

Jackson Heights Residences Addition

A Replat of

Jackson Heights Townhomes 2nd Addition

Wichita, Sedgwick County, Kansas

Part of the NE 1/4, Section 22, Township 27 South, Range 2 East

State of Kansas)
County of Sedgwick) SS

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 a Street to be known as Jackson Heights Residences Addition A Replat of Jackson Heights Townhomes 2nd Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. 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. 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. 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. 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.

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2025.

At the Direction of the City Council.

Lily Wu, Mayor

Paul Leeker, City Clerk

Entered on transfer record this _____ day of _____, 2025.

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 _____, 2025, at _____ o'clock _____M, and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Chief Deputy

By: _____ Date
Steve Miller, Owner, Build Wichita, Inc.

By: _____ Date
Steven S. Sullentrop, Pres./CEO Legacy Bank

State of Kansas)
County of Sedgwick) SS

This instrument was acknowledged before me on this _____ day of _____, 2025, by Steve Miller, Owner, Build Wichita, Inc.

Notary Public

My Commission Expires: _____

State of Kansas)
County of Sedgwick) SS

This instrument was acknowledged before me on this _____ day of _____, 2025, by Steven S. Sullentrop, Pres./CEO, Legacy Bank

Notary Public

My Commission Expires: _____

State of Kansas)
City of Wichita) SS

This plat of the Jackson Heights Residences Addition A Replat of Jackson Heights Townhomes 2nd 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 _____, 2025. Wichita-Sedgwick County Metropolitan Area Planning Commission.

Bryan K. Frye, Chair

Scott A. Wadle, Secretary

BENCHMARKS:

SSMH West Rim, Approx. 7.84' North and 18.89' East of South West Property Corner. Elevation: 1364.39 (NAVD-88)

SSMH East Rim, Approx. 7.6' South and 81.38' East of North East Property Corner. Elevation: 1346.29 (NAVD-88)

Magnail, Approx. 151.94' North and 21.59' West of North West Property Corner. Elevation: 1360.39 (NAVD-88)

23044 | Jackson Heights Townhomes 2nd Addition

Prepared: 02/14/25



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

Legend

- ⊙ = SS MH
- ⊙ = SWS MH
- ⊙ = AT&T MH
- ⊙ = AT&T PED
- ⊙ = Fire Hydrant
- ⊙ = Water Valve
- ⊙ = Power Pole
- ⊙ = Overhead Electric
- ⊙ = Sanitary Sewer
- ⊙ = Storm Sewer
- ⊙ = Water Line
- ⊙ = Tree Stump
- ⊙ = Tree
- ⊙ = Steel Post
- ⊙ = Traffic Sign
- (M) - Measured
- (P) - Platted
- (D) - Described
- (C) - Calculated
- (CM) - Calculated Measured
- ⊙ - 3/4" Iron Pin
- ⊙ - 1" Iron Pin
- ⊙ - R4 SRB
- ⊙ - 1/2" Rebar (set) KEMPA

State of Kansas)
County of Sedgwick) SS

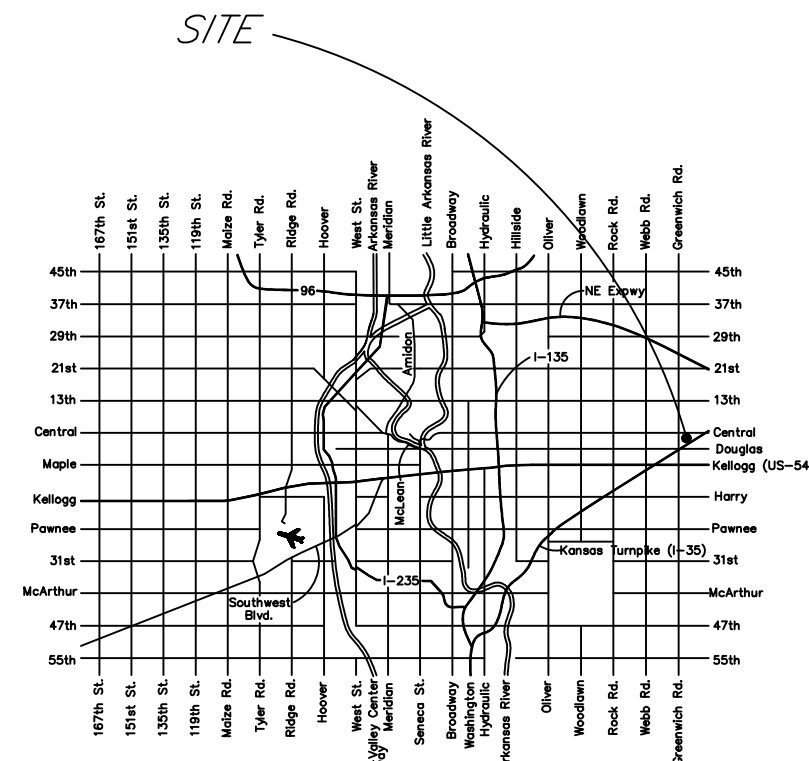
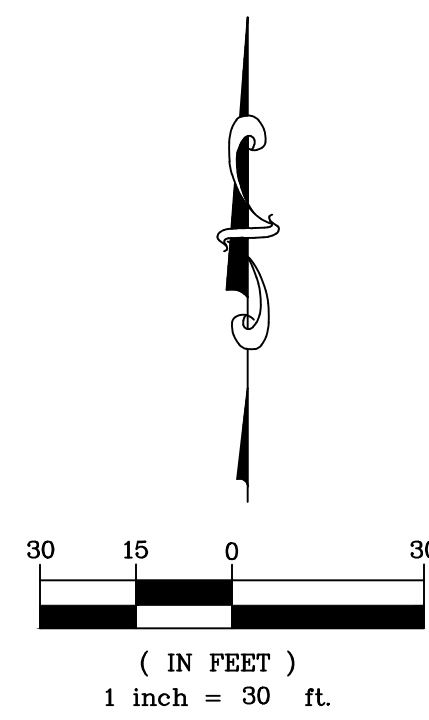
I, Keith A. Severns, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 12th day of February, 2025 and the accompanying preliminary plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

LEGAL DESCRIPTION

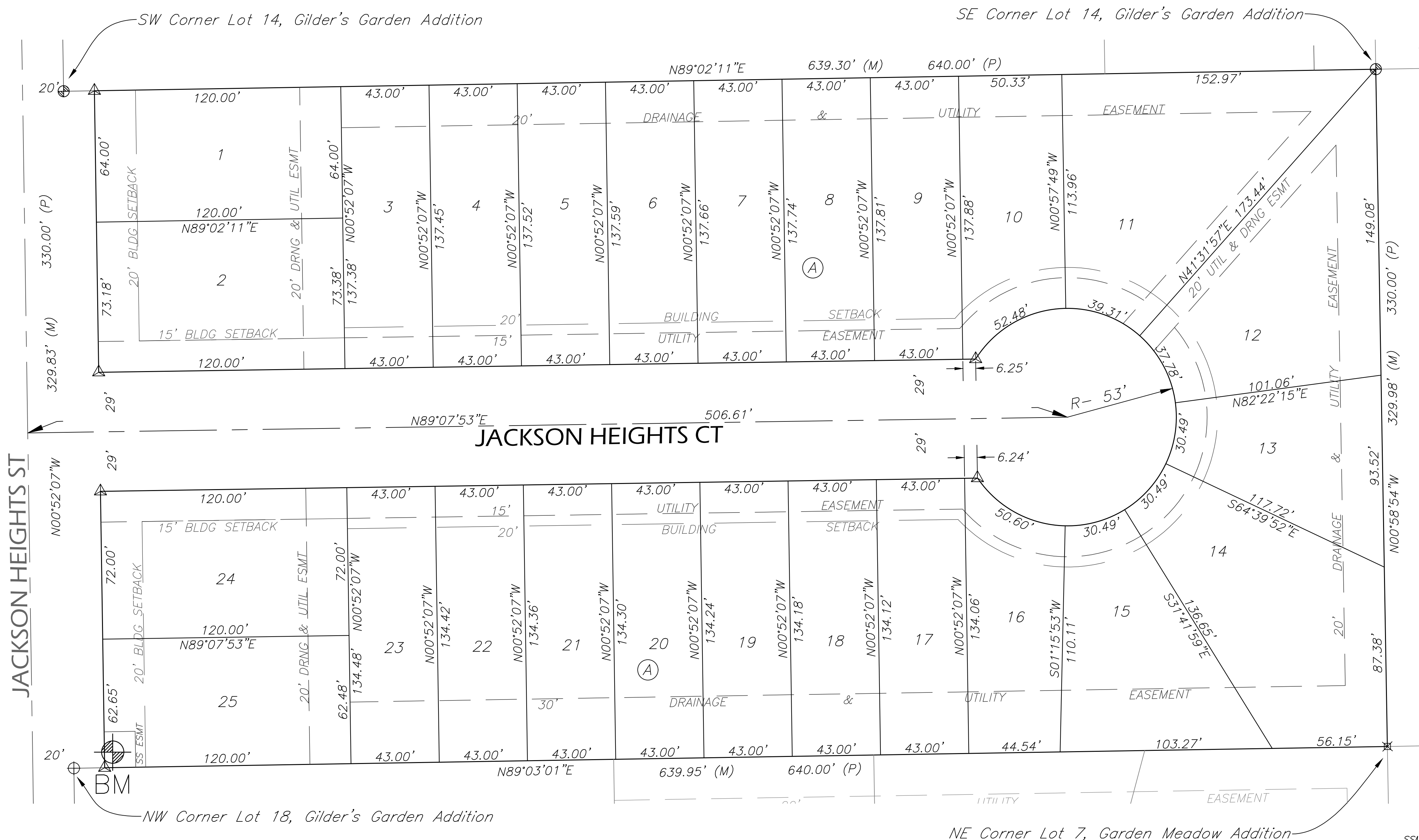
Lots 1-18, Block A Jackson Heights Townhomes 2nd Addition, Sedgwick County, Kansas.

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



LOCATION MAP
(For Visual Use Only)



Note
All interior side yard setbacks are at a distance of 5 feet