

Cayetana Addition Wichita, Sedgwick County, Kansas

Part of the NE 1/4, Section 22, Township 27 South, Range 1 West

State of Kansas)
County of Sedgwick) 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 5th day of January, 2022 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 in the Northeast Quarter of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as beginning 630 feet South and 621 feet West of the Northeast corner of the South half of said Northeast Quarter; thence North 300 feet; thence West 145 feet; thence South 300 feet; thence East 145 feet to the place of beginning. Together with the West half acre of a tract beginning 40 feet West and 330 feet South of the Northeast corner of the South half of the Northeast Quarter of said Section 22; thence South 300 feet; thence West 581 feet; thence North 300 feet; thence East to beginning; Except that part condemned in Case No. 77195; Except that part deeded to The Secretary of Transportation of the State of Kansas for Highway filed as Doc#/Film-Pg: 29463571.

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



Keith A. Severns, PS #1355

LEGEND

Boundary Symbols

- (M) = Measured
- = Set KEMPA R4 (1/2") Rebar
- = Found Iron Pipe (3/4")
- ⦿ = Found R5 (5/8") KDOT Disc
- ⊗ = Found R4 (1/2") Rebar - Baughman
- ⊙ = Found R4 (1/2") cap Rebar - Unknown
- ⊘ = Found Iron Pipe (1/2")

Benchmark BM

Found Magnail in pavement approximately South 26.57 feet and East 2.88 feet from Southeast property corner.

Elevation = 1308.04' NAVD 88

This Addition is subject to a Protective Overlay (#376).

State of Kansas)
County of Sedgwick) SS

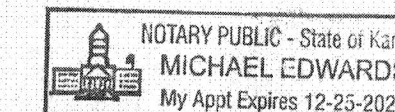
Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into two Lots and a Block to be known as Cayetana Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. The drainage and utility easements are hereby granted to the public as indicated by the drainage purposes and for the construction and maintenance of all public utilities. A drainage plan has been developed for the plat and that all drainage easements, rights-of-way, and reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. 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 of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. 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. 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.

By: 3/21/2022
Jerome D. Castillo, Manager Titan Realty Inc. Date

State of Kansas)
County of Sedgwick) SS

This instrument was acknowledged before me on this 31st day of March, 2022, by Jerome D. Castillo, Manager, Titan Realty Inc.

Notary Public



My Commission Expires: 12-25-2025

State of Kansas)
City of Wichita) SS

This plat of the Cayetana Addition, 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 ___, 2022. Wichita-Sedgwick County Metropolitan Area Planning Commission.

William M. Johnson, Chair

Scott A. Wadle, Secretary

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 ___, 2022.

At the Direction of the City Council.

Brandon Whipple, Mayor

Karen Sublett, City Clerk

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

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 ___, 2022, at ___ M.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Chief Deputy

COUNTY SURVEYOR'S CERTIFICATE

Reviewed in accordance with K.S.A. 58-2005 on this 15th day of March, 2022.



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

21082 | 5800 W. 3rd. Plat Prepared: 10/22/2021

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

