

Final Plat
 Rock Island 4th Addition

NW 1/4 Section 21 Township 27 South Range 1 East
 of the 6th P.M.

Wichita, Sedgwick County, Kansas

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 12th day of February, 2024 and the accompanying 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:

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 Rock Island 4th 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 unabstracted to allow for the conveyance of storm water in accordance to 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 herein. 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 _____, 2024.

At the Direction of the City Council.

Lily Wu, Mayor

Jamie Buster, City Clerk

Entered on transfer record this ____ day of _____, 2024.

Kelly B. Arnold, County Clerk

LEGAL DESCRIPTION

Beginning at a point 248 feet South and 361 feet West of the Northeast corner of the Northwest Quarter of Section 21, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence S 00°06'08" W along the West line of Mosley Avenue, 137 feet; thence S 89°21'56" W, 115.82 feet to the East line of Rock Island Ave; thence N 01°28'40" W along said East line, 138.07 feet; thence N 89°52'09" E, 119.55 feet to the point of beginning, EXCEPT the north 0.66 feet thereof,

AND TOGETHER WITH

A Vacated portion of existing Right-of-Way more particularly described as:

Beginning at a point 248 feet South and 361 feet West of the Northeast corner of the Northwest Quarter of Section 21, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence N 88°57'03" E a distance of 30.61 feet; thence S 01°03'47" W a distance of 136.73 feet thence S 89°21'56" W a distance of 30.83 feet; thence N 00°06'08" E a distance of 137.00 feet to the point of beginning, EXCEPT the North 0.66 feet thereof.

All public easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b as amended.

Mosley Rock Island Land Co LLC

By: _____ Date _____
 John Belford, Manager
 Mosley Rock Island Land Co LLC

State of Kansas }
 County of Sedgwick } SS

This instrument was acknowledged before me on this ____ day of _____, 2024, by John Belford, Manager, Mosley Rock Island Land Co LLC.

Notary Public

My Commission Expires: _____

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 ____ o'clock ____ M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Chief Deputy

Keith A. Severns, PS #1355

Legend

- (M) - Measured
- (P) - Platted
- (D) - Described
- (C) - Calculated
- (CM) - Calculated Measured
- - 1/2" Rebar (Baughman)
- > - V-Notch (Found)
- ⊙ - Calculated Point
- △ - 1/2" Rebar (Unreadable)
- ∅ - 1/2" Rebar
- × - Cross (Found)
- ⊗ - Cross (Set)
- ∇ - V-Notch (Set)
- ⊕ - Magnail (Set)

State of Kansas }
 City of Wichita } SS

This plat of the Rock Island 4th 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 _____, 2024.

Robert Dool, Chair

Scott A. Wadle, Secretary

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

Benchmarks:

BM#1:
 North Rim of KG&E Manhole
 approx. 16.9 feet West and 14.03
 feet South of Southwest Property
 Corner
 Elev. = 1298.37

