

Leak Addition Sedgwick County, Kansas

Part of the SE 1/4, Section 23, Township 25 South, Range 1 East

State of Kansas)
 County of Sedgwick) SS

I, Keith Severns, a Professional Surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on the 30th day of August, 2018 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 of land situated in the Southeast Quarter of Section 23, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, being more particularly described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence N 00°17'29" E (assumed) along the East line of said Southeast Quarter, a distance of 673.30 feet to a 5/8" rebar, marking the Point of Beginning of the herein described tract; thence S 89°32'36" W, parallel with the South line of said Southeast Quarter, a distance of 1323.70 feet to a 1/2" rebar (cap#1323); thence N 00°07'42" E, along the West line, a distance of 320.44 feet to the West line of the Southeast Quarter of said Southeast Quarter to a 1/2" rebar (cap#1323) marking the Southwest corner of the North half of the Northwest Quarter of the Southeast Quarter of said Southeast Quarter; thence N 89°33'47" E, along the South line of said North half, a distance of 662.31 feet to a 1/2" rebar (cap#1323) marking the Southeast corner of said North half; thence N 00°12'35" E, along the East line of said North half, a distance of 331.17 feet to a 1/2" rebar (cap#1323) marking the Northeast corner of the said North half on the North line of the Southeast Quarter of said Southeast Quarter; thence N 89°34'10" E, along the North line of the Southeast Quarter of said Southeast Quarter, a distance of 662.77 feet to the Northeast corner of the Southeast Quarter of said Southeast Quarter; thence S 00°17'29" W, along the East line of said Southeast Quarter, a distance of 651.10 feet, to the Point of Beginning; EXCEPT a tract described as the West 443.0 feet of the North 320.44 feet of the South 993.74 feet of the Southeast Quarter of the Southeast Quarter of Section 23, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas.

All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-5129, amended.



Keith Severns, PS #1355

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, a Block and a Street to be known as the Leak Addition, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. The access controls are hereby granted to the appropriate governing body as shown hereon.

The floodway reserves are hereby reserved for floodway reserve purposes and shall be the responsibility of the owners of Lot 1, Block A until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said floodway reserves, nor shall any fill, change of grade, creation of channel or any other work be carried on with the permission of the Engineer for said governing body. 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 maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner. The property owner shall provide a copy of the Lot Grading Plan and the Lot Grading Plan Certificate to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Grading Plan Certificate.

By: Michael Leak 9/20/19
 Michael Leak, Owner Date

By: Janelle Leak 9/20/19
 Janelle Leak, Owner Date

State of Kansas)
 County of Sedgwick) SS

This instrument was acknowledged before me on this 20 day of September, 2019, by Michael and Janelle Leak, Owners.

Kirk Miller
 Notary Public Kirk Miller
 My Commission Expires: 12/25/2021

State of Kansas)
 City of Wichita) SS

This plat of the Leak 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 ___, 2019.
 Wichita-Sedgwick County Metropolitan Area Planning Commission.

Charles A. Warren, Chair

Dale Miller, Secretary

State of Kansas)
 City of Wichita) SS

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this ___ day of ___, 2019.

David T. Dennis, Chairman, Third District

Kelly B. Arnold, County Clerk

Entered on transfer record this ___ day of ___, 2019.

Kelly B. Arnold, County Clerk

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 ___, 2019, at ___ o'clock ___ M; and is duly recorded.

Tonya Buckingham, Register of Deeds

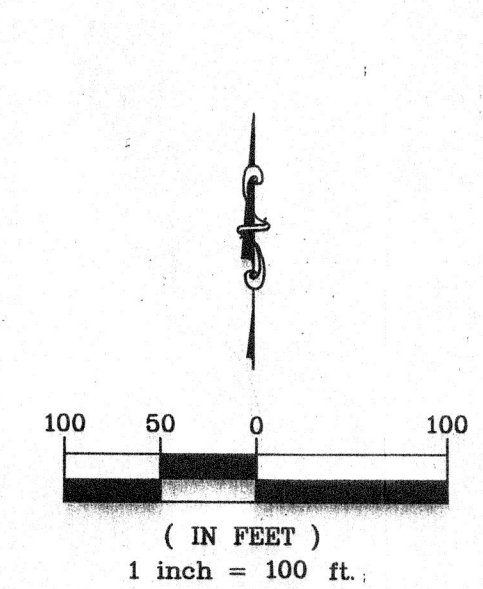
Kenly Zehring, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of ___, 2019.

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

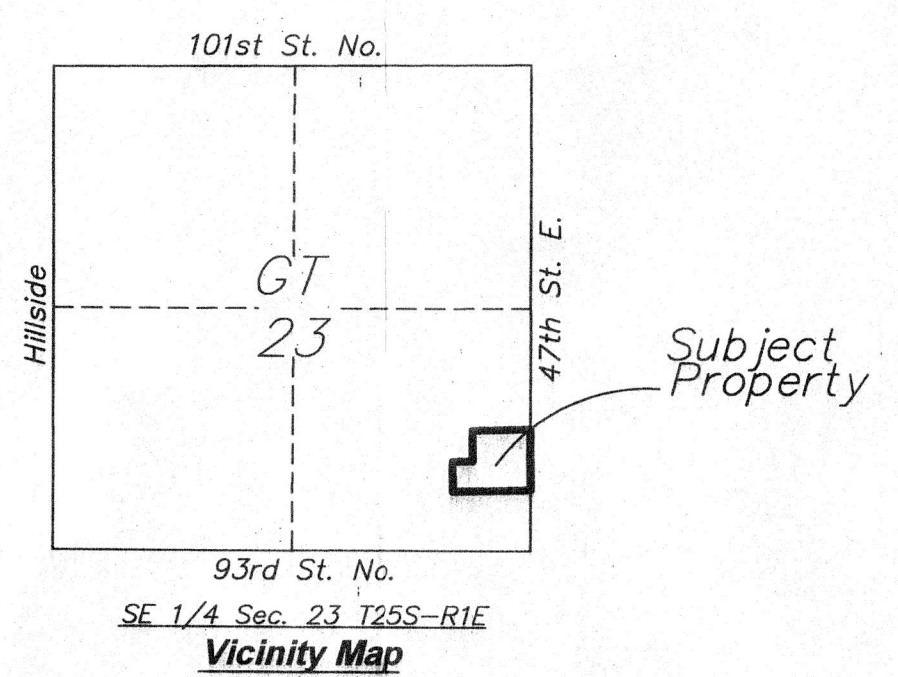
101.26 / LEAK ADDITION

Prepared: 8/2/19

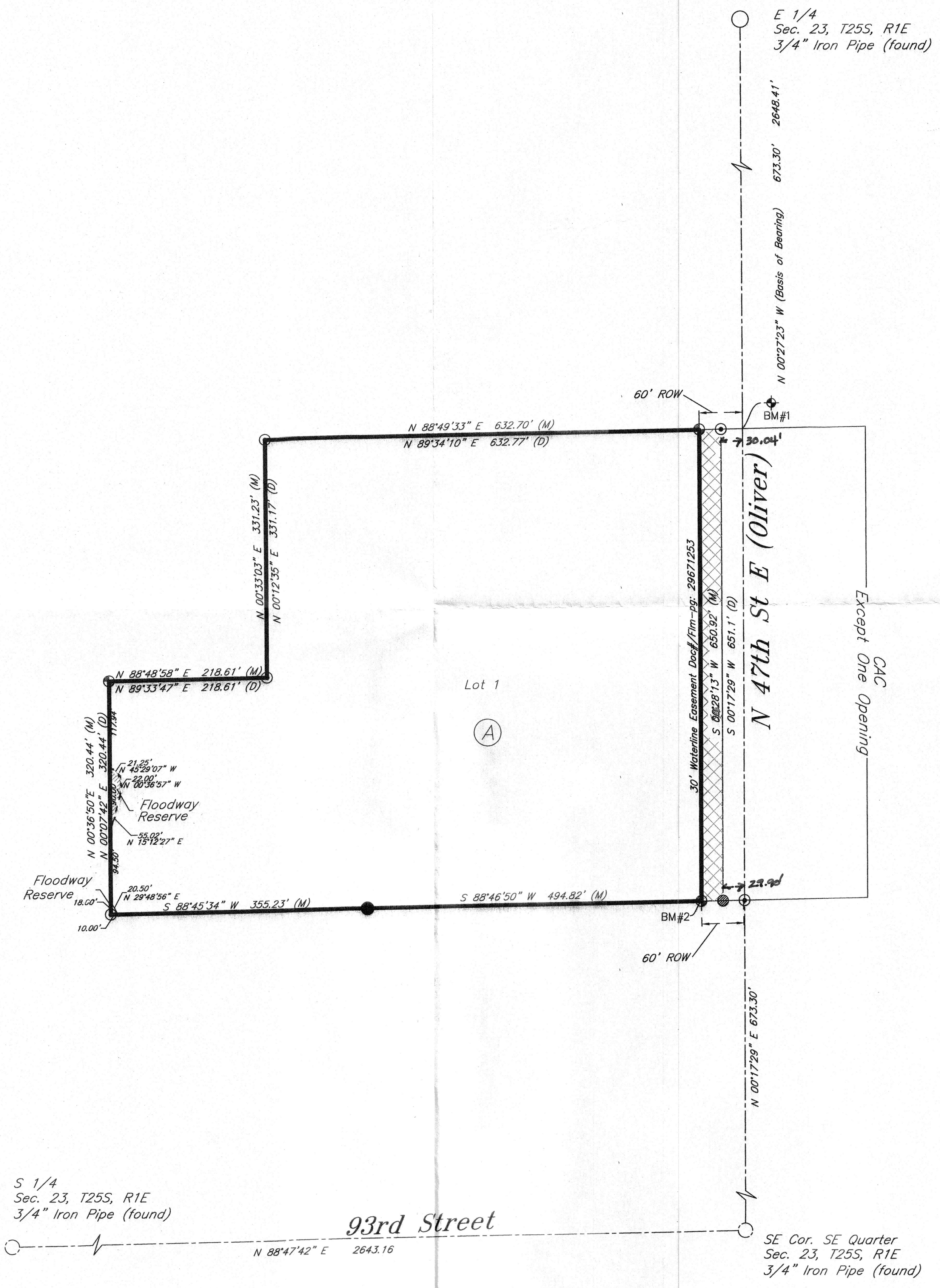


- Legend**
- M Measured
 - D Deeded
 - 1/2" Rebar (found) cap #1323
 - 5/8" Rebar (found) Garber
 - 3/4" Iron Pipe (found)
 - 5/8" Rebar (found)
 - ⊕ 5/8" Rebar (set) KEMPA CLS # 157

Pad Elevation:
 Minimum Pad Elevation=1423.00 NAVD 88



- Benchmarks:**
- #1 Mag Nail in West edge striping of asphalt roadway, in line with North Property Line. Elevation=1433.32 NAVD 88
 - #2 Top of R5 KEMPA rebar marking the SE corner of Leak Addition to Sedgwick County Kansas. Elevation=1425.08 NAVD 88



S 1/4
 Sec. 23, T25S, R1E
 3/4" Iron Pipe (found)

93rd Street

N 88°47'42" E 2643.16

SE Cor. SE Quarter
 Sec. 23, T25S, R1E
 3/4" Iron Pipe (found)