

MCNEIL FAMILY ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

CERTIFICATE OF SURVEY:

STATE OF KANSAS)
COUNTY OF SEDGWICK)

ON THIS 25TH DAY OF NOVEMBER, 2024, WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS88), IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED MCNEIL FAMILY ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED TO THE BEST KNOWLEDGE AND BELIEF OF THE PROFESSIONAL ASSOCIATION, DESCRIBED AS:

PARCEL 1:
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 15, 17, 19, 21, 23, 25, 27 AND 29, ON WASHINGTON AVENUE, HIBARGER'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

PARCEL 2:
LOTS 12, 14, 16, 18, 20, 22, 24, 26, 28 AND 30, ON MOSLEY AVENUE, HIBARGER'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH THE FOLLOWING-DESCRIBED TRACT: THAT PROPERTY BOUNDED BY A LINE BEGINNING AT A POINT 1.53 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 20, BLOCK 2, PARMENTER'S THIRD ADDITION TO THE CITY OF WICHITA, AND THENCE WEST 117 FEET ALONG THE NORTH LINE OF LOT 30 ON MOSLEY AVENUE, IN HIBARGER'S ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, WHICH LINE IS 388 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 16, TOWNSHIP 27, RANGE 1 EAST, TO A POINT 1.70 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 20, BLOCK 2, PARMENTER'S THIRD ADDITION TO THE CITY OF WICHITA, AND THENCE NORTH 85 FEET, THENCE EAST 117 FEET, THENCE SOUTH 785 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THAT PART OF THE ALLEY ADJOINING THE WEST SIDE OF PARCEL 1 AND ADJOINING THE EAST SIDE OF PARCEL 2.

MORTGAGE CERTIFICATE

WE, KANZA BANK, HOLDER OF A MORTGAGE ON THE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF MCNEIL FAMILY ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

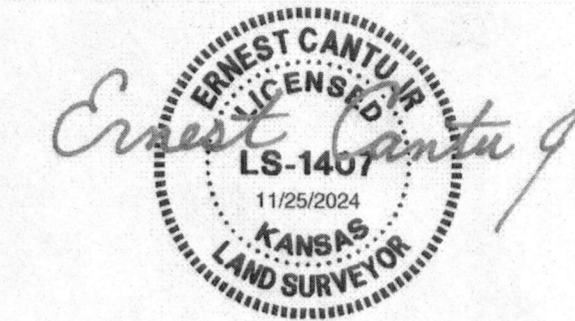
Clark E Boyer, CEO
CLARK E. BOYER, CEO/PRESIDENT

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED ME THIS 2nd DAY OF December, 2024, BY CLARK E. BOYER, CEO/PRESIDENT OF KANZA BANK.

Lexie Mote
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 8/12/25



ERNEST CANTU, JR., P.S. NO. 1407
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

COUNTY SURVEYOR'S CERTIFICATE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 20__.

TRICIA L. ROBELLO, P.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KANSAS

GOVERNING BODY CERTIFICATE:

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 20__.

_____, MAYOR

LILY WU

ATTEST:

_____, DEPUTY CITY CLERK

SHINITA RICE

TRANSFER RECORD:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 20__.

_____, COUNTY CLERK

KELLY B. ARNOLD

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS)
COUNTY OF SEDGWICK)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ O'CLOCK _____ M, ON THIS _____ DAY OF _____, 20__.

_____, REGISTER OF DEEDS

TONYA BUCKINGHAM

_____, DEPUTY

KENLY ZEHRING

OWNER'S CERTIFICATION AND DEDICATION:

THIS IS TO CERTIFY THAT WE, THE OWNERS OF THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO A LOT AND A BLOCK, TO BE KNOWN AS MCNEIL FAMILY ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

ALL EXISTING PUBLIC EASEMENTS, BUILDING SETBACKS, ACCESS CONTROLS, DEDICATED STREETS AND ALL OTHER PUBLIC DEDICATIONS LYING WITHIN THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED TO THE PUBLIC, NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY FENCES, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC EASEMENTS UNLESS A USE OF EASEMENT PERMIT IS OBTAINED FROM THE CITY OF WICHITA PUBLIC WORKS & UTILITIES DEPARTMENT.

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

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 STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL.

OWNER: MCNEIL PROPERTIES, LLC

Brian McNeil
BRIAN MCNEIL, SOLE MEMBER

NOTARY CERTIFICATE:

STATE OF KANSAS)
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November, 2024, BY BRIAN MCNEIL, SOLE MEMBER OF MCNEIL PROPERTIES, LLC, OWNER OF THE PROPERTY DESCRIBED.



Caitlin Swaney
NOTARY PUBLIC

MY APPOINTMENT EXPIRES 6/31/27

PLANNING COMMISSION CERTIFICATE:

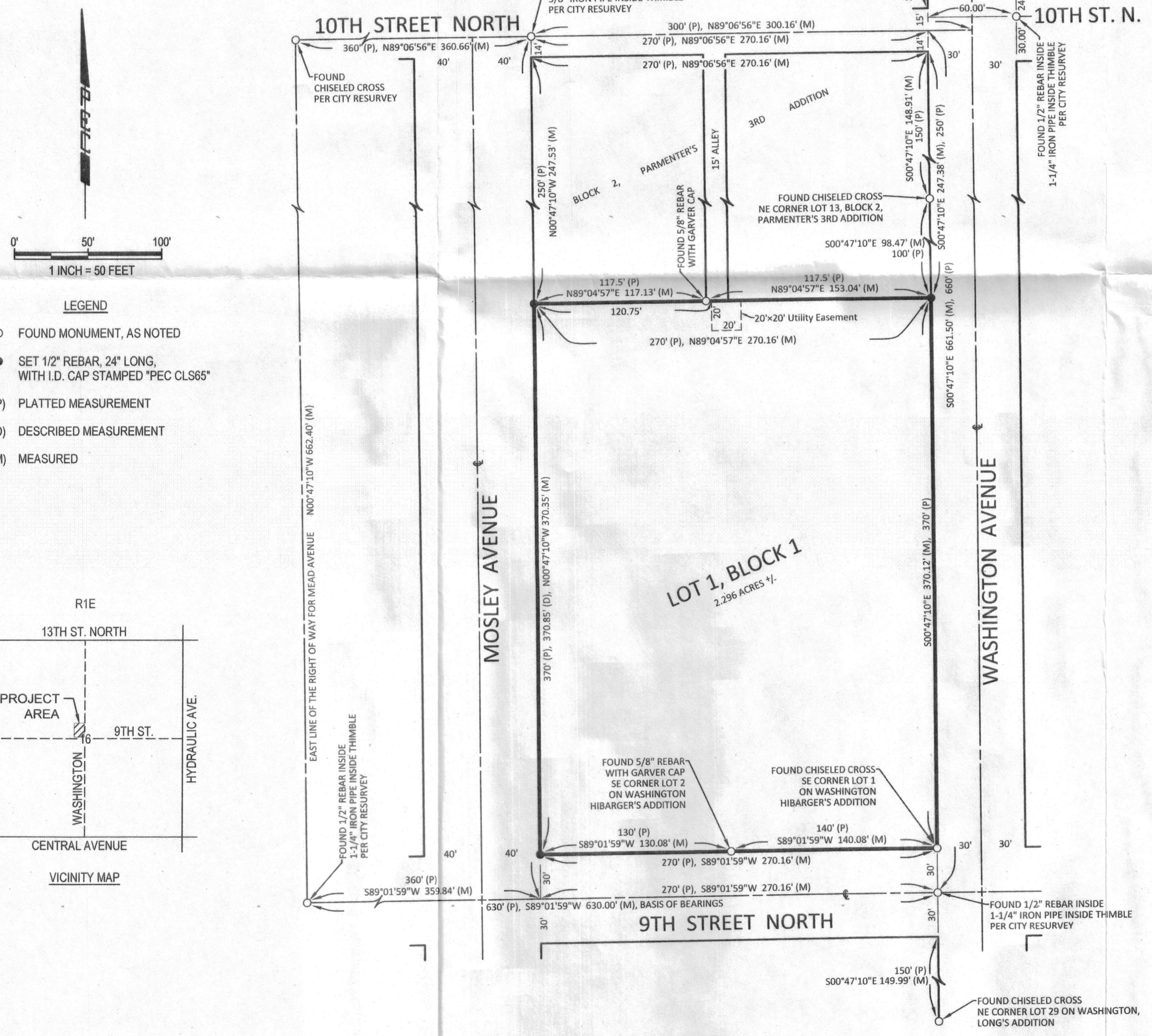
THIS PLAT OF MCNEIL FAMILY ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE _____ DAY OF _____, 2024.

_____, CHAIR

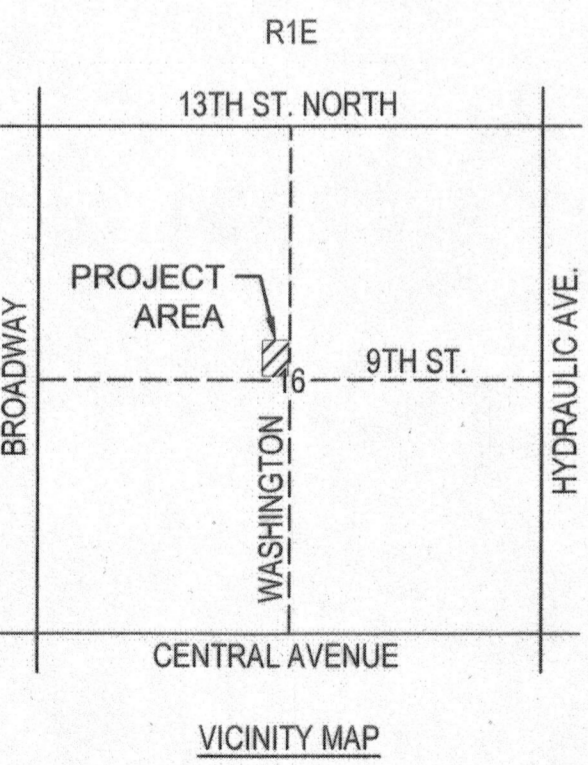
BRYAN K. FRYE

_____, SECRETARY

SCOTT A. WADLE



- LEGEND**
- FOUND MONUMENT, AS NOTED
 - SET 1/2" REBAR, 24" LONG, WITH I.D. CAP STAMPED *PEC CLS85*
 - (P) PLATTED MEASUREMENT
 - (D) DESCRIBED MEASUREMENT
 - (M) MEASURED



SAVED 11/25/2024 10:40:56 AM BY BILL SEXTON
PLOTTED 11/25/2024 10:44:56 AM BY BILL SEXTON
U:\WICHITA-CIVIL\2024\240642\000\2P04_PLANS\030\PLAT\FINAL\240642-000_FINAL_PLAT.DWG

