

45TH AVENUE ADDITION
 Wichita, Sedgwick County, Kansas
 Part of the NE 1/4, Section 29, Township 26 South, Range 2 East

- Legend**
- (P) - Platted
 - (D) - Described
 - (C) - Calculated
 - (M) - Measured
 - (CM) - Calculated Measured
 - (RP) - Record Plat
 - ⊙ - Calculated Point
 - ⊕ - 5/8" Rebar (found)
 - ⊗ - 3/4" Iron Pipe (found)
 - ⊗ - 1/2"x24" Rebar with PS#1340 Cap

State of Kansas }
 County of Sedgwick } SS

I, Chad R. Abbott, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this _____ day of _____, 2024 and the accompanying preliminary 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

A tract in the Northeast Quarter of Section 29, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point on the West line of the East half of said Northeast Quarter distant thereon 993.23 feet South of the North line of Government Lot 1; thence East 658.69 feet for the true point of beginning; running thence East 658.69 feet, more or less, to the East line of said Northeast Quarter; thence North 330.79 feet; thence West 658.125 feet; thence South to beginning, except the South 30 feet and the East 40 feet for roads.

All 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 Lots, Blocks, Streets, and Reserves to be known as 45th Avenue Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. Drainage and Utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. Utility easements are hereby granted to the public as indicated for construction and maintenance of all public utilities. 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. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within utility easements unless permitted by the Public Works Department of the appropriate governing body. The access controls are hereby granted to the appropriate governing body as shown hereon. 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. 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 obstructions shall be constructed or placed within the street stubs providing future access to adjacent properties. 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. Reserves A, B, & C are hereby platted for drainage, stormwater detention, landscaping, and utilities confined to easements. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns. Reserves A, B, & C shall be owned and maintained by the 45th Avenue Home Owner's Association.

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

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

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

State of Kansas }
 City of Wichita } SS

This plat of 45TH AVENUE 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 Dool, Chair

 Scott A. Wadle, Secretary

By: _____ Date _____
 Thayer Gheith, Owner
 Elite USA Construction, LLC

State of Kansas }
 County of Sedgwick } SS

This instrument was acknowledged before me on this day of _____, 2024, by _____, Thayer Gheith, Owner, Elite USA Construction, LLC

 Notary Public

My Commission Expires: _____

