FINAL TRACING REC'D
RECEIVED JUL 14 2022

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

Brumley Addition
Wichita, Sedgwick County, Kansas
Part of the SE ¼, Sec. 3, Twp. 27, R1–W of the 6th P.M.

LEGEND:

(P) Platted
(M) Measured
(C) Calculated
Set ½" Rebar (KEMPA CLS #157 Cap)
Found ½" Rebar (Unknown Origin)
Found ⅝" Rebar (Unknown Origin)
Found ½" Iron Pipe
Found ⅝" Iron Pipe
Fence Line (Not to Scale)

60 30 0 60
(IN FEET)
1 inch = 60 ft.

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 2nd day of December, 2021 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:

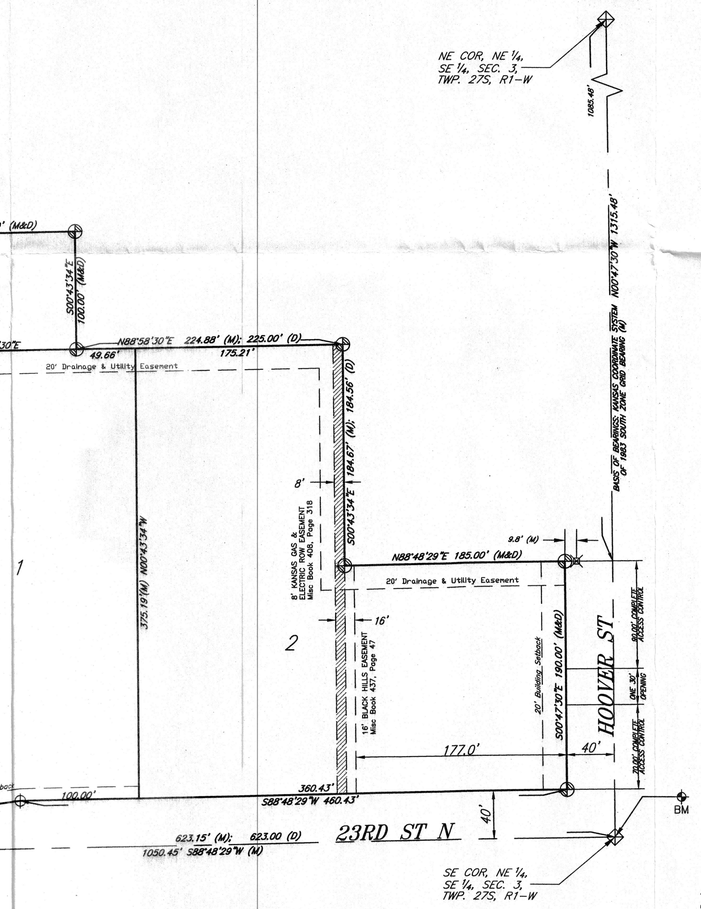
LEGAL DESCRIPTION

A tract of land described as beginning at a point 30 feet North of the Southeast corner of the Northeast ¼ of the Southeast ¼ of Section 3, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence North 200 feet, thence West 225 feet, thence North 184.56 feet, thence West 225 feet, thence North 100 feet, thence West 173 feet; thence South 485.82 feet, more or less, to a point 30 feet North of the South line of the Northeast ¼ of the Southeast ¼ of said Section 3; thence East 623 feet to point of beginning.

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

KEITH A. SEVERNS REGISTERED LS 1355 KANSAS LAND SURVEYOR 5-25-22

Keith A. Severns, PS #1355



This Addition is subject to the Protective Overlay (PO #380).

BM BENCHMARK:

Top of Rebar on Pavement at the SE Corner of the NE ¼ of the SE ¼, Sec. 3, Twp 27, R1–W, of the 6th P.M., Wichita, Sedgwick County, Kansas.

Elevation: 1326.79 (NAVD–88)

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 Lots, a Block, a Reserve and Streets to be known as Brumley Addition to 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 for drainage purposes and for the construction and maintenance of all public utilities. 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. 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 Public Works Department of Engineering and that they do not inhibit the conveyance of surface drainage. Reserve A is platted for drainage, drives, parking, monuments, signs, landscaping, berming, sidewalks, irrigation, open space, pavement, utilities confined by easements, and walls provided they do not inhibit the conveyance of surface drainage. The Reserve shall be owned and maintained by the Lot owner's association, provided however, that the undersigned or Lot owner's association as the undersigned successor in interest may, at its discretion deed parcels of said Reserve "A" to an owner of an adjoining lot subject to the obligation to maintain such deeded parcel in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants or regulations. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserve A. The berms cannot impact access to or bury manholes, water valves and/or water meters. 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. The access controls are hereby granted to the appropriate governing body as shown hereon. 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: _____ 6/9/22
Austin Brumley Date
Manager, Brumley Enterprises, LLC.

State of Kansas)
County of Sedgwick) SS

This instrument was acknowledged before me on this 9TH day of JUNE, 2022, by Austin Brumley, Manager, Brumley Enterprises, LLC.

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

_____
Notary Public

My Commission Expires: 12/25/2025

State of Kansas)
City of Wichita) SS

This plat of the Brumley 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 Saline) SS

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "Brumley Addition", to Wichita, Sedgwick County, Kansas.

_____
The Bennington State Bank

State of Kansas)
County of Saline) SS

This instrument was acknowledged before me on this 9th day of June, 2022, by Brett Mitchell, Bennington State Bank.

_____
Notary Public

My Commission Expires: 9/1/2024

SHAY L. COX Notary Public - State of Kansas My Appt. Expires 9/1/2024

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; and is duly recorded.

_____
Tonya Buckingham, Register of Deeds

_____
Kenly Zehring, Deputy

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

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

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

May 24, 2022