CITY HALL – ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES

FINAL TRACING REC'D
RECEIVED AUG 23 2024

# 47TH AND ROCK ADDITION

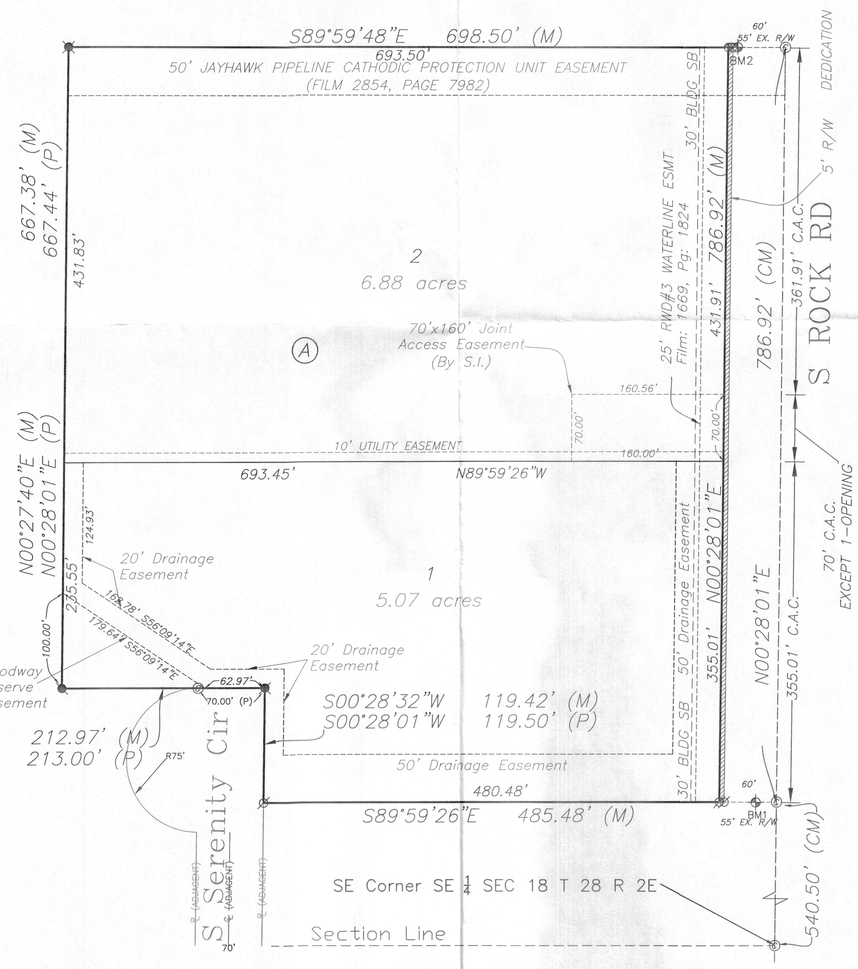
Part of the SE 1/4 of the SE 1/4, of Section 18, Township 28 South, Range 2 East of the 6th P.M, Sedgwick County, Kansas

## Legend

(P) – Platted
(C) – Calculated
(CM) – Calculated Measured
(M) – Measured
C.A.C. – Complete Access Control
– Found R4 (Terra Tech)
– Found R5
– Found R4
– Found R5 Goedecke
– Calculated Point
– Set R4 (KEMPA)

75 37.5 0 75
( IN FEET )
1 inch = 75 ft.

| Minimum Pad Elevation | | |
|---|---|---|
| Lot | Block | Elev NAVD 88 |
| 1 | A | 1375.00 |




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 _____ day of _____, 2023 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

The Southeast Quarter of the Southeast Quarter of Section 18, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract described as follows:
Beginning at the Southeast corner of the Southeast Quarter of said Section 18; thence north on the East line of said Southeast Quarter, a distance of 540.50 feet; thence west, parallel with the South line of said Southeast Quarter, a distance of 540.50 feet; thence south, parallel with the East line of said Southeast Quarter, a distance of 540.50 feet, to the intersection with the South line of said Southeast Quarter; thence east on said South line, a distance of 540.50 feet to the point of beginning, AND EXCEPT a tract described as follows:
Beginning at a point on the South line of the Southeast Quarter of the Southeast Quarter of Section 18, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; said point being 540.50 feet west of the Southeast corner of said Section 18; thence continuing west along the South line of said Southeast Quarter, a distance of 779.73 feet to the Southwest corner of said Southeast Quarter of the Southeast Quarter; thence north 1327.37 feet to the Northwest corner of said Southeast Quarter of the Southeast Quarter; thence east along the North line of said Southeast Quarter of the Southeast Quarter, a distance of 569.88 feet; thence South 667.41 feet; thence East 213 feet; thence South 660 feet to the point of beginning.

_____
Keith A. Severns, PS #1355

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, a Block, and Streets to be known as 47th and Rock Addition, Sedgwick County, Kansas. Any street dedications shown are dedicated to the appropriate governing body. The 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. The utility easement is hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. The floodway easement is for floodway purposes and shall be the responsibility of Lot 1, Block A, 47th and Rock Addition, until such time as the appropriate governing body elects to assume the responsibility of maintenance and improvements to the drainage. A master drainage plan has been developed for this plot. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified for 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. 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. The access controls are hereby granted to the appropriate governing body. 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.

By:_____
Emad Barakeh, Owner, Barakehs LLC — Date

State of Kansas )
County of Sedgwick ) SS

This instrument was acknowledged before me on this _____ day _____ of 2024, by , Emad Barakeh, Owner, Barakehs LLC

_____, Notary Public

My commission expires:_____

Benchmarks:
BM

BM#1:
Magnail pavement approx. 33 feet East of the Southeast property corner of 47th and Rock Addition.

Elevation = 1374.44 (NAVD88)

BM#2:
Railroad Spike in West face of power pole approx. 5 feet East of the Northeast property corner of 47th and Rock Addition.

Elevation = 1379.72 (NAVD88)

State of Kansas )
City of Wichita ) SS

This plat of 47th and Rock Addition, 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.

_____, Chair
Robert Dool

_____, Secretary
Scott A. Wadle

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

State of Kansas )
County of Sedgwick ) SS

This plat of 47th and Rock Addition, Sedgwick County, Kansas has been submitted to and approved by the Board of County Commissioners of Sedgwick County, Kansas. On this_____ day of_____ , 2024.

_____
Ryan Baty, Fourth District, Chairman

_____
Attest: Kelly B. Arnold, County 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 instrument was filed for record in the Register of Deeds Office, at:_on the___ day of _____ , 2024, and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

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

23137 | 47th and Rock Addition — Prepared: 07/10/2024

KEMILLER ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242