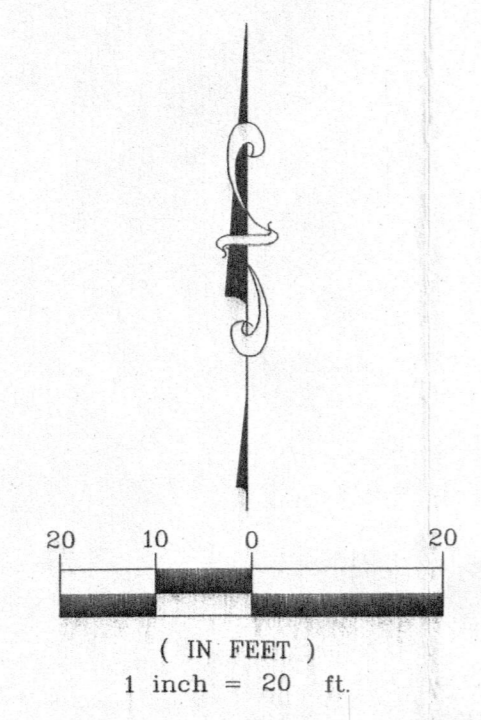
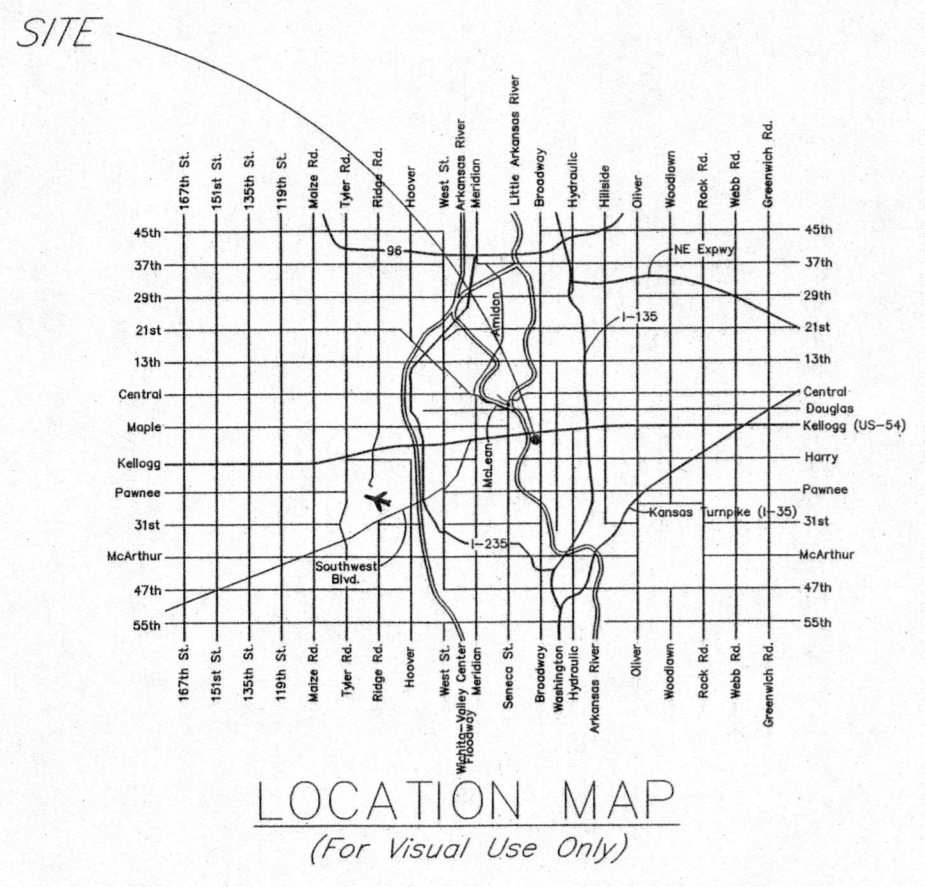


Cortez Addition  
 Wichita, Sedgwick County, Kansas

Part of the NE 1/4, Section 29, Township 27 South, Range 1 East



- Legend
- (M) - Measured
  - (P) - Platted
  - (D) - Described
  - (C) - Calculated
  - (CM) - Calculated Measured
  - ⊕ - R4 (set) KEMPA
  - - Set Concrete Nail
  - ⊗ - Found R5 Cap
  - - Found 3/4" Iron Pipe
  - - Calculated Point

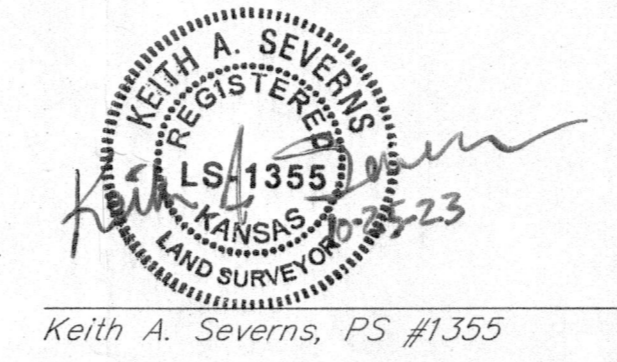
State of Kansas }  
 County of Sedgwick } SS

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 1st day of August, 2023 and the accompanying preliminary 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 in the Northeast Quarter of Section 29, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning 716.6 feet South and 30 feet West of the Northeast corner of said Northeast quarter; thence South to a point, which point is 826.9 feet South and 30 feet West of the Northeast corner of said Northeast Quarter; thence West parallel with the North line of said Northeast Quarter, a distance of 140 feet; thence North parallel to the East line of said Northeast Quarter to a point which is 716.6 feet South and 170 feet West of the Northeast corner of said Northeast Quarter; then East 140 feet to the place 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, 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 a Lot and a Block to be known as Cortez Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. 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 of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. 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.

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 \_\_\_\_\_, 2023.

At the Direction of the City Council.

Brandon J. Whipple, Mayor

Jamie Buster, City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Kelly B. Arnold, County Clerk

By: Miguel Roman Cortez 10/23/2023  
 Miguel Roman Cortez, Owner Date

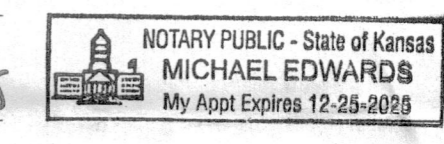
State of Kansas }  
 County of Sedgwick } SS

State of Kansas }  
 County of Sedgwick } SS

This instrument was acknowledged before me on this 25<sup>th</sup> day of October, 2023, by Miguel Roman Cortez.

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_\_M, and is duly recorded.

Notary Public



My Commission Expires: 12-25-2025

Tonya Buckingham, Register of Deeds

Kenly Zehring, Chief Deputy

State of Kansas }  
 City of Wichita } SS

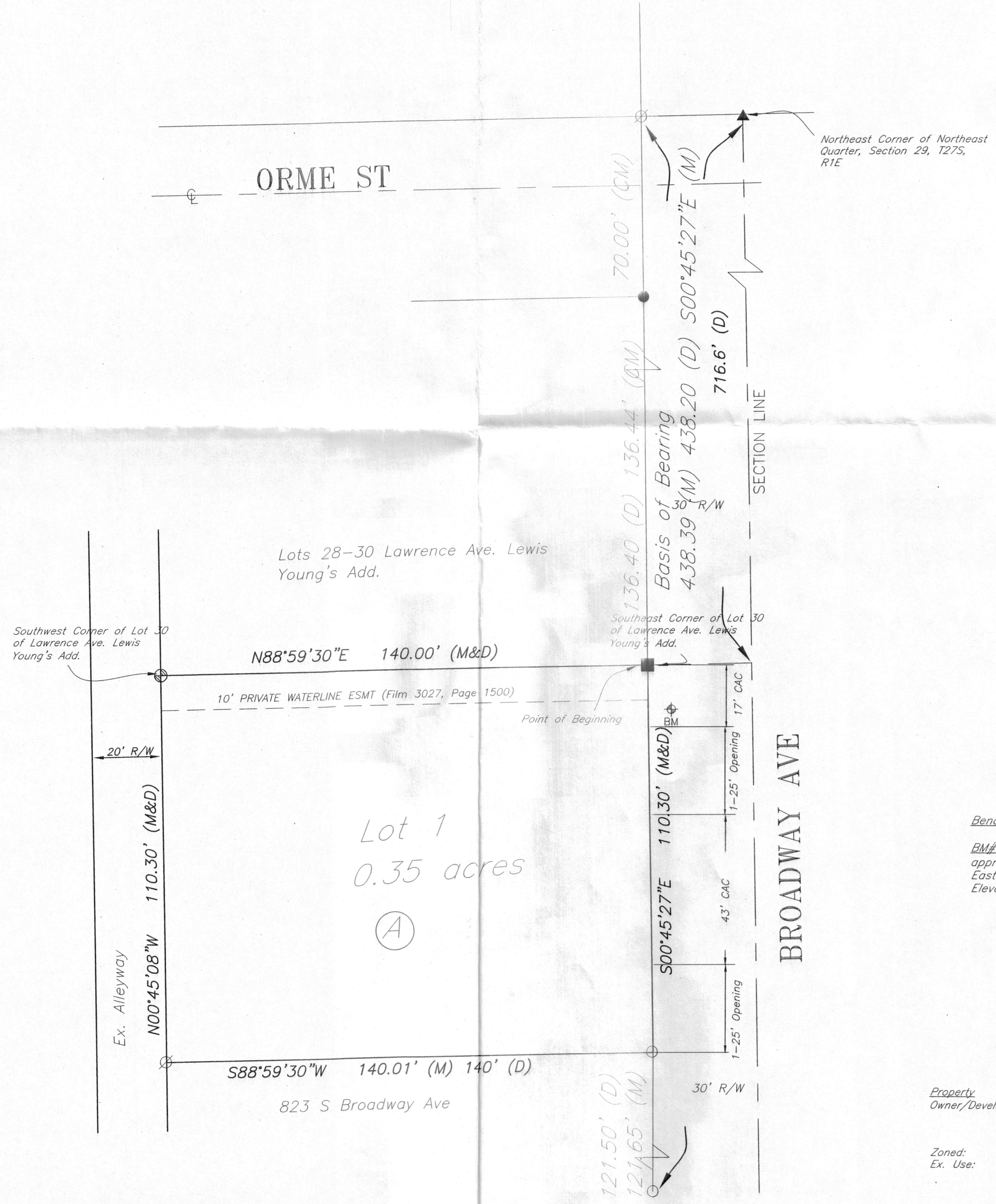
This plat of the Cortez Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Robert Dool, Chair

Scott A. Wadle, Secretary

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



Benchmarks:  
 BM#1: Cross in Square-Cut approx. 12.7' South and 6.95' East of NE Property Corner Elevation = 1294.58

Property Owner/Developer: Miguel Roman Cortez, 1021 S Topeka Ave, Wichita, KS, 67211-2349  
 Zoned: LC Limited Commercial Use  
 Ex. Use: VACANT

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