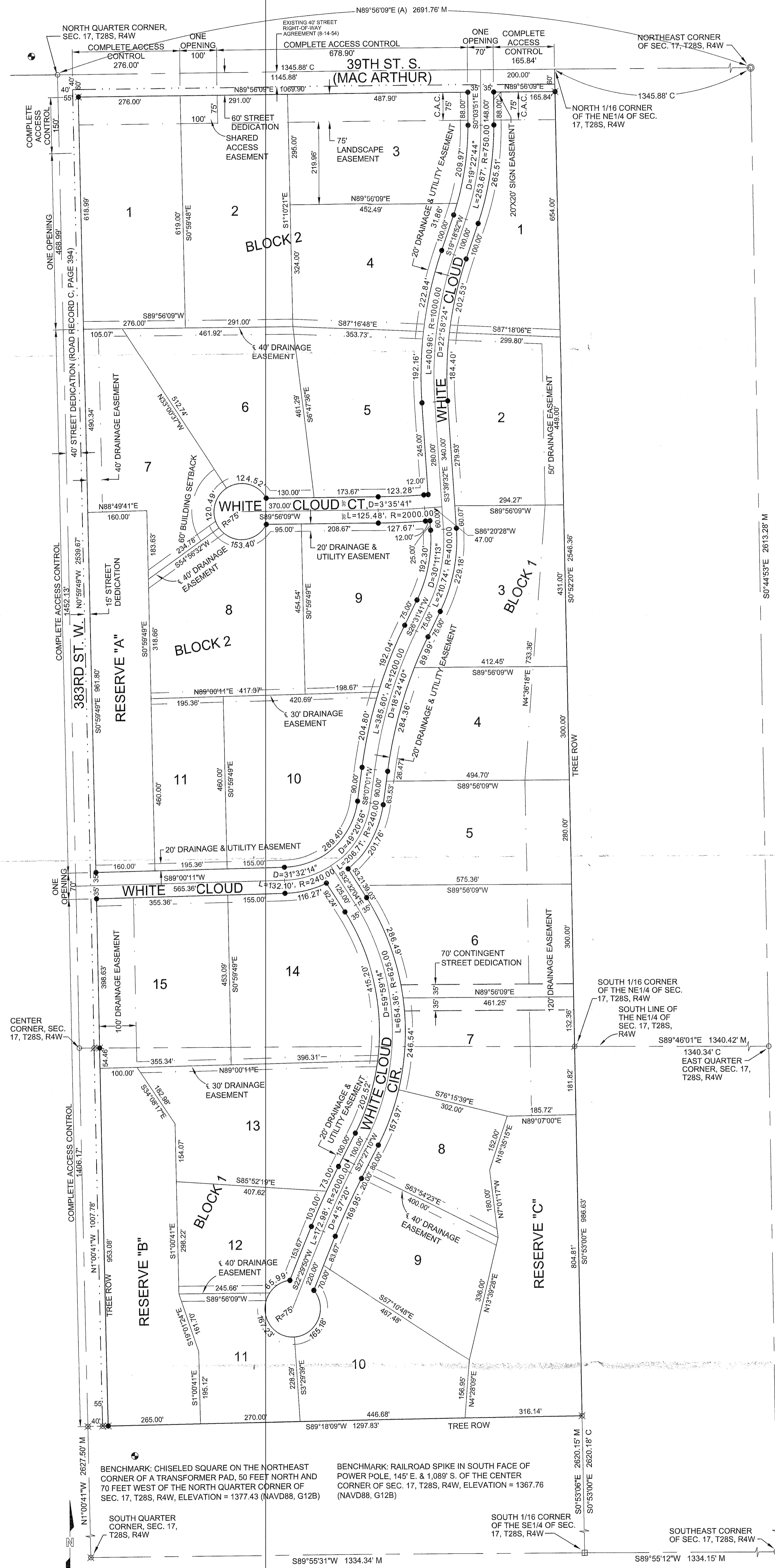


FINAL TRACING REC'D
RECEIVED APR 01 2022

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

NINNESCAH ESTATES

Sedgwick County, Kansas



Notes:
According to utility markings provided by Kansas One Call, Ticket #18132448, the pipeline located in the blanket easement and recorded in Misc. Book 299, Page 91; last assigned as Doc.#/Film-Pg: 29112749. In favor of: The Drillers Gas Company; last assigned to Black Hills/Kansas Gas Utility Company, L.L.C. does not cross the property described herein.

According to utility markings provided by Kansas One Call, Ticket #18132448, the pipeline located in the blanket easement and recorded in Misc. Book 354, Page 469; last assigned as Film 2365, Page 1075. In favor of: Kansas Gas Supply Corporation; last assigned to Mid Continent Market Center, Inc. does not cross the property described herein.

According to utility markings provided by Kansas One Call, Ticket #18132448, the pipeline located in the blanket easement and recorded in Misc. Book 622, Page 489; last assigned as Film 2480, Page 1766. In favor of: Cities Service Oil Company; last assigned to Seminole Transportation and Gathering, Inc. does not cross the property described herein.

(A) = Assumed Kansas Zone South Grid Bearing
M = Measured
C = Calculated
S = Surveyed
CD = Calculated from Described

SURVEY MARKER LEGEND

- CENTER OF SPIKE (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR (FOUND - ORIGIN UNKNOWN)
- 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- ⊗ 1/2" REBAR W/DIRR ENGINEERING CAP (FOUND)
- ⊗ 5/8" REBAR W/GARBER SURVEYING SERVICE CAP (FOUND)
- ⊗ MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER
- ⊗ 5/8" REBAR W/GARVER CAP (SET)
- BENCHMARK

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BLOCK	LOT NO.	ELEVATION (NAVD 88)
1	7, 8, 9, 10	1363.1
1	11, 12, 13, 15	1367.1
2	7, 8, 11	1372.9

State of Kansas)
SS
Sedgwick County)

We, Garver, L.L.C. Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "NINNESCAH ESTATES", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Parcel A
The West half of the Northeast Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas.

Parcel B
A portion of the West half of the Southeast Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: Beginning at the Northwest corner of the Southeast Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M.; thence with a bearing S89°45'54"E (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Southeast Quarter, 1340.26 feet to the Northeast corner of the West half of said Southeast Quarter; thence S00°52'56"E along the east line of the West half of said Southeast Quarter, 986.63 feet; thence S89°18'09"W, 1337.76 feet to the West line of said Southeast Quarter; thence N01°00'36"W along the West line of said Southeast Quarter, 1008.45 feet to the point of beginning, subject to road right of way easement across the West 40 feet thereof.

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

Garver, L.L.C.
Land Surveyor
William K. Clevenger, PS #1437

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, Reserves and Streets, to be known as "NINNESCAH ESTATES", Sedgwick County, Kansas. The drainage & utility easements are hereby granted as indicated for the construction and maintenance of all public utilities and as indicated for drainage purposes. The drainage easements are hereby granted to the public as indicated for drainage purposes. 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. The contingent street dedication is hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto. The costs of constructing said street, are to be borne by the person(s) or agency that owns said adjacent subdivision. Reserves "A", "B" and "C" are hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, gazebos, berms, lakes, drainage, drainage structures, and utilities confined to easements. Reserve "A" shall be owned and maintained by the owner of Lot 7, Block 2, their successors and/or assigns. Reserve "B" shall be owned and maintained by the owner of Lot 11, Block 1, their successors and/or assigns. Reserve "C" shall be owned and maintained by the owner of Lot 10, Block 1, their successors and/or assigns. A Minimum Pad Elevation for lowest openings is shown on the accompanying table. This property is within a zone identified by the Sedgwick County Public Works Department as likely to have groundwater at some or all times within twenty 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 Sedgwick County Public Works Department.

OJP Investments, LLC
Member
Albert A. Jansen

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this ___ day of ___ 2022, by Albert A. Jansen, Member, on behalf of OJP Investments, LLC.

Marsha R. Bishop
Notary Public

My appointment expires ___

This plat of "NINNESCAH ESTATES", 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

This plat is approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ___ day of ___, 2022.

David T. Dennis, Third District
Chairman

ATTEST:
Kelly B. Arnold, County Clerk

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

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

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

Kelly B. Arnold, County Clerk

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 ___, 2022, at ___ o'clock ___ M, and is duly recorded.

Tonya Buckingham, Register of Deeds
Kenly Zehring, Deputy

DWG FILE: 18266009 SURVEYBASE
PROJECT NO. 18266009
JANUARY 28, 2022

