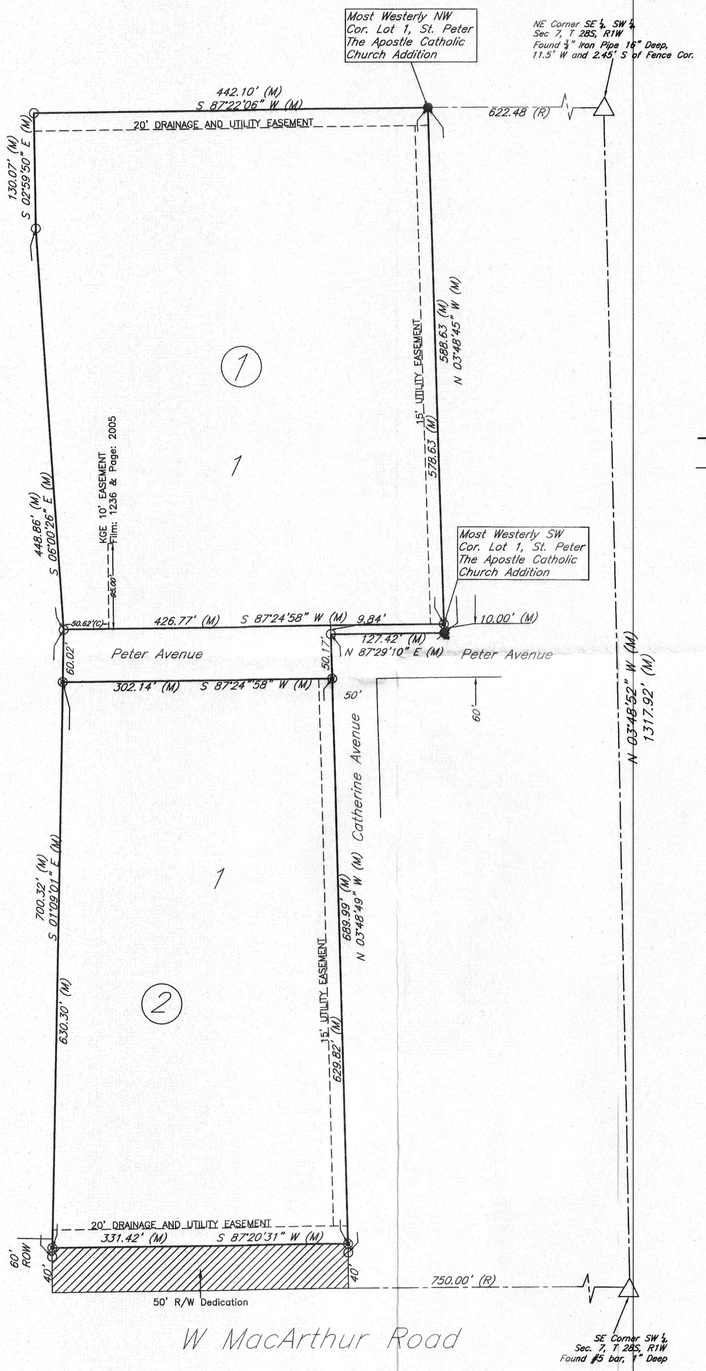
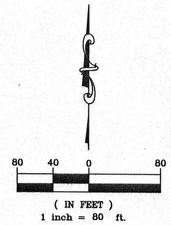
FINAL TRACING REC'D
RECEIVED MAY 02 2022

CITY HALL – ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES

J. Ferguson Addition
Sedgwick County, Kansas
Part of the SW 1/4, of Section 7, Township 28 South, Range 1 West of the 6th P.M.





Legend

- Property Line
- Section Line
- ½"x 24" Rebar Found w/ I.D. Cap "JLA 921"
- ½" Baughman Iron Found
- ¾" Iron Pipe Found, 6" deep, Origin Unknown
- Monument Found
- Set KEMPA ½" Rebar
- (M) = Measured
- (R) = St. Peter's Plat
- (D) = Described from Survey Doc.#/Flm–PG: 30060722

Benchmark:

Square Cut in curb at the Southeast Corner of Lot 1, Block 1.

Elevation: 1335.38' (NAVD 88)

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 the 3rd day of January, 2022 and the accompanying 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:

Beginning at a point 22 rods East of the Southwest corner of the Southeast ¼ of the Southwest ¼ of Section 7, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; Thence East a Deed distance of 207 (measured distance of 332.46 feet) to the West line of the Supplemental Plat to Schulte, Sedgwick County, Kansas; thence North 730 feet to the Northwest corner of said Supplemental Plat to Schulte; thence East on the North line of said Supplemental Plat a distance of 127.53 feet to a point 622.47 feet West of the East line of the Southeast ¼ of said Southwest ¼; thence North 590 feet to the North line of the Southeast ¼ of said Southwest ¼; thence West on said North line of the Southeast ¼ of said Southwest ¼ to a point 22 rods East of the Northwest corner of the Southeast ¼ of said Southwest ¼; thence South to the point of beginning; EXCEPT for the following described tract; Commencing at the Southwest corner of the Southeast ¼ of said Southwest ¼, thence on an assumed bearing of N 87°20'58" E along the South line of said Southwest ¼ a distance of 22 rods; thence N 03°02'17" W parallel with the West line of the Southeast ¼ of said Southwest ¼, a distance of 40.00 feet to the point of beginning; thence continuing N 03°02'17" W parallel with the West line of the Southeast ¼ of said Southwest ¼, a distance of 1148.20 feet to a point 130 feet South of the North line of the Southeast ¼ of said Southwest ¼; thence S 05°59'35" E a distance of 448.91 feet; thence S 01°08'39" E a distance of 700.28 feet; to the point of beginning.

KEITH A. SEVERNS REGISTERED LS-1355 KANSAS LAND SURVEYOR

Keith A. Severns, P.S. #1355 — Date 5-2-22

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, Blocks and Streets to be known as J. Ferguson Addition, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Any easements are hereby granted as indicated for constructing, maintaining, operating, and repairing public utilities. A Drainage Plan for this addition has been established, and can be obtained from the County Engineer. Development of any lot will need to conform to this Drainage Plan. No sign, light poles, private drainage systems, berms, walls, masonry trash encloseures 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 land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants on file or hereafter filed in the office of the Register of Deeds of Sedgwick County, Kansas.

By: _____ 4-7-22
Kyrstal D. Ferguson, Owner — Date

State of Kansas)
County of Sedgwick) SS

This instrument was acknowledged before me on this 7TH day April of 2022, by Krystal D. Ferguson, Owner.

_____, Notary Public

NOTARY PUBLIC - State of Kansas
KIRK E. MILLER
My Appt Expires 12-25-2025

My commission expires: 12/25/2025

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 applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

State of Kansas)
City of Wichita) SS

This plat of J. Ferguson 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 _____, 2022.

_____, Chair
William M. Johnson

_____, Secretary
Scott A. Wadle

State of Kansas)
County of Sedgwick) SS

This plat of J. Ferguson Addition, Sedgwick County, Kansas has been submitted to and approved by the Board of County Commissioners of Sedgwick County, Kansas. On this_____ day of_____, 2022.

_____
David T. Dennis, Third District, Chairman

_____
Attest: Kelly B. Arnold, County 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 instrument was filed for record in the Register of Deeds Office, at:__on the___ day of _____, 2022, and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

Reviewed in accordance with K.S.A. 58–2005 on this 8TH (8th) day of April, 2022.

TRICIA L. ROBELLO PS-1246 KANSAS LAND SURVEYOR

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

21185 J. Ferguson Plat — Prepared: 01/04/2022

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