

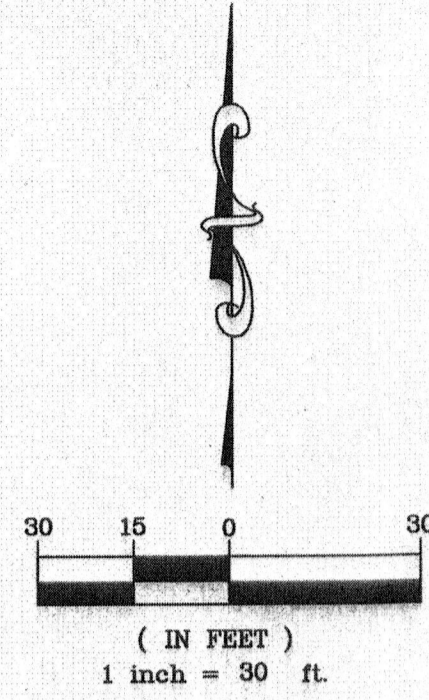
Rush Valley Addition

Wichita, Sedgwick County, Kansas

Part of the SE 1/4, Section 21, Township 28 South, Range 1 East

LEGEND

- Boundary symbols**
- (M) = Measured
 - (P) = Platted (Dan Schmidt Addition)
 - (C) = Calculated
 - = Set KEMPA R4 (1/2") Rebar
 - = Found (1/2") Iron Pipe
 - ⊗ = Found R4 (1/2") Rebar - Unknown
 - ⊗ = Found R4 (1/2") Rebar - Baughman
 - ⊗ = Found R4 (1/2") Rebar - Armstrong
 - ⊗ = Found Two R3's (3/8") Rebar - side by side (Unknown)



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 March 3rd, 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

A tract of land in the Southeast Quarter of Section 21, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as follows:

Lot 1, Block A, Dan Schmidt Addition, Wichita, Sedgwick County Kansas.

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

Keith A. Severns
 Keith A. Severns, PS #1355

State of Kansas)
County of Sedgwick) SS

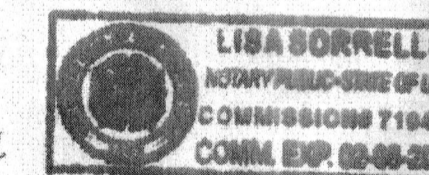
Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, and Streets to be known as Rush Valley Addition, Wichita, Sedgwick County, Kansas. The 15' street, utility and drainage easements are hereby granted to the public for drainage purposes and the construction and maintenance of all public utilities. Drainage and utility easements are hereby granted to the public for drainage purposes and the construction and maintenance of all public utilities. 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. 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 City Engineer) and shall be unobstructed to allow for the conveyance of stormwater 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. 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: *Jeff West* / Owner
 Rush Valley Company LLC
 Date: 8/24/2022

State of Utah)
County of Utah) SS

This instrument was acknowledged before me on this 24 day of August, 2022, by Jeff West, Owner, Rush Valley Company LLC.

Lisa Sorrells
 Notary Public
 My Commission Expires: 2-8-2024



State of Kansas)
City of Wichita) SS

This plat of the Rush Valley 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 August, 2022. Wichita-Sedgwick County Metropolitan Area Planning Commission.

William M. Johnson, Chair

Scott A. Wadle, Secretary

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.

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 August, 2022.

At the Direction of the City Council.

Brandon J. Whipple, Mayor

Jamie Buster, City Clerk

Entered on transfer record this day of August, 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 August, 2022, at M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Chief Deputy

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

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

21181 | Rush Valley Addition

Prepared: 3/1/2022

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

