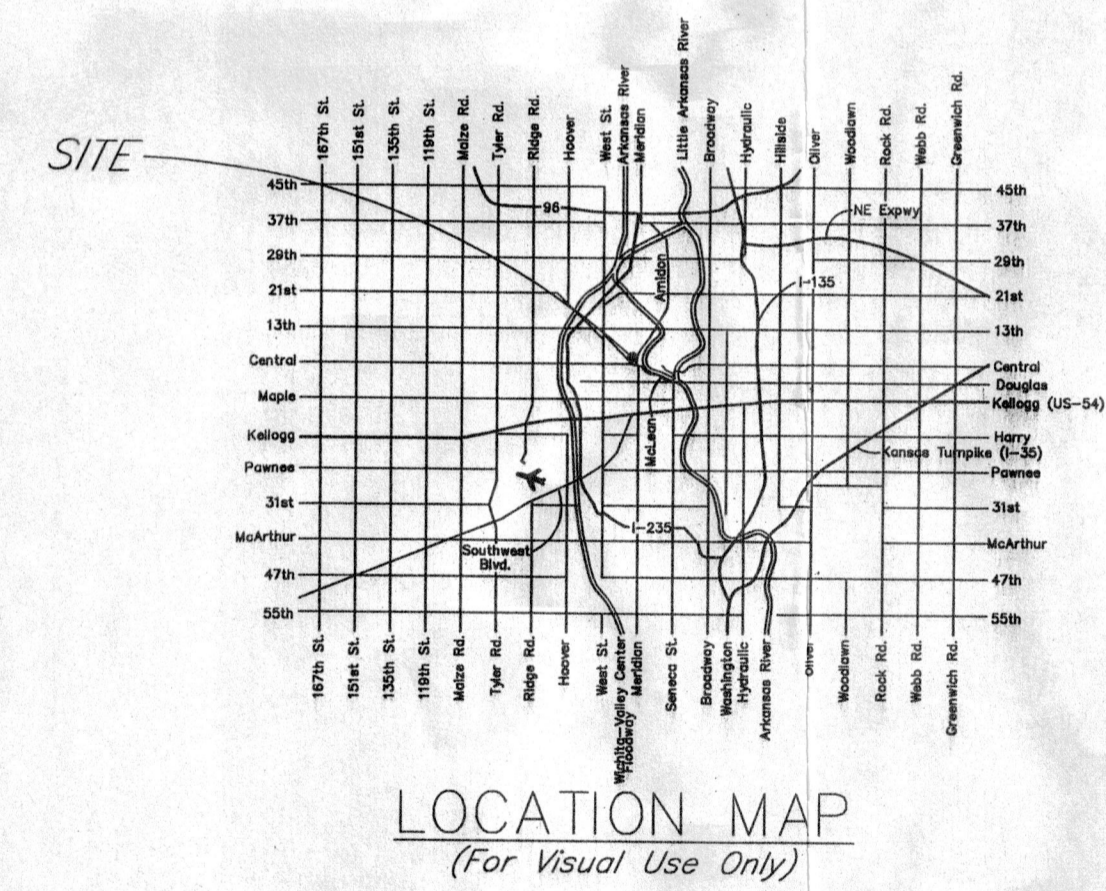
My Commission Expires: 12-25-2021

19050 Jerrome and Jeff Addition 2/19/2020

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



- Legend**
- M Measured
 - D Deeded
 - ⊙ 1/2" Rebar (found) Savoy
 - 3/8" Rebar (set) KEMPA CLS #157
 - 5/8" Rebar (found)
 - ∧ "V" Notch (found)



Benchmark

"□" cut on Top of Curb 37.96 ft West, and 14.68 ft North of NW Property Corner.
 Elevation=1306.43 NAVD 88