

SOUTH SENECA ESTATES

Wichita, Sedgwick County, Kansas

State of Kansas)
SS
Sedgwick County)

This plat of "SOUTH SENECA ESTATES", 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 _____, 2021.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair
William M. Johnson

Secretary
Scott A. Wadle

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 "SOUTH SENECA ESTATES", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The North 328.8 feet of the East half of the Southeast Quarter of the Southeast Quarter of Section 19, Township 28 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, EXCEPT the East 40 feet for Street.

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

Garver, LLC
Land Surveyor
William K. Clevenger, PS #1437

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

At the Direction of the City Council

Mayor
Brandon J. Whipple

City Clerk
Karen Sublett

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, a Reserve and Streets, to be known as "SOUTH SENECA ESTATES", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for irrigation, walks, lighting, landscaping, drainage, drainage structures, and utilities. The Reserve is to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. Compliance with any platted restrictions and applicable restrictive covenants affecting said reserves shall be binding on any owners, successors, heirs or assigns. Minimum Pad Elevations for lowest openings are as shown on the accompanying table. The property is within a zone identified by the City Engineer's office 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 City Engineer's office. 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. 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. The maintenance of all drainageways and drainage facilities in backyard 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."

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

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

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

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 _____, 2021, at ____ o'clock ____ M, and is duly recorded.

Register of Deeds
Tonya Buckingham

Deputy
Kenly Zehring

South Seneca, LLC

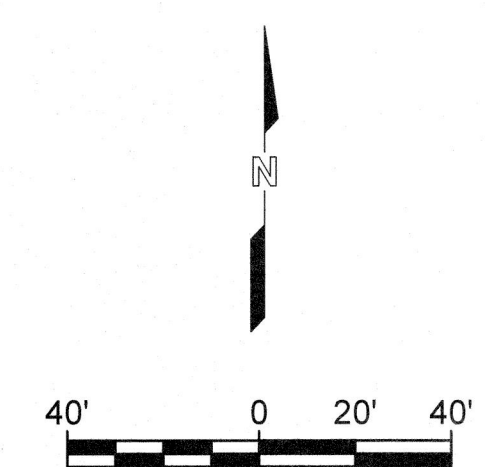
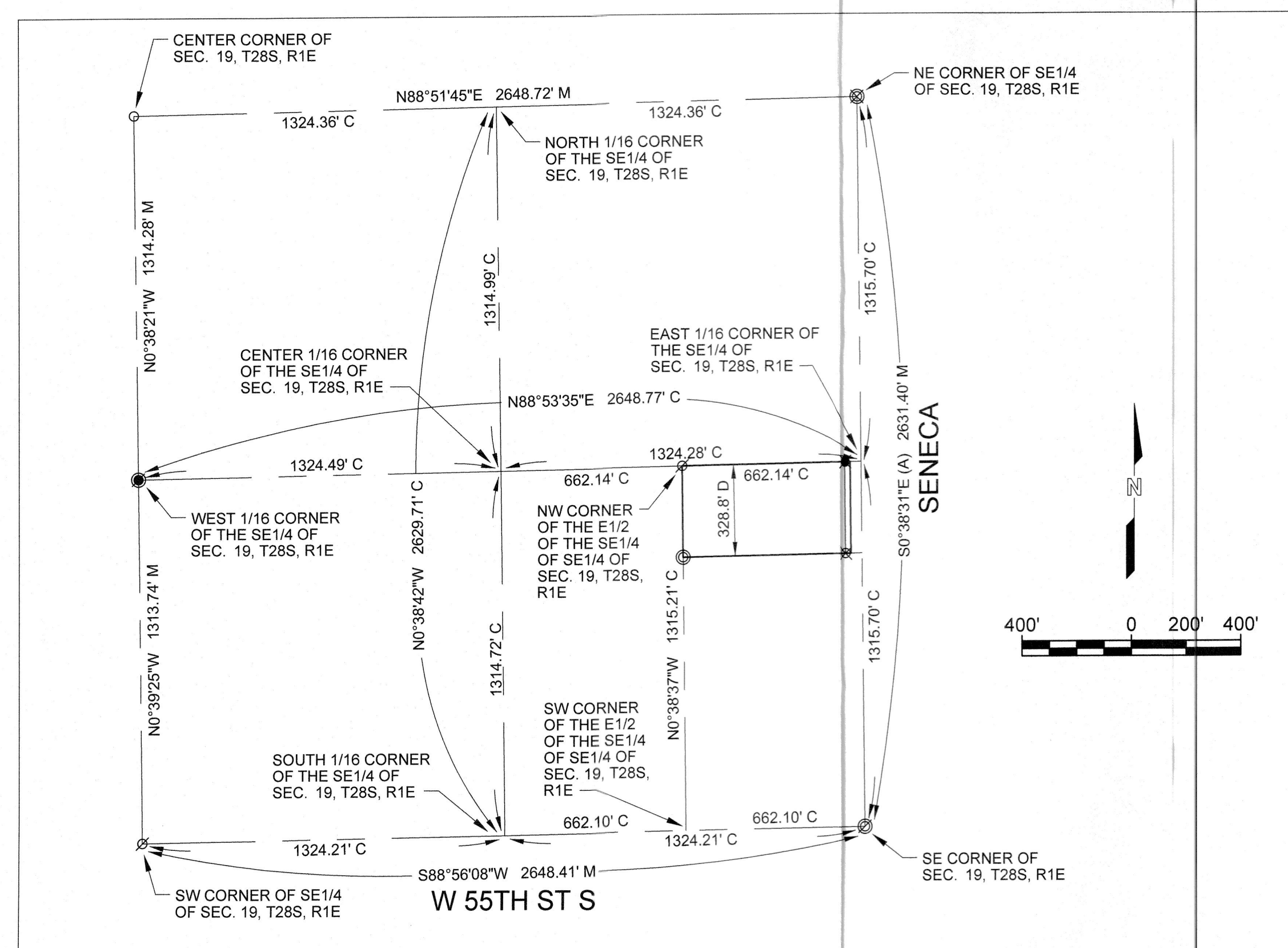
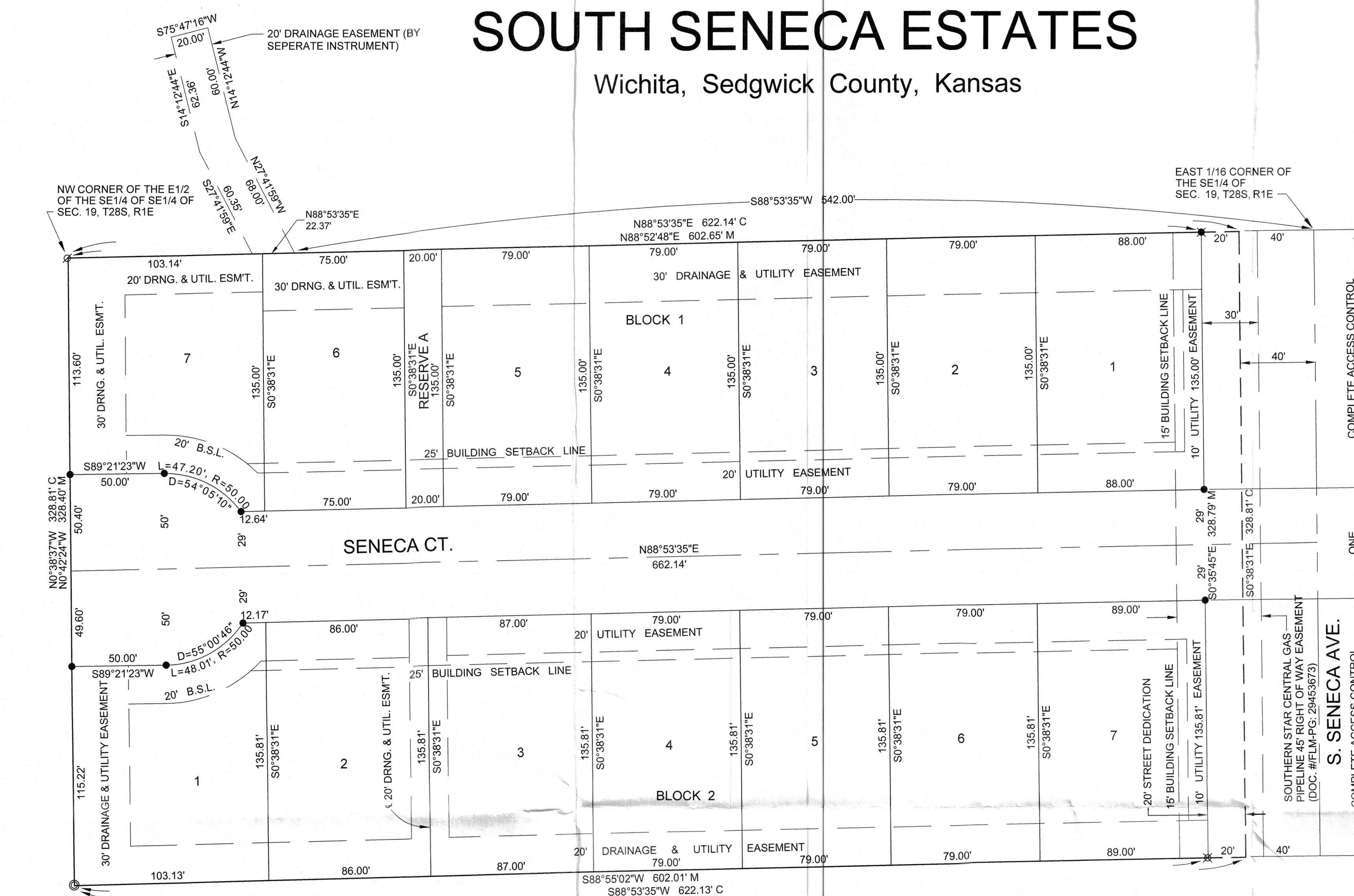
Member
Larry Hacker

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this ____ day of _____, 2021, by Larry Hacker, Member, on behalf of South Seneca, LLC.

Notary Public
Marsha R. Bishop

My appointment expires _____.



- (A) = Assumed Kansas Zone South Grid Bearing
P = Platted
M = Measured
C = Calculated
D = Described
B.S.L. = Building Setback Line
- SURVEY MARKER LEGEND**
- 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
 - 1/2" REBAR (FOUND - ORIGIN UNKNOWN)
 - 1/2" REBAR W/CAP (FOUND - ORIGIN UNKNOWN)
 - 3/4" IRON PIPE (FOUND - ORIGIN UNKNOWN)
 - 1/2" IRON PIPE IN THIMBLE (FOUND - ORIGIN UNKNOWN)
 - 3/4" IRON PIPE IN THIMBLE (FOUND - ORIGIN UNKNOWN)
 - 1/2" REBAR W/PEC CAP (FOUND)
 - 1/2" REBAR W/GARVER CAP (SET)
 - BENCHMARK
 - MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB ON THE NORTH SIDE OF A DRAINAGE INLET ON THE WEST SIDE OF S. SENECA AVE., 102' N. OF THE CENTERLINE OF W. MAYWOOD ST.
ELEVATION = 1269.05 (NAVD88, G18)

PARCEL	SQ. FT.	PARCEL	SQ. FT.
LOT 1, BLOCK 1	11879.5	LOT 1, BLOCK 2	12360.1
LOT 2, BLOCK 1	10664.6	LOT 2, BLOCK 2	11679.3
LOT 3, BLOCK 1	10664.6	LOT 3, BLOCK 2	11815.1
LOT 4, BLOCK 1	10664.6	LOT 4, BLOCK 2	10728.6
LOT 5, BLOCK 1	10664.6	LOT 5, BLOCK 2	10728.6
LOT 6, BLOCK 1	10124.6	LOT 6, BLOCK 2	10728.6
LOT 7, BLOCK 1	12270.2	LOT 7, BLOCK 2	12086.7