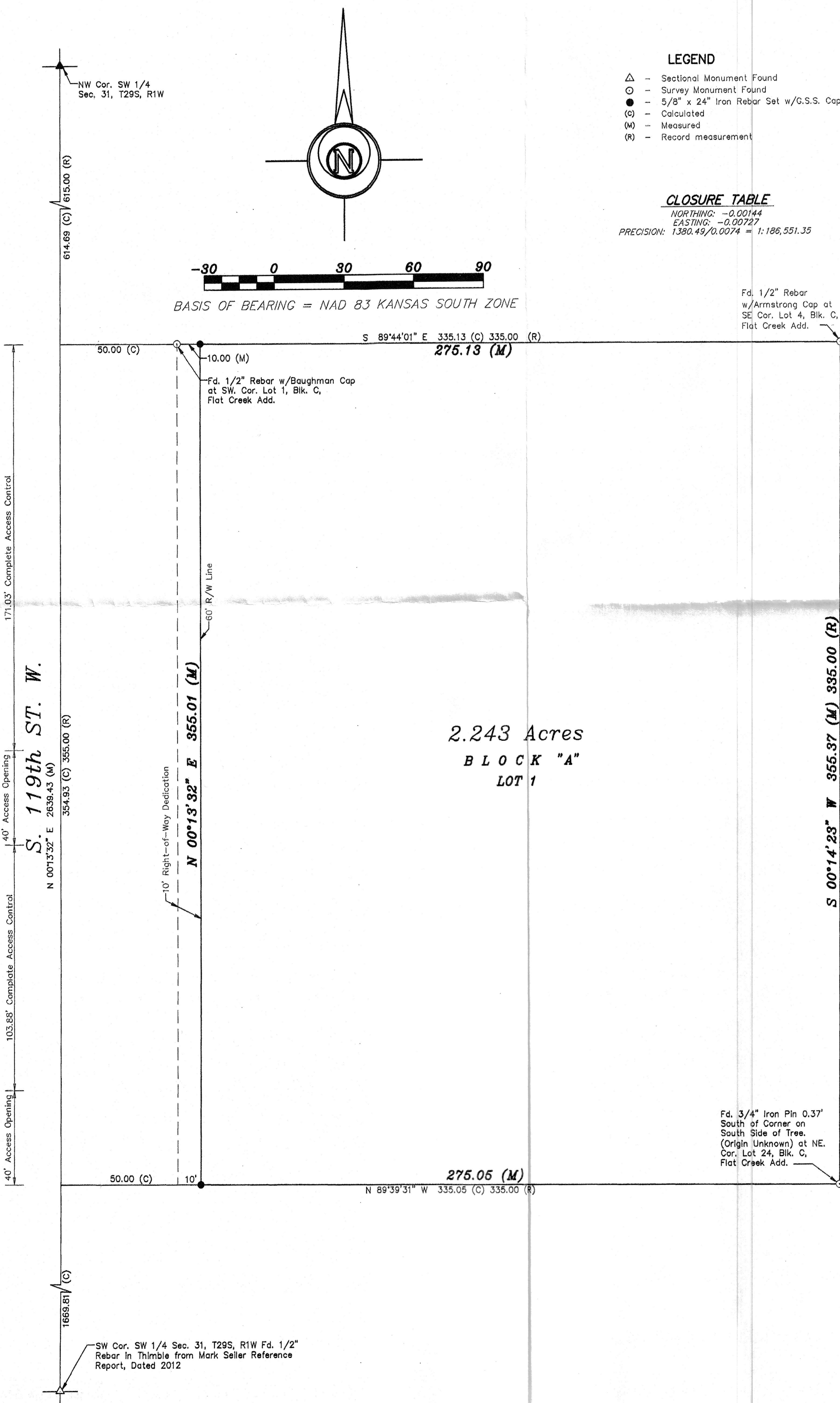


McMANAMEY ESTATES

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 27 SOUTH,
RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN WICHITA, SEDGWICK COUNTY, KANSAS.

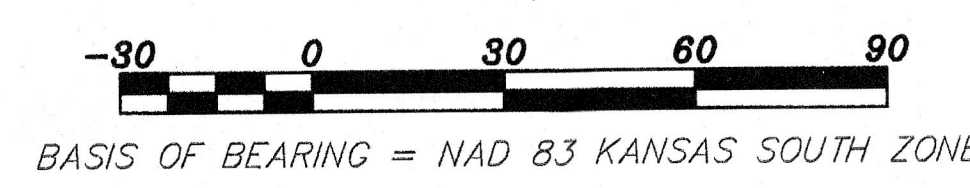


LEGEND

- △ - Sectional Monument Found
- - Survey Monument Found
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- (C) - Calculated
- (M) - Measured
- (R) - Record measurement

CLOSURE TABLE

NORTHING: -0.00144
EASTING: -0.00727
PRECISION: 1.380.49/0.0074 = 1:186,551.35



LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, professional land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on June 22, 2019 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:
Beginning 615 feet South of the Northwest corner of the Southwest Quarter of Section 31, Township 27 South, Range 1 West of the Sixth Principal Meridian, thence East 335 feet, thence South 355 feet, thence West 335 feet, thence North 355 feet to beginning, Sedgwick County, Kansas.

Date August 5th, 2021.

William P. For
WILLIAM P. FOR
PS-789
KANSAS
PROFESSIONAL SURVEYOR
8-5-2021

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This is to certify that the undersigned, owners of the land described in the Surveyor's Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into a Lot, Block and a Street under the name of "McMANAMEY ESTATES", a portion of the Southwest Quarter of Section 31, Township 27 South, Range 1 West of the 6th Principal Meridian, in Sedgwick County, Kansas; that all easements and public rights-of-way as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; 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. Access controls are hereby granted to the appropriate governing body. Existing public easement, building setbacks, access controls and dedication, if any, being vacated by virtue of K.S.A 12-512b, as amended. Regarding building existing on this site prior to recording of this plat that encroach into the 25 foot front yard setback. That portion of the building that encroaches into the front yard setback shall not be enlarged and if removed, all subsequent rebuilding shall observe building setbacks. 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. 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.

Donald Ramon McManamey
Donald Ramon McManamey
Owner

Terrie Marie McManamey
Terrie Marie McManamey
Owner

Matthew McManamey
Matthew McManamey
Owner

Marieland McManamey
Marieland McManamey
Owner

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED:

That on this 9th day of August, 2021 A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Roy G. Rankin and Eleanor M. Rankin who are known to me to be the same persons who executed the foregoing plat and the within instrument of writing.

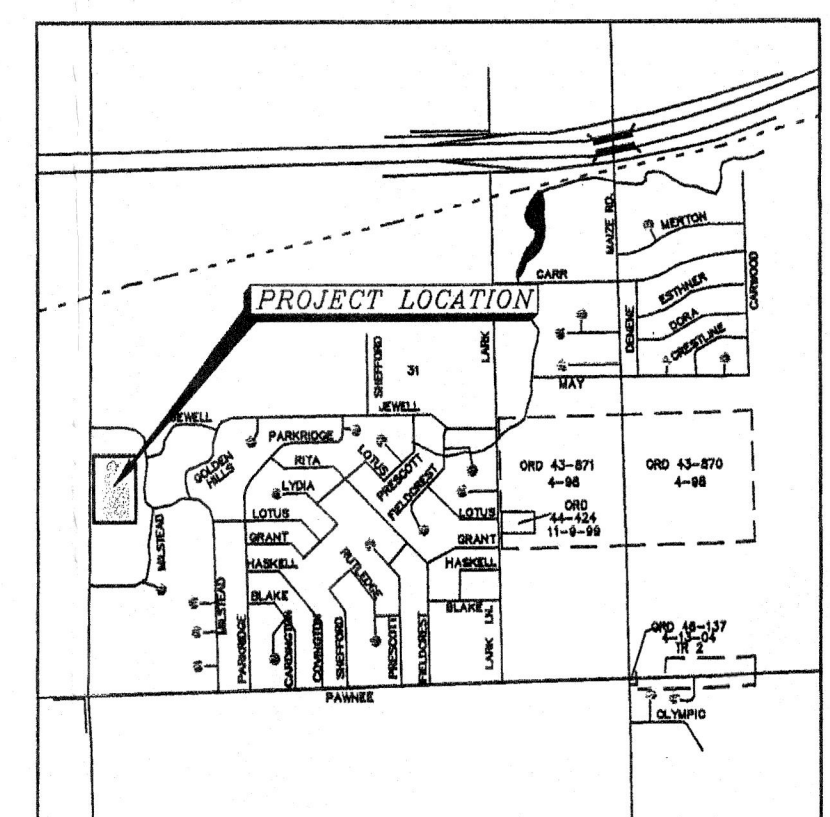
IN TESTIMONY WHEREOF:
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: 5-2-2023

Mindy Parsons, Notary Public

Mickey G Parsons
Notary Public State of Kansas
My Appt Expires 5-2-2023

BENCHMARK:
OPUS 20120478:
5/8" Rebar w/Green GSS Cap Approximately 5425.40 feet East and 1791.48 feet North of the Northwest Corner of the Southwest Quarter Section 31, Township 27 South, Range 1 West of the 6th Principal Meridian in Sedgwick County, Kansas.
Elevation=1323.49 (NAVD 88)



COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2021.

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat of "McMANAMEY ESTATES", a subdivision of a portion of the Southwest Quarter of Section 31, Township 27 South, Range 1 West of the 6th Principal Meridian in Sedgwick County, Kansas; has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita Kansas.

Dated this ___ day of _____, 2021.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By _____ Chair
Michael C. Greene

ATTEST:

Scott A. Wadle Secretary

CITY COUNCIL CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas this ___ day of _____, 2021.

At the Direction of the City Council

Brandon J. Whipple Mayor

ATTEST:

Karen Sublett City Clerk

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____, m. on this ___ day of _____, 2021, in Book _____, Page _____.

Tonya E. Buckingham Register of Deeds

Kenly Zehring Deputy Register of Deeds

TRANSFER OF RECORD

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

Entered on transfer record on this ___ day of _____, 2021.

Kelly B. Arnold County Clerk

Description: FINAL PLAT PART OF GOV. LOT 3 SECTION 31, T27S, R1W SEDGWICK COUNTY, KANSAS	
Prepared By: GSS HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)	BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 NEWTON Ph. 316-283-5853 MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933
Drawn By: EWS Checked By: WPF	Date of Field Work: April 19, 2021 Date: 07/14/2021 Sheet 1 of 1 Sheet(s)
Job No: G2021-266	

Copyright © 2020 Garber Surveying Service, P.A. Sheet 8/5/2021 3:42:22 PM by BFOJ
Plot Date & Time: Thursday, August 5, 2021 3:44:27 PM Dwg Path: U:\DWG_GSSFILES\2021\20210806 G3\dwg\20210806 FP