

HERRERA FIRST ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



SURVEYOR'S CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

I, Chad R. Abbott, in aforesaid State and County, do hereby certify that we have surveyed and platted "HERRERA FIRST ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed described as:

That part of the Northeast Quarter of the Southeast Quarter of Section 16, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at the southeast corner of the Northeast Quarter of said Southeast Quarter; thence N 00°00'00" E along the east line of the Northeast Quarter of said Southeast Quarter, 212.11 feet; thence N 90°00'00" W, 60.00 feet; thence S 62°30'06" W, 180.38 feet; thence S 00°00'00" W, 128.32 feet to a point on the south line of the Northeast Quarter of said Southeast Quarter, said point being 220.00 feet west of the southeast corner of the Northeast Quarter of said Southeast Quarter; thence S 89°52'06" E, along the south line of the Northeast Quarter of said Southeast Quarter, 220.00 feet to the point of beginning, EXCEPT the east 40 feet thereof, AND EXCEPT the south 30 feet thereof.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

Chad R. Abbott, P.S. #1340
Abbott Land Survey

OWNER'S CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

Know all men by these presents that we the undersigned owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into a lot, block, and streets the same to be known as "HERRERA FIRST ADDITION", Wichita, Sedgwick County, Kansas. 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 and Utilities Department. 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 Street Right-of-Way along S. Hydraulic Avenue is hereby dedicated to and for the use of the public. Access control as shown on the face of the plat is hereby granted to the appropriate governing body. In accordance with the Stormwater Manual a drainage plan has been developed for the plat and all drainage easements, rights-of-ways, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

Raymundo Herrera

NOTARY CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Raymundo Herrera, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year above written.

Notary Public

PLANNING COMMISSION CERTIFICATE

State of Kansas)
) SS
City of Wichita)

This plat of "HERRERA FIRST 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 _____, 20____.

Robert Dool, Chair

Scott A. Wadle, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 20____.

Lily Wu, Mayor City Of Wichita

Jamie Buster, City Clerk

DEPUTY COUNTY SURVEYOR CERTIFICATE

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 20____.

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

TRANSFER RECORD

Entered on transfer record this _____ day of _____, 20____.

Kelly B. Arnold, County Clerk

REGISTER OF DEEDS CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

This is to certify that this instrument has been filed for record in the office of the Register of Deeds, this _____ day of _____, 20____ at _____ o'clock _____ M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

Benchmark:
Set "D"
Face of Inlet
EL=1271.50 (NAVD88)

- LEGEND**
- (C) Calculated
 - (CRP) Calculated per Record Plat (Hidden Glen Add)
 - (RP) Record Plat (Hidden Glen Add)
 - (D) Described
 - (M) Measured
 - (P) Platted
 - (R) Record (Quarter Section Map)
 - Set 1/2"x24" Rebar with PS#1340 Cap
 - Found 3/4" Iron Pipe
 - ∇ Found Chiseled "v"
 - ⊙ Calculated Point
 - △ Found 1/2" Rebar (Baughman)
 - ✕ Found Chiseled "+"
 - ⊗ Found 1/2" Rebar (Record Monument) in Thimble
 - ▲ Found 1/2" Rebar (Origin Unknown)

Note:
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 the recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

Date of Field Work: April 24, 2023
Date of Preparation: October 2, 2023

