

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 7th 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

East 1/2 of the West 1/2 of the NE 1/4, Except the North 208 feet of the East 208 feet; Except the North 50 feet for Road; Except that portion Beginning 208 Feet South of the NE Corner of said West 1/2, thence West 208 feet, thence South 144 feet, thence East 208.11 feet, thence North 150 feet to the Point of Beginning; and Except that portion Platted as Fox Run Addition (30010456), Section 24, Twp. 28-S, R1-W.

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

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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, Streets and Reserves to be known as Fox Run 2nd 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 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 in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage 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. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to such owner's lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate. 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. 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. Reserve A is hereby platted for drainage, stormwater detention, landscaping, and utilities confined to easements. Reserve B is hereby platted for an emergency access gate, ingress, egress, and utilities. Reserve A and Reserve B shall be owned and maintained by the Home Owner's Association. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns. The emergency access surface, gating apparatus and sign installation shall meet the minimum standards for a Fire Apparatus Access Road required by the City of Wichita Fire Department. The Developer shall be responsible for the installation of the surface, gating apparatus and sign within the emergency access opening area. The Lot Owners Association shall be responsible for the continued maintenance of the emergency access opening area. The City of Wichita is hereby granted the right to enter upon such premises at any time for the purposes of constructing, maintaining, and repairing such emergency access opening. 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.

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This plat of Fox Run 2nd 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

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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

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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.

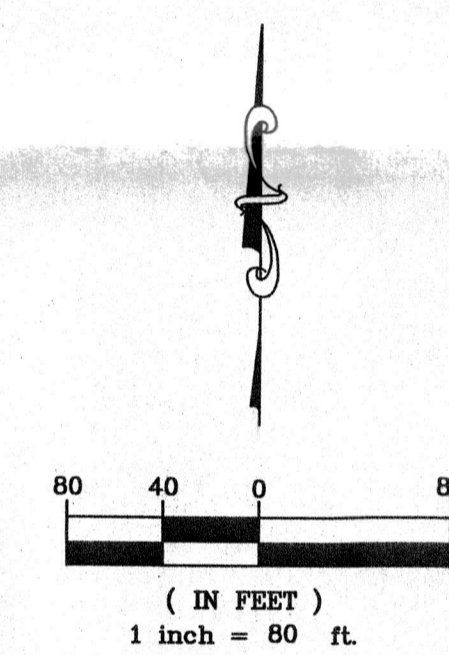
Tonya Buckingham, Register of Deeds

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

Keith A. Severns, PS #1355



LEGEND:

- (P) Platted
- (M) Measured
- (C) Calculated
- ⊕ Section Corner (Found)
- ⊕ 1/2" Rebar w/KEMPA CLS #157 Cap (Set)
- ⊕ 1/2" Rebar w/ KEMPA Cap (Found)
- ⊗ 1/2" Rebar, Origin Unknown (Found)
- ⊗ 3/8" Rebar w/ KEMPA Cap (Found)

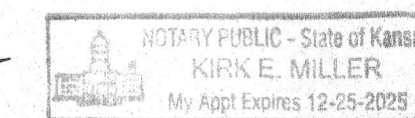
By Basem Krichati, Manager, Superior Homes, LP

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This instrument was acknowledged before me on this 20<sup>th</sup> day of June, 2022, by Basem Krichati, Manager, Superior Homes, LP.

Notary Public

My Commission Expires: 02/15/2025



BENCHMARK:

Chiseled "□" on Curb Inlet, Approx. 12' North and 42' West of NW Corner of Fox Run 2nd Addition, Wichita, Sedgwick County, Kansas.

Elevation: 1275.55 (NAVD-88)

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