

# J & S ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

PART OF THE SW 1/4 OF THE SE 1/4, SECTION 21, T28S, R1-E

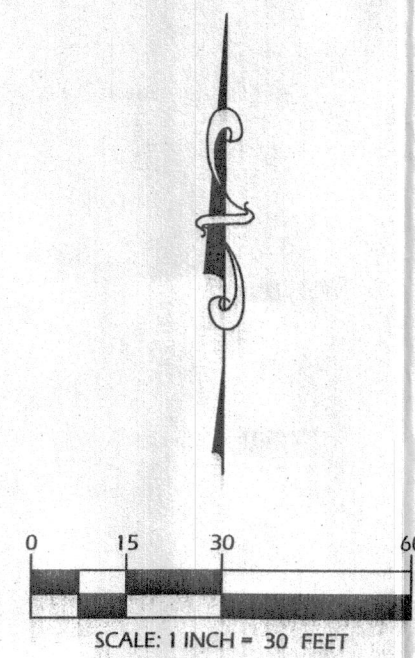
### LEGEND

- (P) Platted
- (M) Measured
- (CM) Calculated per Measured Info
- 1/2" Rebar w/ Schwab Eaton cap (Found)
- ⊗ 1/2" Rebar w/ Baughman cap (Found)
- ◇ 1/2" Iron Pipe (Found)
- ⊕ 1/2" Iron Pipe in Thimble (Found)
- ⊞ 3/8" Iron Pipe in Thimble (Found)
- ⊙ 1/2" Rebar (set) KEMPA
- ⊙ Calculated Point

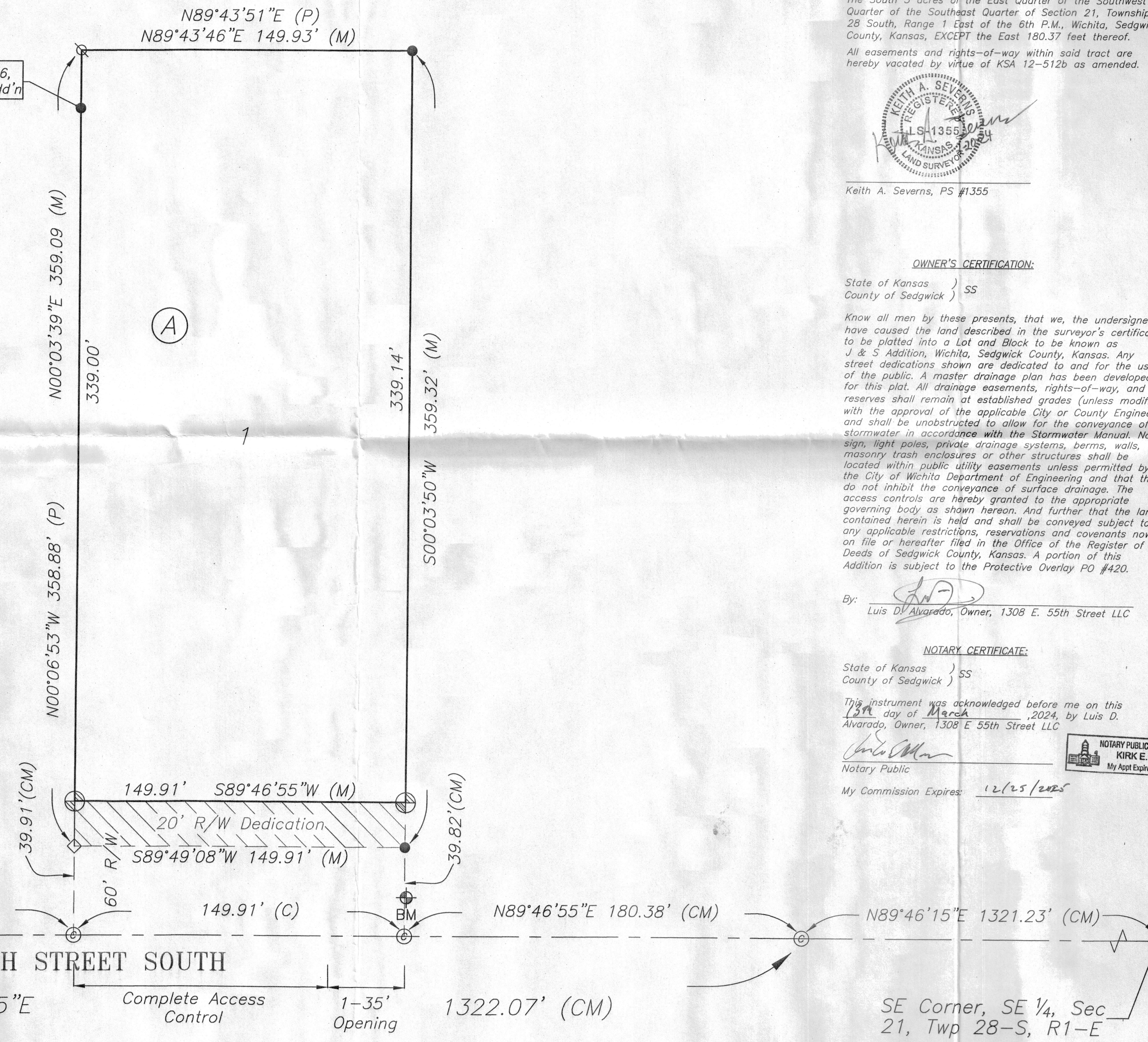
### BENCHMARK

Mag Nail in asphalt on the North side of East 55th Street South, approx. 42 feet South of the Southeast corner of J & S Addition

Elevation = 1268.01 (NAVD-88)



SE Corner of Lot 16,  
Block D, Rivendale Add'n



SW Corner, SE 1/4, Sec 21, Twp 28-S, R1-E

### SURVEYOR'S CERTIFICATION:

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 30th day of November, 2023 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:

The South 3 acres of the East Quarter of the Southwest Quarter of the Southeast Quarter of Section 21, Township 28 South, Range 1 East of the 6th P.M., Wichita, Sedgwick County, Kansas, EXCEPT the East 180.37 feet thereof. All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b as amended.

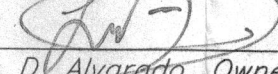


Keith A. Severns, PS #1355

### OWNER'S CERTIFICATION:

State of Kansas )  
 County of Sedgwick ) SS

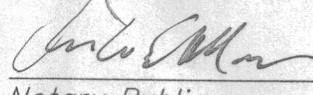
Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and Block to be known as J & S Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. A master 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. A portion of this Addition is subject to the Protective Overlay PO #420.

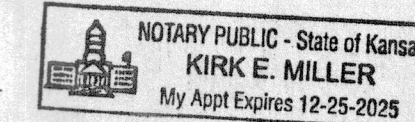
By:   
 Luis D. Alvarado, Owner, 1308 E. 55th Street LLC

### NOTARY CERTIFICATE:

State of Kansas )  
 County of Sedgwick ) SS

This instrument was acknowledged before me on this 12th day of March, 2024, by Luis D. Alvarado, Owner, 1308 E 55th Street LLC

  
 Notary Public

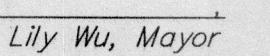


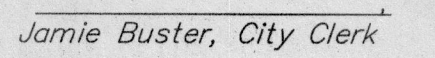
My Commission Expires: 12/25/2025

### GOVERNING BODY CERTIFICATE:

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_ day of \_\_\_\_\_, 2024.

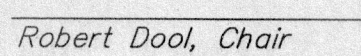
At the Direction of the City Council:

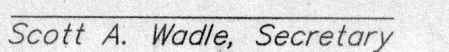
  
 Lily Wu, Mayor

  
 Jamie Buster, City Clerk

### PLANNING COMMISSION CERTIFICATE:

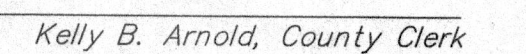
This plat of J & S Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this \_\_\_ day of \_\_\_\_\_, 2023, Wichita-Sedgwick County Metropolitan Area Planning Commission.

  
 Robert Daal, Chair

  
 Scott A. Wadle, Secretary

### TRANSFER RECORD:

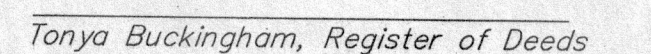
Entered on transfer record this \_\_\_ day of \_\_\_\_\_, 2024.

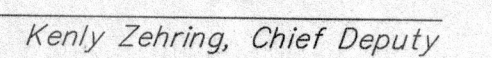
  
 Kelly B. Arnold, County Clerk

### REGISTER OF DEEDS CERTIFICATE:

State of Kansas )  
 County of Sedgwick ) SS

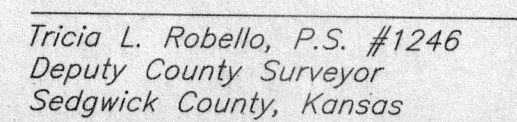
This is to certify that this plat has been filed for record in the Office of the Register of Deeds this \_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_ M; and is duly recorded.

  
 Tonya Buckingham, Register of Deeds

  
 Kenly Zehring, Chief Deputy

### COUNTY SURVEYOR'S CERTIFICATION:

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2024.

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

PROJ # 23210 DATE: 2.13.2024

