



# CYPRESS GLEN ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

## FINAL PLAT

POINT OF BEGINNING  
NE CORNER NE 1/4 SE 1/4 SEC. 21, T27S, R2W 6TH P.M.  
FOUND 1/2" REBAR, NO CAP, PER LSR REPORT BY  
JONATHAN HUBBELL LS1680 (BAUGHMAN) DATED 6/1/2021  
STAMPED "PEC CLS 65"

**OWNER'S CERTIFICATION AND DEDICATION:**

THIS IS TO CERTIFY THAT WE, THE OWNERS OF THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, A RESERVE AND STREETS, TO BE KNOWN AS CYPRESS GLEN ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. ALL EXISTING PUBLIC EASEMENTS, BUILDING SETBACKS, ACCESS CONTROLS, DEDICATED STREETS AND ALL OTHER PUBLIC DEDICATIONS LYING WITHIN THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM 167TH STREET ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT LOT 9, BLOCK A, SHALL HAVE TWO ACCESS OPENINGS ONTO 167TH STREET, ALL ACCESS OPENINGS ALONG 167TH STREET ARE TO BE IN ACCORDANCE WITH SEDGWICK COUNTY ACCESS MANAGEMENT STANDARDS.

UTILITY & DRAINAGE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED TO THE PUBLIC. UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED TO THE PUBLIC. 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 AND THAT THEY DO NOT INHIBIT THE CONVEYANCE OF SURFACE DRAINAGE.

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. NO OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN THE STREET SUB PROVIDING FUTURE ACCESS TO ADJACENT PROPERTIES.

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 APPROVAL OF THE CITY ENGINEER) AND SHALL BE UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH 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.

RESERVE "A" IS HEREBY PLATTED FOR OPEN SPACE, STORMWATER DETENTION, DRAINAGE, LANDSCAPING, BICYCLE PARKING, RECREATIONAL USES, UTILITIES CONFINED TO EASEMENTS AND SIDEWALKS. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 9, BLOCK A. COMPLIANCE WITH ANY PLATTED RESTRICTIONS AND APPLICABLE RESTRICTIVE COVENANTS AFFECTING SAID RESERVES SHALL BE BINDING ON ANY OWNERS, SUCCESSORS, HEIRS, OR ASSIGNS.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

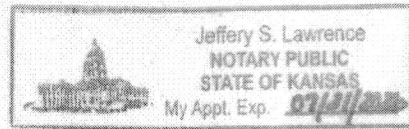
OWNER: MEYSING PROPERTIES, LLC.

*Mike Meysing*  
MIKE MEYSING, MANAGING MEMBER

**NOTARY CERTIFICATE:**

STATE OF ~~KANSAS~~ <sup>KANSAS</sup> }  
COUNTY OF ~~SEDGWICK~~ <sup>SEDGWICK</sup> } SS  
COUNTY OF ~~ADAMS~~ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>ST</sup> DAY OF April, 2023, BY MIKE MEYSING, MANAGING MEMBER OF MEYSING PROPERTIES, LLC, OWNER OF THE PROPERTY DESCRIBED.



*Jeffrey Lawrence*  
NOTARY PUBLIC

MY APPOINTMENT EXPIRES 07/31/2024

**PLANNING COMMISSION CERTIFICATE:**

THIS PLAT OF CYPRESS GLEN ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ANN M. FOX CHAIR

SCOTT A. WADLE SECRETARY

**COUNTY SURVEYOR'S CERTIFICATE**

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 13<sup>TH</sup> DAY OF April, 2023.

*Tricia L. Robello*  
TRICIA L. ROBELLO, P.S. #1246  
DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY, KANSAS

**CERTIFICATE OF SURVEY:**

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS  
COUNTY OF SEDGWICK )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CL565), IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED, CYPRESS GLEN ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, A RESERVE AND STREETS, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED TO THE BEST KNOWLEDGE AND BELIEF OF THE PROFESSIONAL ASSOCIATION, DESCRIBED ON APRIL 7, 2023, BY ERNEST CANTU JR., PS-1407, AS FOLLOWS:

A TRACT OF LAND DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, THENCE BEARING SOUTH 00°46'27" EAST (BEARINGS BASED ON THE KANSAS COORDINATE SYSTEM OF 1983, SOUTH ZONE), ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, A DISTANCE OF 1317.65 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21; THENCE BEARING SOUTH 89°11'55" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK A, LA DEL MANOR ADDITION, SEDGWICK COUNTY, KANSAS; THENCE BEARING SOUTH 00°46'27" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 557.11 FEET TO A POINT DISTANT 90.60 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE BEARING SOUTH 89°24'34" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, A DISTANCE OF 214.90 FEET TO A DEFLECTION IN THE SOUTH LINE OF SAID LOT 2; THENCE CONTINUING BEARING SOUTH 89°24'34" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 557.67 FEET TO A DEFLECTION IN SAID SOUTH LINE OF SAID LOT 2; THENCE BEARING NORTH 00°46'27" WEST, ALONG A WEST LINE OF SAID LOT 2 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 125.89 FEET, THENCE BEARING SOUTH 89°33'51" WEST, PARALLEL WITH, AND 28.00 FEET NORTH OF, THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 482.75 FEET TO THE WEST LINE OF SAID LOT 2 AND TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21; THENCE BEARING NORTH 00°43'17" WEST, ALONG THE WEST LINE OF SAID LOT 2 AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, A DISTANCE OF 435.20 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, SAID CORNER BEING DISTANT 1314.90 FEET WESTERLY OF SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21; THENCE BEARING NORTH 00°44'01" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, A DISTANCE OF 1313.03 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21; THENCE BEARING NORTH 88°59'51" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, A DISTANCE OF 1313.99 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 54.56 ACRES, MORE OR LESS.



ERNEST CANTU JR. P.S. NO. 1407  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

**GOVERNING BODY CERTIFICATE:**

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BRANDON J. WHIPPLE MAYOR

ATTENT:

JAMIE BUSTER CITY CLERK

**TRANSFER RECORD:**

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

KELLY B. ARNOLD COUNTY CLERK

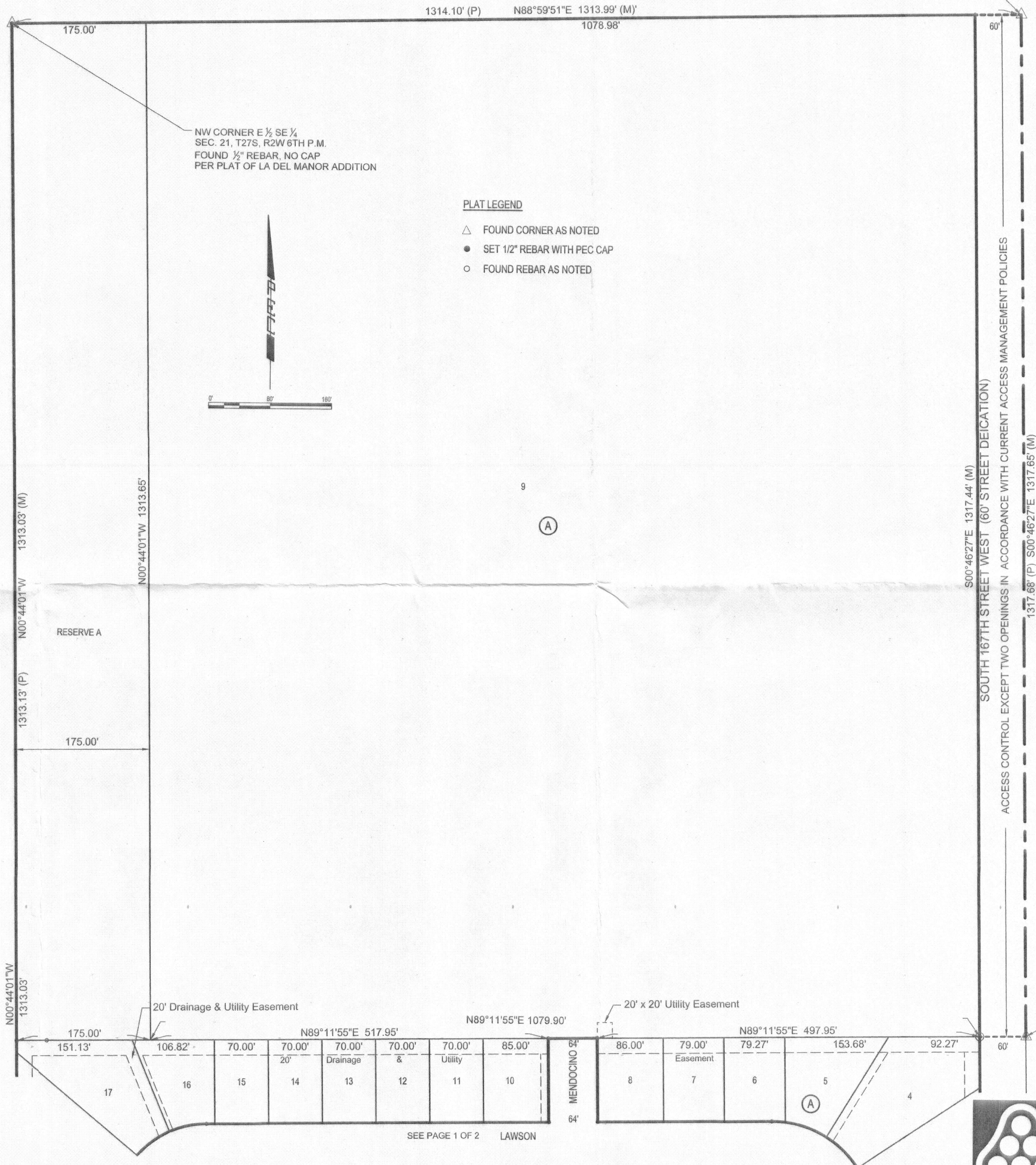
**REGISTER OF DEEDS CERTIFICATE:**

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 \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

TONYA BUCKINGHAM REGISTER OF DEEDS

KENLY ZEHRING DEPUTY

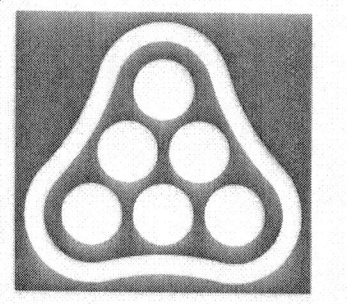


**PLAT LEGEND**

- △ FOUND CORNER AS NOTED
- SET 1/2" REBAR WITH PEC CAP
- FOUND REBAR AS NOTED

SOUTH 167TH STREET WEST (60' STREET DEDICATION)  
ACCESS CONTROL EXCEPT TWO OPENINGS IN ACCORDANCE WITH CURRENT ACCESS MANAGEMENT POLICIES

NE CORNER SE 1/4 SE 1/4 SEC. 21, T27S, R2W 6TH P.M.  
SET 1/2" REBAR, 24" LONG, WITH PLASTIC I.D. CAP  
STAMPED "PEC CLS 65"



**PEC**  
PROFESSIONAL ENGINEERING CONSULTANTS  
303 SOUTH TOPEKA  
WICHITA, KS 67202  
316-262-2691 www.pec1.com