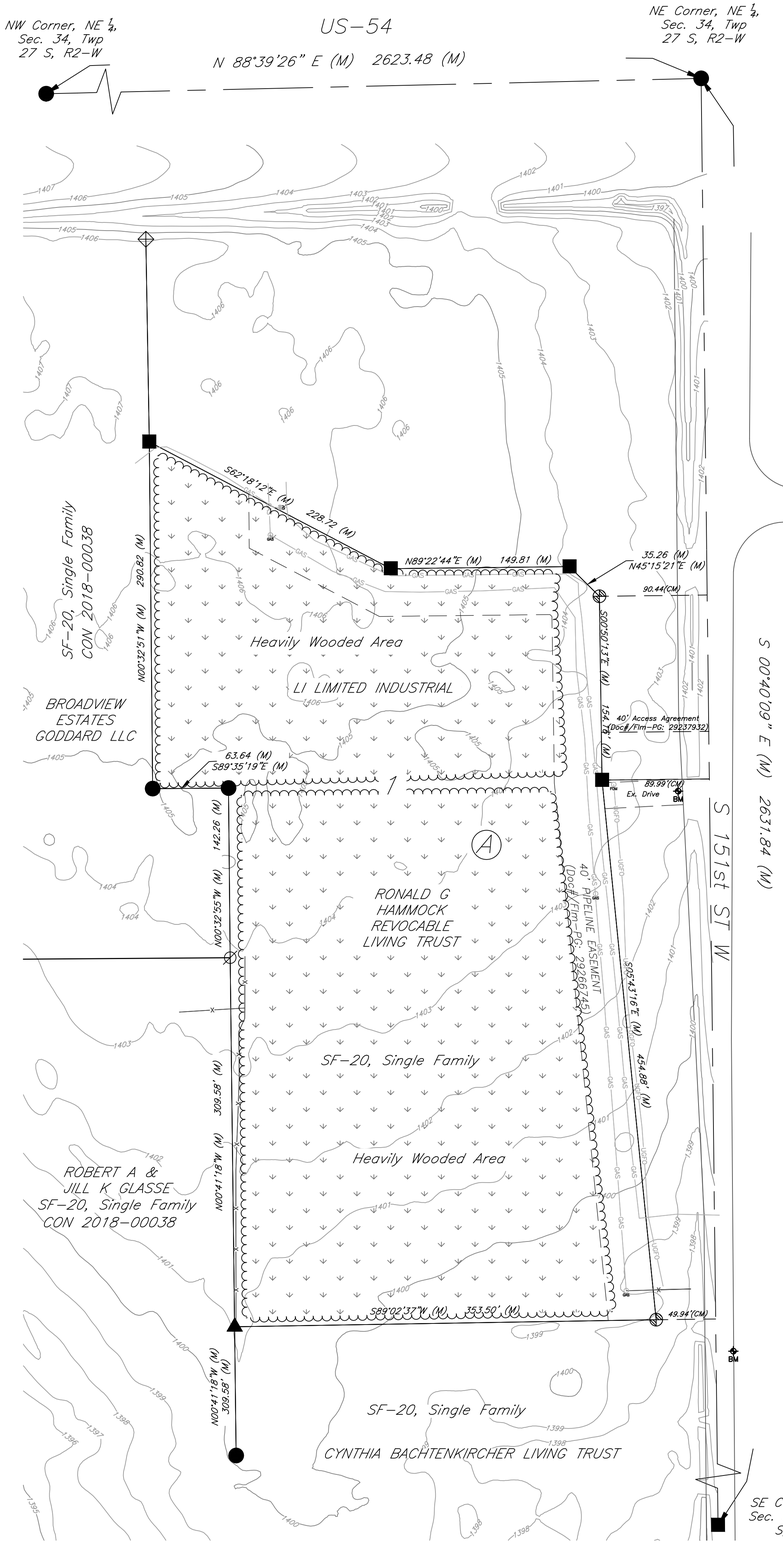

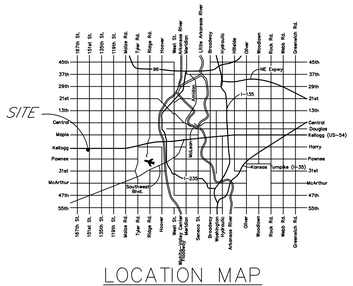

Property

Owner/Developer: Ronald G Hammock Revocable Living Trust
113 N 4th St, Ponca City, OK, 74601–4500

Zoned: LI Limited Industrial, SF–20 Single Family

Ex. Use: VACANT

Benchmarks:

BM#1: Magnail on East side of S 151st St W located approx. 64.8 ft east and 26.4 ft south of the Southeast corner of 151st & Kellogg Storage Condos Addition.
Elev. = 1398.56 (NAVD 88)

BM#2: Magnail in Concrete Joint located approx. 18.5ft East and 443.3 ft north of the Southeast Corner of 151st & Kellogg Storage Condos Addition.
Elev. = 1402.61 (NAVD 88)

Legend

- (M) – Measured
- (P) – Platted
- (D) – Described
- (C) – Calculated
- (CM) – Calculated Measured
- – R4 PEC (FOUND)
- – R4 UNKNOWN (FOUND)
- – R4 KEM PA (SET)
- – R4 ABBOT (FOUND)
- – R5 UNKNOWN (FOUND)
- – R5 ARMSTRONG (FOUND)
- = Tree Line
- = Gas Line
- = Fiber Optic Line
- = Fence Line
- = Gas Marker
- = Fiber Optic Marker
- = Gas Valve
- = Wooded Area

60 30 0 60
(IN FEET)
1 inch = 60 ft.

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 20th day of June, 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 34, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, Described as:

Beginning at the intersection of the South right–of–way line of U.S. Highway 54 and the East line of the Northeast Quarter of said thence West along said highway right–of–way a distance of 291 feet; thence South along said highway right–of–way a distance of 10 feet; thence West along said highway right–of–way a distance of 176 feet; thence South parallel with the East line of said Northeast Quarter, 460 feet; thence East parallel with said highway right of way 467 feet to the East line of said Northeast Quarter; thence North 470 feet to beginning; EXCEPT Beginning at the intersection of the South right–of–way line of U.S. Highway 54 and the East line of the Northeast Quarter of said Section 34; thence West along said South highway right–of–way a distance of 291 feet; thence South along said highway right–of–way a distance of 10 feet; thence West along said highway right–of–way a distance of 176 feet; thence South, parallel with said East line, a distance of 170 feet; thence Southeasterly for a distance of 228.63 feet to a point 405 feet South of the North line of said Northeast Quarter and 265 feet West of said East line; thence East, perpendicular to said East line, a distance of 150 feet; thence Southeasterly for a distance of 35.31 feet to a point 90 feet West of said East line; thence South, parallel with said East line, a distance of 154.39 feet; thence East, parallel with said South highway right–of–way line, to a point on said East line; thence North along said East line a distance of 469.96 feet to the point of beginning.

AND

Beginning 600 feet North of the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 34, thence West a distance of 403.33 feet; thence North a distance of 129 feet; thence East a distance of 403.33 feet; thence South a distance of 129 feet to the point of beginning; EXCEPT Beginning 600 feet North of the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 34, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; thence est, parallel with the North line of said Northeast Quarter, a distance of 78.58 feet; thence Northwesterly for a distance of 129.90 feet to a point 90 feet West of the East line of said Northeast Quarter; thence East, parallel with said North line, a distance of 90 feet to a point on said East line; thence South along said East line a distance of 129 feet to the point of beginning.

AND

Beginning at a point 384 feet North of the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section 34; thence West parallel to the North line of said Northeast Quarter 403.33 feet; thence North on a line parallel to the East line of said Northeast Quarter 216 feet; thence East parallel to the North line of said Northeast Quarter 403.33 feet; thence South along the East line of said Northeast Quarter to the point of beginning; EXCEPT Beginning at a point 384 feet North of the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section 34; thence West, parallel with the North line of said Northeast Quarter, a distance of 59.53 feet; thence Northwesterly for a distance of 216.62 feet to a point 78.58 feet West of the East line of said Northeast Quarter; thence East, parallel with said North line, a distance of 78.58 feet to a point on said East line; thence South along said East line a distance of 216 feet to the point of beginning.

AND

Beginning 276 feet North of the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section 34; thence West along a line parallel to the North line of said Northeast Quarter 403.33 feet; thence North along a line parallel to the East line of said Northeast Quarter 108 feet; thence East along a line parallel to the North line of said Northeast Quarter 403.33 feet; thence South along the East line of said Northeast Quarter 108 feet to the point of beginning; EXCEPT Beginning 276 feet North of the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section 34; thence West, parallel with the North line of said Northeast Quarter, a distance of 50 feet; thence Northwesterly for a distance of 108.31 feet to a point 59.53 feet West of the East line of said Northeast Quarter; thence East, parallel with said North line a distance of 59.53 feet to a point on said East line; thence South along said East line a distance of 108 feet to the point of beginning.

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

Keith A. Severns, PS #1355

One–Step Final Plat
151ST & KELLOGG STORAGE CONDOS ADDITION
Wichita, Sedgwick County, Kansas

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 151st & Kellogg Storage Condos 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 unobstructed 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. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within he subdivision. The access controls are hereby granted to the appropriate governing body as shown hereon. 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.

Ronald G. Hammock Revocable Living Trust.

By: _____
Fred J. Wigley, Trustee Date

State of Kansas)
County of Sedgwick)
SS

This instrument was acknowledged before me on this _____ day of _____, 2024, by Fred J. Wigley, Trustee of Ronald G. Hammock Revocable Living Trust.

_____
Notary Public

My Commission Expires: _____

State of Kansas)
City of Wichita)

This plat of the 151st & Kellogg Storage Condos 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.
Wichita–Sedgwick County Metropolitan Area Planning Commission.

_____
Robert Dool, Chair

_____
Scott A. Wadle, Secretary

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

24051 | Condo Storage Prepared: 08/02/24

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