

# SWANEY FARM ADDITION

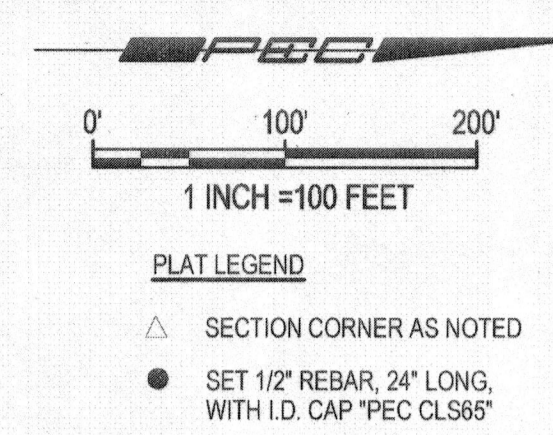
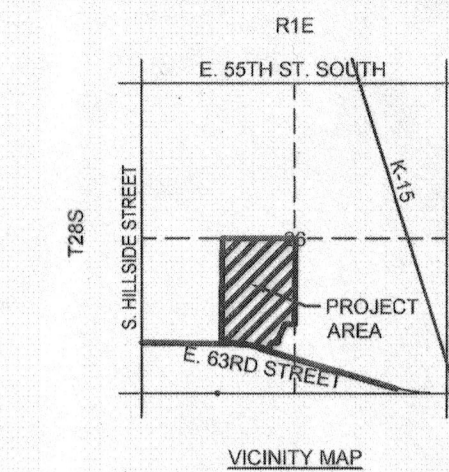
## CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

### FINAL PLAT

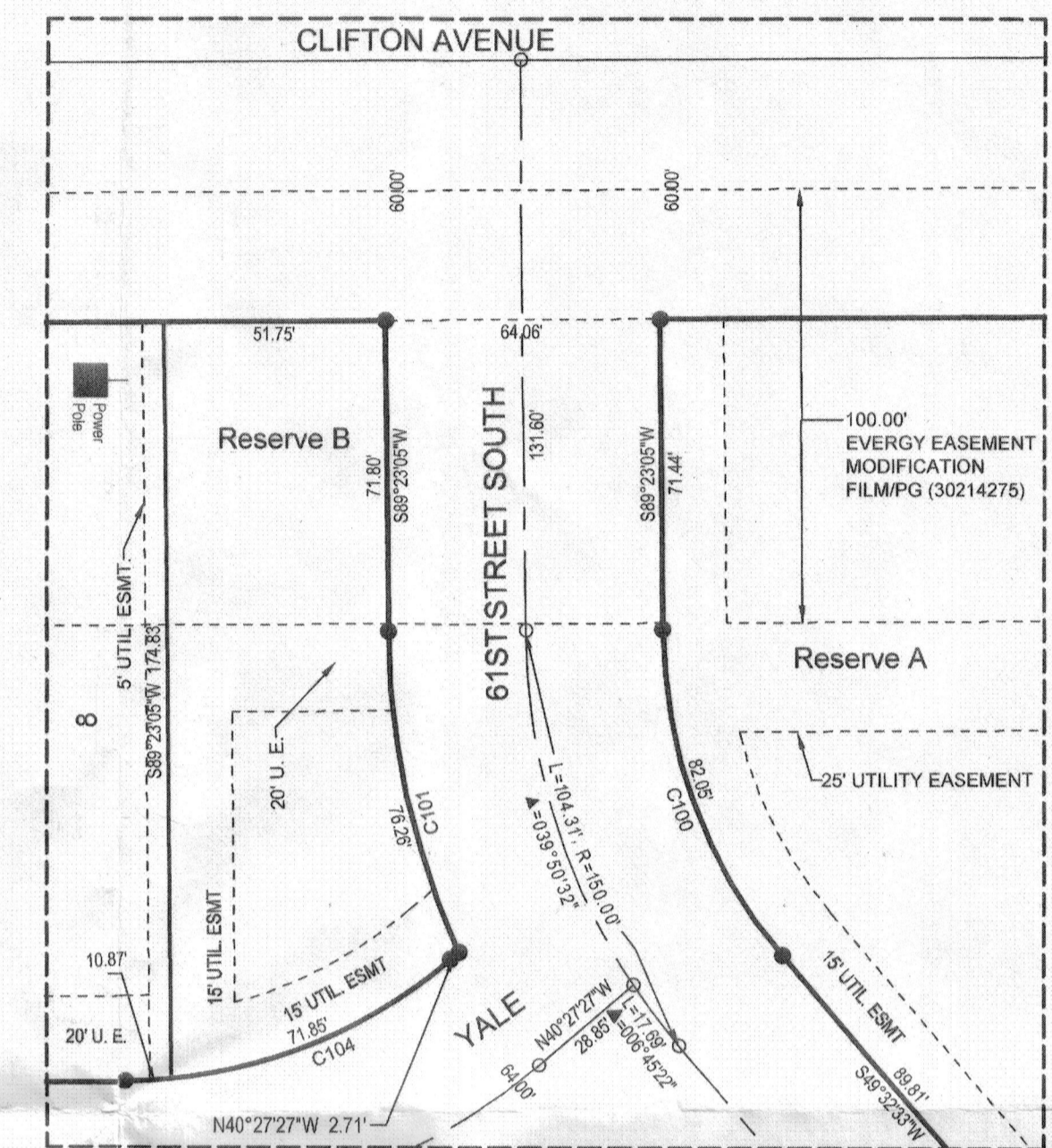
MINIMUM PAD TABLE

MINIMUM OPENING (BFE + 2')

LOCATION	MINIMUM OPENING (BFE + 2')
BLOCK A, LOTS 1-6	1261.6
BLOCK B, LOTS 1-3	1261.6
BLOCK C, LOTS 1-4	1262.8
BLOCK C, LOTS 5-7	1263.5
BLOCK C, LOTS 9-11	1263.8
BLOCK D, LOTS 1-4, 7	1261.6
BLOCK E, LOTS 11-12	1264.9
BLOCK E, LOTS 13-14	1264.7
BLOCK E, LOT 15	1264.4
BLOCK E, LOT 16	1264.0
BLOCK E, LOT 17	1263.8
BLOCK E, LOT 18	1263.7
BLOCK E, LOT 19	1263.6
BLOCK E, LOT 20	1263.5
BLOCK E, LOTS 21-23	1264.9
BLOCK F, LOT 1	1264.7
BLOCK F, LOT 2	1264.3
BLOCK F, LOTS 15-16	1264.6
BLOCK F, LOTS 17-18	1265.0
BLOCK G, LOTS 1-3	1265.0



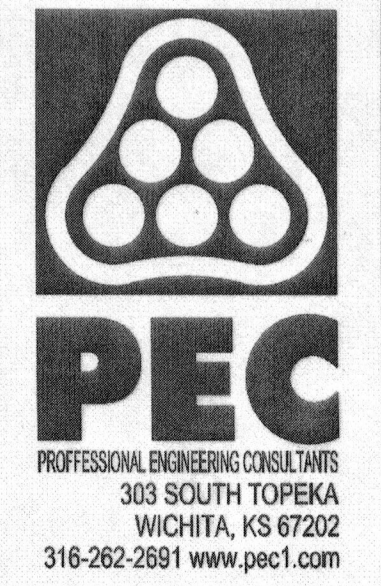
**BENCH MARK**  
 BENCHMARK 202 - CHISELED X ON CURB STORM DRAIN ON THE SE SIDE OF CLIFTON AND 63RD.  
 ELEV. = 1259.36 (NAVD88)  
 THENCE N00°17'28\"/>



**CURVE TABLE**

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C100	118.00'	39°50'32"	82.05	80.41'	N69°27'48"E
C101	182.00'	24°00'25"	76.26	75.70'	N77°22'52"E
C102	207.00'	39°50'32"	143.94	141.06'	S69°27'49"W
C103	143.00'	39°50'32"	99.44	97.45'	S69°27'49"W
C104	118.00'	40°10'00"	82.72	81.04'	N20°22'27"W
C105	182.00'	38°50'48"	123.39	121.04'	N19°42'50"W
C106	154.00'	28°13'23"	75.86	75.09'	S14°43'37"E
C107	96.00'	28°13'23"	47.29	46.81'	S14°43'37"E
C108	179.00'	24°19'50"	76.01	75.44'	S77°13'10"W
C109	121.00'	22°27'34"	47.43	47.13'	S78°09'18"W
C110	121.00'	61°46'37"	130.46	124.24'	S69°43'37"E
C111	179.00'	61°46'37"	193.00	183.79'	S69°43'37"E
C112	225.00'	61°46'37"	242.60	231.02'	S69°43'37"E
C113	96.00'	90°00'00"	150.80	135.76'	N44°23'05"E
C114	154.00'	90°00'00"	241.90	217.79'	N44°23'05"E
C115	74.00'	89°40'32"	115.82	104.38'	N44°32'49"E
C116	132.00'	89°40'32"	206.60	186.15'	N44°32'49"E
C117	309.00'	22°54'56"	123.59	122.76'	S79°09'27"E
C118	251.00'	22°54'56"	100.39	99.72'	S79°09'27"E
C119	71.00'	16°36'48"	20.63	20.66'	N76°01'23"W
C120	129.00'	19°19'25"	43.51	43.30'	N77°21'41"W

SAVED 2/23/2024 2:26:23 PM BY BILL SEXSON  
PLOTTED 2/23/2024 2:26:44 PM BY BILL SEXSON  
UNWICHITA-CIVIL\2020\00605\001\PECDRAWINGS\PLAT\200605-001 SWANEY FARM ADDITION-2-22-2023.DWG



# SWANEY FARM ADDITION

## CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

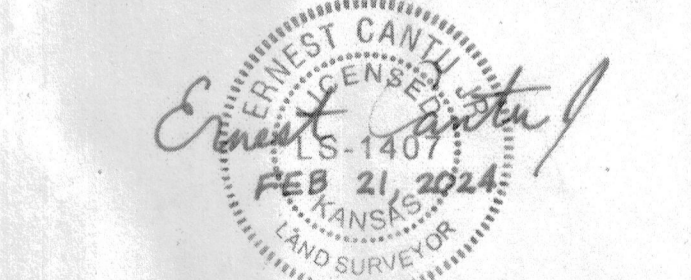
### FINAL PLAT

**CERTIFICATE OF SURVEY:**

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

ON THIS 21<sup>ST</sup> DAY OF FEBRUARY, 2024, WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CL965), IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED, SWANEY FARM ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, RESERVES 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 AS:

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; EXCEPT THAT PART DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 844.2 FEET; THENCE SOUTHEASTERLY, 845.1 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 550.74 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST 550.74 FEET TO BEGINNING; AND EXCEPT THAT PART DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 455 FEET; THENCE WITH AN ANGLE TO THE RIGHT OF 91°00' A DISTANCE OF 415 FEET; THENCE WITH AN ANGLE TO THE RIGHT OF 39°30' A DISTANCE OF 340 FEET; THENCE WITH AN ANGLE TO THE LEFT OF 120°30' A DISTANCE OF 170 FEET; THENCE WITH AN ANGLE TO THE RIGHT OF 54°00' A DISTANCE OF 105 FEET; THENCE WITH AN ANGLE TO THE RIGHT OF 60°00' A DISTANCE OF 80 FEET; THENCE WITH AN ANGLE TO THE RIGHT OF 51°00' A DISTANCE OF 115 FEET; THENCE WITH AN ANGLE TO THE LEFT OF 90°00' A DISTANCE OF 60 FEET; THENCE WITH AN ANGLE TO THE RIGHT OF 31°30' A DISTANCE OF 275 FEET; THENCE WITH AN ANGLE TO THE RIGHT OF 63°30' A DISTANCE OF 171.5 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 1179.6 FEET, MORE OR LESS, TO BEGINNING; AND EXCEPT THAT PART DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AT AN ASSUMED BEARING OF N 0°00'00" E, A DISTANCE OF 644.2 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE N 0°00'00" E ON SAID WEST LINE, A DISTANCE OF 92.29 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF 63RD STREET SOUTH, AS DESCRIBED ON FILM 264, PAGE 1145; THENCE N 89°57'01" E, ON SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 93.75 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2231.83 FEET, THROUGH A CENTRAL ANGLE OF 15°53'08", A DISTANCE OF 618.76 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE S 74°09'53" E ON SAID TANGENT, A DISTANCE OF 46.35 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 8°31'51", MAKING A BEARING OF S 85°38'02" E, A DISTANCE OF 101.12 FEET; THENCE A DEFLECTION ANGLE TO THE LEFT OF 8°31'51" MAKING A BEARING OF S 74°09'53" W, A DISTANCE OF 27.60 FEET, MORE OR LESS, TO THE WEST LINE OF THE RIGHT-OF-WAY DESCRIBED ON FILM 264, PAGE 1149; THENCE ON SAID WEST RIGHT-OF-WAY LINE WITH AN INTERIOR ANGLE TO THE LEFT OF 105°02'52", MAKING A BEARING OF S 0°47'15" W, A DISTANCE OF 170.24 FEET; THENCE SOUTHERLY, A DISTANCE OF 415 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AT A POINT 455 FEET WEST FROM THE SOUTHWEST CORNER OF SAID QUARTER; THENCE WESTERLY ON SAID SOUTH LINE, A DISTANCE OF 309.74 FEET, MORE OR LESS, TO A POINT 550.74 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTHWESTERLY, A DISTANCE OF 845.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; MORE PARTICULARLY, AS ORIGINALLY PREPARED AND DESCRIBED BY ERNEST CANTU JR., P.S.#1407, ON JANUARY 9, 2023, DESCRIBED AS: A TRACT OF LAND COMMENCING AT A 1-INCH IRON PIPE, HELD FOR THE POSITION OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE BEARING NORTH 00°17'28" WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26 (WITH SAID BEARING OF SAID LINE BASED ON THE KANSAS REGIONAL COORDINATE SYSTEM, ZONE 17 - WICHITA, WITH ALL BEARINGS HEREINAFTER RELATIVE THERETO), A DISTANCE OF 737.13 FEET TO THE POINT OF BEGINNING; THENCE BEARING NORTH 89°39'36" EAST, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF THE RIGHT OF WAY FOR CLIFTON AVENUE, AS RECORDED IN ROAD RECORD BOOK A, PAGE 51, DATED NOVEMBER 1870, ON FILE AT THE DEPARTMENT OF PUBLIC WORKS, SEDGWICK COUNTY, KANSAS, AND TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY FOR 63RD STREET AS RECORDED IN RIGHT OF WAY AGREEMENT AT FILM 264, PAGE 1145, ON SEPTEMBER 7, 1977, AS DOCUMENT NO. 347700 AT THE REGISTER OF DEEDS OFFICE, SEDGWICK COUNTY, KANSAS; THENCE CONTINUING BEARING NORTH 89°39'36" EAST ALONG THE SOUTH LINE OF SAID RIGHT OF WAY AGREEMENT FOR 63RD STREET PER SAID FILM 264, PAGE 1145, A DISTANCE OF 63.75 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2231.83 FEET, HAVING A CENTRAL ANGLE OF 9°33'32", AND HAVING A CHORD WHICH BEARS SOUTH 85°33'38" EAST WITH A CHORD LENGTH OF 371.91 FEET, THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE SOUTH LINE OF SAID RIGHT OF WAY AGREEMENT FOR 63RD STREET PER SAID FILM 264, PAGE 1145, AN ARC DISTANCE OF 372.34 FEET TO THE WESTERLY POINT OF STREET RIGHT OF WAY FOR 63RD STREET, AS RECORDED IN EASEMENT FOR RIGHT OF WAY AT FILM 2557, PAGE 2138, ON OCTOBER 24, 2002, AS DOCUMENT NO. 2136285 AT SAID REGISTER OF DEEDS OFFICE; THENCE CONTINUING EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF THE PREVIOUS CURVE, ALONG A CURVE TO THE RIGHT, SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2231.83 FEET, HAVING A CENTRAL ANGLE OF 6°19'34", AND HAVING A CHORD WHICH BEARS SOUTH 77°37'05" EAST WITH A CHORD LENGTH OF 246.29 FEET, ALONG THE SOUTH LINE OF SAID RIGHT OF WAY AGREEMENT PER SAID FILM 264, PAGE 1145, AND ALONG THE NORTH LINE OF SAID EASEMENT FOR RIGHT OF WAY PER SAID FILM 2557, PAGE 2138, AN ARC DISTANCE OF 246.42 FEET; THENCE BEARING SOUTH 74°27'18" EAST ALONG A LINE TANGENT FROM SAID CURVE, ALONG THE SOUTH LINE OF SAID RIGHT OF WAY AGREEMENT PER SAID FILM 264, PAGE 1145, AND ALONG THE NORTH LINE OF SAID EASEMENT FOR RIGHT OF WAY PER SAID FILM 2557, PAGE 2138, A DISTANCE OF 46.35 FEET TO A POINT OF DEFLECTION COMMON IN SAID RIGHT OF WAY LINES; THENCE BEARING SOUTH 85°59'27" EAST ALONG THE SOUTH LINE OF SAID RIGHT OF WAY AGREEMENT PER SAID FILM 264, PAGE 1145, AND ALONG THE NORTH LINE OF SAID EASEMENT FOR RIGHT OF WAY PER SAID FILM 2557, PAGE 2138, A DISTANCE OF 101.12 FEET TO THE EASTERLY POINT OF SAID EASEMENT FOR RIGHT OF WAY PER SAID FILM 2557, PAGE 2138; THENCE LEAVING THE RIGHT OF WAY LINE PER SAID FILM 2557, PAGE 2138, BEARING SOUTH 74°27'18" EAST ALONG THE SOUTH LINE OF SAID RIGHT OF WAY AGREEMENT FOR 63RD STREET PER SAID FILM 264, PAGE 1145, A DISTANCE OF 27.60 FEET TO THE WEST LINE OF THE RIGHT OF WAY FOR 63RD STREET AS RECORDED IN RIGHT OF WAY AGREEMENT AT FILM 264, PAGE 1149, ON SEPTEMBER 7, 1977, AS DOCUMENT NO. 347701 AT SAID REGISTER OF DEEDS OFFICE; THENCE LEAVING THE RIGHT OF WAY LINE PER SAID FILM 264, PAGE 1145, BEARING SOUTH 00°34'11" WEST, ALONG SAID WEST LINE OF THE RIGHT OF WAY FOR 63RD STREET PER SAID FILM 264, PAGE 1149, A DISTANCE OF 170.17 FEET (DESCRIBED IN SAID FILM 264, PAGE 1149, AS 170.24 FEET) TO THE SOUTH CORNER OF SAID RIGHT OF WAY AGREEMENT FOR 63RD STREET PER SAID FILM 264, PAGE 1149, AND TO THE NORTHWEST LINE OF A PERMANENT EASEMENT FOR CHANNEL CHANGE AS RECORDED AT FILM 263, PAGE 1523, ON SEPTEMBER 1, 1977, AS DOCUMENT NO. 347019 AT SAID REGISTER OF DEEDS OFFICE; THENCE BEARING NORTH 39°53'11" EAST, ALONG THE SOUTHEAST LINE OF SAID RIGHT OF WAY AGREEMENT FOR 63RD STREET PER SAID FILM 264, PAGE 1149, AND TO THE SOUTHWEST CORNER OF SAID RIGHT OF WAY AGREEMENT FOR 63RD STREET PER SAID FILM 264, PAGE 1145, AND TO THE NORTH LINE OF SAID PERMANENT EASEMENT FOR CHANNEL CHANGE PER SAID FILM 263, PAGE 1523, AND TO THE SOUTHWEST CORNER OF SAID RIGHT OF WAY AGREEMENT FOR 63RD STREET PER SAID FILM 264, PAGE 1149, AND LEAVING THE PERMANENT EASEMENT FOR CHANNEL CHANGE PER SAID FILM 263, PAGE 1523, CONTINUING BEARING NORTH 39°53'11" EAST, ALONG THE EAST LINE OF SAID RIGHT OF WAY AGREEMENT FOR 63RD STREET PER SAID FILM 264, PAGE 1145, AND ALONG THE WEST LINE OF SAID RIGHT OF WAY AGREEMENT FOR 63RD STREET PER SAID FILM 264, PAGE 219, A DISTANCE OF 159.55 FEET TO A POINT OF DEFLECTION COMMON TO SAID FILM 264, PAGE 1145, AND SAID FILM 264, PAGE 219; THENCE BEARING NORTH 80°36'49" WEST, A DISTANCE OF 170.00 FEET TO A POINT OF DEFLECTION COMMON TO SAID FILM 264, PAGE 1145, AND SAID FILM 264, PAGE 219; THENCE BEARING NORTH 26°36'49" WEST, A DISTANCE OF 30.83 FEET TO THE NORTH LINE OF THE RIGHT OF WAY FOR 63RD STREET COMMON TO SAID FILM 264, PAGE 1145, AND SAID FILM 264, PAGE 219; THENCE BEARING NORTH 26°36'49" WEST, A DISTANCE OF SAID RIGHTS OF WAY PER SAID FILM 264, PAGE 1145, AND PER SAID FILM 264, PAGE 219, CONTINUING BEARING NORTH 26°36'49" WEST, ALONG THE WEST LINE OF SAID RIGHT OF WAY AGREEMENT FOR 63RD STREET PER SAID FILM 264, PAGE 216, A DISTANCE OF 74.17 FEET TO A DEFLECTION IN THE WEST LINE OF SAID RIGHT OF WAY AGREEMENT PER SAID FILM 264, PAGE 216; THENCE BEARING NORTH 33°23'11" EAST, ALONG THE WEST LINE OF SAID RIGHT OF WAY AGREEMENT FOR 63RD STREET PER SAID FILM 264, PAGE 216, A DISTANCE OF 80.00 FEET TO THE NORTH LINE OF SAID RIGHT OF WAY AGREEMENT PER SAID FILM 264, PAGE 216; THENCE BEARING NORTH 84°23'11" EAST, ALONG THE NORTH LINE OF SAID RIGHT OF WAY AGREEMENT FOR 63RD STREET PER SAID FILM 264, PAGE 216, A DISTANCE OF 115.00 FEET; THENCE, LEAVING SAID RIGHT OF WAY AGREEMENT FOR 63RD STREET PER SAID FILM 264, PAGE 216, BEARING NORTH 05°36'49" WEST, A DISTANCE OF 60.00 FEET; THENCE BEARING NORTH 25°53'11" EAST, A DISTANCE OF 275.00 FEET; THENCE BEARING NORTH 89°23'11" EAST, A MEASURED DISTANCE OF 171.72 FEET (DESCRIBED IN DEED AS 171.5 FEET, MORE OR LESS) TO A POINT ON THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 26, SAID POINT BEING DISTANT N00°13'12"W, 1179.62 FEET FROM A 1/2-INCH REBAR HELD FOR THE POSITION OF THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26; THENCE BEARING NORTH 00°13'12" WEST, ALONG SAID EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, A DISTANCE OF 1465.09 FEET TO A 1/2-INCH REBAR, 24 INCHES LONG, WITH PLASTIC I.D. CAP STAMPED "PEC CL965" SET FOR THE POSITION OF THE NORTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26; THENCE BEARING SOUTH 83°23'08" WEST, ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, A DISTANCE OF 1288.77 FEET TO THE EAST LINE OF THE EXISTING RIGHT OF WAY FOR CLIFTON AVENUE, AS RECORDED IN SAID ROAD RECORD BOOK A, PAGE 51; THENCE CONTINUING BEARING SOUTH 89°23'08" WEST, ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, A DISTANCE OF 30.00 FEET TO A CHISELED CROSS IN THE TOP OF A 3-INCH BEARING SOUTH 89°23'08" WEST, ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26; THENCE BEARING SOUTH 00°17'28" EAST, ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, A DISTANCE OF 1908.16 FEET TO THE POINT OF BEGINNING; SUBJECT TO EXISTING STREET RIGHT OF WAY FOR CLIFTON AVENUE ON THE WEST 30 FEET THEREOF, PER ROAD RECORD BOOK A, PAGE 51, DATED NOVEMBER 1870, ON FILE AT SEDGWICK COUNTY PUBLIC WORKS; SUBJECT TO EXISTING STREET RIGHTS OF WAY FOR 63RD STREET ON THE SOUTH, (1) PER RIGHT OF WAY AGREEMENT AT FILM 264, PAGE 1145, RECORDED SEPTEMBER 7, 1977, AS DOCUMENT NO. 347700 AT THE REGISTER OF DEEDS OFFICE, SEDGWICK COUNTY, KANSAS, (2) AND ALSO PER RIGHT OF WAY AGREEMENT AT FILM 264, PAGE 1149, RECORDED SEPTEMBER 7, 1977, AS DOCUMENT NO. 347701 AT SAID REGISTER OF DEEDS OFFICE, (3) AND ALSO PER EASEMENT FOR RIGHT OF WAY AT FILM 2526, PAGE 768, RECORDED SEPTEMBER 10, 2002, AS DOCUMENT NO. 2120535 AT SAID REGISTER OF DEEDS OFFICE; SAID TRACT OF LAND CONTAINING 56.312 GROSS ACRES, MORE OR LESS, AND CONTAINING 51.655 NET ACRES, MORE OR LESS, EXCLUSIVE OF EXISTING RIGHTS OF WAY FOR CLIFTON AVENUE AND 63RD STREET, END OF DESCRIPTION.



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

**OWNER'S CERTIFICATION AND DEDICATION:**

THIS IS TO CERTIFY THAT I, THE OWNER 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, RESERVES AND STREETS, TO BE KNOWN AS SWANEY FARM ADDITION TO 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 63RD STREET AND CLIFTON AVENUE ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, EXCEPT THAT THERE SHALL BE TWO ACCESS OPENINGS ONTO CLIFTON AVENUE AS DEPICTED.

UTILITY EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED TO THE PUBLIC. DRAINAGE EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE PURPOSES AND ARE HEREBY GRANTED TO THE PUBLIC. DRAINAGE & UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE PURPOSES AND PUBLIC UTILITIES ARE HEREBY GRANTED TO THE PUBLIC.

NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, 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 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 & UTILITY DEPARTMENT.

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.

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

RESERVES "A" AND "E" ARE HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, STORM WATER DETENTION (OUTSIDE LIMITS OF EVERY EASEMENTS), LANDSCAPING, ENTRY MONUMENTS, SIGNS, UTILITIES CONFINED TO EASEMENTS AND SIDEWALKS. RESERVE "C" IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, STORMWATER, DETENTION, LANDSCAPING, BERMS, UTILITIES CONFINED TO EASEMENTS AND SIDEWALKS. RESERVE "D" IS HEREBY PLATTED FOR OPEN SPACE, CLUBHOUSE, PRIVATE PARK, LANDSCAPING, UTILITIES CONFINED TO EASEMENTS AND SIDEWALKS. RESERVE "B" IS HEREBY PLATTED FOR OPEN SPACE, LANDSCAPING, ENTRY MONUMENT, UTILITIES CONFINED TO EASEMENTS AND SIDEWALKS. RESERVES "A" THROUGH "E" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATED TO BE FORMED.

NO REGRADING WITHIN ABUTTING RIGHTS-OF-WAY SHALL BE ALLOWED WITH THE CONSTRUCTION OF THE BERMS ALLOWED WITHIN THE RESERVE C AND E. THE BERMS CANNOT IMPACT ACCESS TO OR BURY MANHOLES, WATER VALVES AND/OR WATER METERS.

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

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

**MINIMUM PAD TABLE**

LOCATION	MINIMUM OPENING (BFE + 2')
BLOCK A, LOTS 1-6	1261.6
BLOCK B, LOTS 1-3	1261.6
BLOCK C, LOTS 1-4	1261.6
BLOCK C, LOTS 5-7	1262.8
BLOCK C, LOTS 9-11	1263.5
BLOCK C, LOTS 12-14	1263.8
BLOCK D, LOTS 1-4, 7	1261.6
BLOCK E, LOTS 11-12	1264.9
BLOCK E, LOTS 13-14	1264.7
BLOCK E, LOT 15	1264.4
BLOCK E, LOT 16	1264.4
BLOCK E, LOT 17	1264.0
BLOCK E, LOT 18	1263.8
BLOCK E, LOT 19	1263.7
BLOCK E, LOT 20	1263.6
BLOCK E, LOTS 21-23	1263.5
BLOCK F, LOT 1	1264.9
BLOCK F, LOT 23	1264.7
BLOCK F, LOTS 15-16	1264.3
BLOCK F, LOTS 17-18	1264.8
BLOCK G, LOTS 1-3	1265.0

OWNER: ERIC GILBERT

*[Signature]*  
 ERIC GILBERT

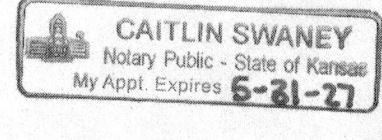
**NOTARY CERTIFICATE:**

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>nd</sup> DAY OF February 2024, BY ERIC GILBERT OWNER OF THE PROPERTY DESCRIBED.

*[Signature]* \_\_\_\_\_ NOTARY PUBLIC

MY APPOINTMENT EXPIRES 5/31/27



**PLANNING COMMISSION CERTIFICATE:**

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

\_\_\_\_\_, CHAIR  
 ROBERT DOOL

\_\_\_\_\_, SECRETARY  
 SCOTT A. WADLE

**COUNTY SURVEYOR'S CERTIFICATE**

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

**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 \_\_\_\_\_, 2024.

\_\_\_\_\_, MAYOR  
 LILY WU

ATTEST:  
 \_\_\_\_\_ CITY CLERK  
 JAMIE BUSTER

**TRANSFER RECORD:**

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_, COUNTY CLERK  
 KELLY B. ARNOLD

**REGISTER OF DEEDS CERTIFICATE:**

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

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 \_\_\_\_\_, 2024.

\_\_\_\_\_, REGISTER OF DEEDS  
 TONYA BUCKINGHAM

\_\_\_\_\_, DEPUTY  
 KENLY ZEHRING

SAVED 2/22/2024 9:33:28 AM BY BILL SEXSON  
 PLOTTED 2/22/2024 9:35:25 AM BY BILL SEXSON  
 U:\WICHITA-CIVIL\2020\02060605\001\PEC\DRAWINGS\PLAT\2020605-01 SWANEY FARM ADDITION-2-22-2023.DWG

