

# M. Davenport Addition Wichita, Sedgwick County, Kansas

Part of the NE 1/4, Section 32, Township 26 South, Range 1 East

- LEGEND**
- (D) = Described
  - (M) = Measured
  - = Set KEMPA R4 (1/2") Rebar
  - = 1/2" Iron
  - ⊗ = Found R4 (1/2") Rebar - Armstrong

**Benchmarks**

BM #1: North rim of SSMH approx. 59.76 feet East and 1.90 feet South of Southeast property corner.  
 Elevation= 1317.37 NAVD 88

BM #2: Valve box approx. 52.02 feet East and 48.11 feet North of Northeast Property Corner.  
 Elevation= 1317.40 NAVD 88

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 8th day of May, 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.

**LEGAL DESCRIPTION**

That part of the Northeast Quarter (NE 1/4) Section 32, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as commencing 354 feet North and 30 feet East of the Southwest corner of said NE 1/4; thence along an assumed bearing of N00°59'18"W being parallel with the West line of said NE 1/4, a distance of 109.32 feet; thence N89°52'49"E parallel with the South line of said NE 1/4, a distance of 205.44 feet for a point of beginning; thence N89°52'49"E parallel with the South line of said NE 1/4, a distance of 193.00 feet; thence S00°59'18"E parallel with the West line of said NE 1/4, a distance of 109.32 feet; thence S89°52'49"W parallel with the South line of said NE 1/4, a distance of 197.00 feet; thence N01°06'27"E, a distance of 109.35 feet to the point of beginning.

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

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 M. Davenport Addition, to Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. 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. A master drainage plan has been developed for the 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. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to such owner's lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate. 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 & Utilities Department.

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

By: \_\_\_\_\_ Date \_\_\_\_\_  
 Michael Davenport

\_\_\_\_\_  
 Deeann Davenport Date \_\_\_\_\_

State of Kansas }  
 County of Sedgwick } SS

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Michael & Deeann Davenport.

\_\_\_\_\_  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

State of Kansas }  
 City of Wichita } SS

This plat of the M. Davenport 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

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

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

