

Hydraulic & 47th Addition  
 Wichita, Sedgwick County, Kansas  
 Part of the SW 1/4, Section 15, Township 28 South, Range 1 East

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 Hydraulic & 47th Addition, Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public for the construction and maintenance of all public utilities. Drainage and utility easements are hereby granted to the public for drainage purposes and 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. The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office. 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. Reserves "A" and "B" are hereby reserved for irrigation, landscaping, drainage purposes, open space and utilities as confined to easements. The streets are hereby dedicated to and for the use of the public. The access controls are hereby granted to the appropriate governing body as shown hereon. NOTE: \*The One Opening to Hydraulic is limited to Right-In/Right-Out unless located in the north 40', in which case a Full Movement Opening would be allowed\*. 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.

By: \_\_\_\_\_ Date \_\_\_\_\_  
 Thomas A. Schmeidler, Owner  
 Herr Schmader, LLC

State of Kansas )  
 County of Sedgwick ) SS

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Thomas A. Schmeidler, Owner, Herr Schmader, LLC.

Notary Public \_\_\_\_\_

CITY HALL - ENGINEERING  
 MAIL STOP 1-71  
 Arceli Rosas  
 FOR YOUR FILES  
 City of Wichita ) SS

FINAL TRACING REC'D  
 RECEIVED APR 25 2025

This plat of the Hydraulic & 47th 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.

Bryan K. Frye, 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 \_\_\_\_\_, 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

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 July 27th, 2022 and the accompanying final 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 of land in the Southwest Quarter of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as:

Beginning at the Southwest corner of the Southwest Quarter of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence North 230 feet; thence East 175 feet; thence South 230 feet; thence West to beginning, EXCEPT the West 50 feet thereof and the South 50 feet thereof for street.

AND Beginning 175 feet East of the Southwest corner of the Southwest Quarter of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence North 230 feet; thence East 100 feet; thence South 230 feet; thence West to beginning, EXCEPT the South 50 feet thereof for street.

AND Beginning 275 feet East of the Southwest corner of the Southwest Quarter of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence North 230 feet; thence East 80 feet; thence South 230 feet; thence West to beginning, EXCEPT the South 50 feet thereof for street.

AND Beginning 294 feet North and 50 feet East of the Southwest corner of the Southwest Quarter of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence East 158.7 feet; thence North 161.29 feet; thence West 157.8 feet; thence South 161.29 feet to beginning.

AND Beginning 294 feet North and 208.7 feet East of the Southwest corner of the Southwest Quarter of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence North 541.5 feet to the South line of Fernwood Street; thence East to the West line of Kansas Street; thence South along the West line of Kansas Street to the North line of 46th Street; thence West to beginning.

AND Beginning 207 feet North and 419 feet East of the Southwest corner of the Southwest Quarter of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence North 158.7 feet; thence East 158.7 feet; thence South 161.29 feet; thence West to beginning, EXCEPT the South 50 feet thereof for street.

AND Beginning 207 feet North and 717.1 feet East of the Southwest corner of the Southwest Quarter of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence North along the East line of Minneapolis Street to the South line of Fernwood Street; thence East to the West line of Minneapolis Street; thence Southerly along the West line of Minneapolis Street to a point East of beginning; thence West 234.1 feet to beginning, EXCEPT that part platted as Sooner Addition, an Addition to the City of Wichita, Sedgwick County, Kansas.

AND Beginning 207 feet North and 717.1 feet East of the Southwest corner of the Southwest Quarter of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence North along the East line of Minneapolis Street to the South line of Fernwood Street; thence East 120 feet; thence South 207 feet; thence West to beginning, EXCEPT the South 50 feet thereof for street.

AND Beginning 717.1 feet East of the Southwest corner of the Southwest Quarter of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence North 207 feet; thence East 120 feet; thence South 207 feet; thence West to beginning, EXCEPT the South 50 feet thereof for street.

AND Commencing at the Southwest corner of the Southwest Quarter of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence N0°00'E along the West line of said Southwest Quarter, 230 feet to a point of beginning; thence N89°49'50"E parallel to the south line of said Southwest Quarter, 354.96 feet; thence S0°00'27"E, 64 feet; thence S89°49'50"W parallel to the South line of said Southwest Quarter, 354.97 feet to the point of beginning, EXCEPT the West 50 feet thereof.

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

Keith A. Severns, PS #1355

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 \_\_\_\_\_ M; and is duly recorded.

Tonya Buckingham, Register of Deeds

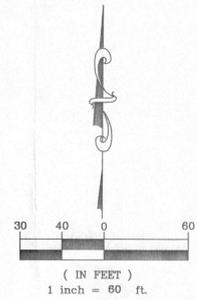
Kenly Zehring, Chief Deputy

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Tricia L. Robello, P.S. #1246  
 Deputy County Surveyor  
 Sedgwick County, Kansas

This Addition is under Protective Overlay #401

- LEGEND
- (M) = Measured
  - (P) = Platted
  - (C) = Calculated
  - (D) = Deeded
  - (CM) = Calculated Measured
  - (CAC) = Complete Access Control
  - = Found (1/2") Rebar - Alpha
  - = Found (5/8") Rebar - Unknown
  - △ = Found (1/2") Rebar - Kaw Valley
  - ⊕ = Found (1/2") Iron Pipe in Thimble
  - ⊕ = Found (1/2") Iron Pipe
  - ⊕ = Found (3/4") Iron Pipe in Thimble
  - ⊕ = Found (1") Iron Pipe
  - ⊙ = Calculated Point
  - ⊕ = Set (1/2") Rebar - KEMPA



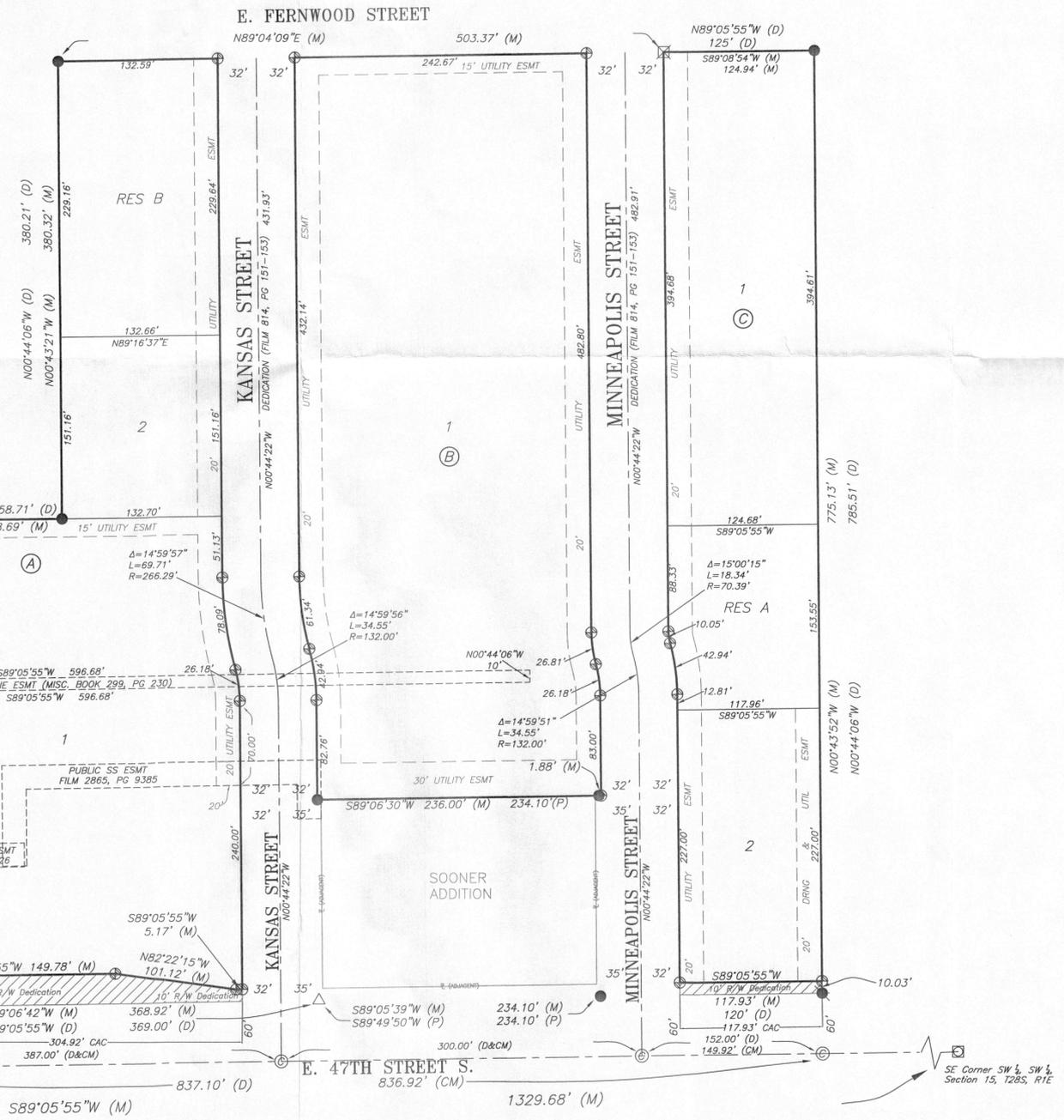
NW Corner SW 1/4, Sec. 15, T28S, R1E

2655.94' (M)

S. HYDRAULIC AVE.

N00°44'06"W

SW Corner SW 1/4, Sec. 15, T28S, R1E



SE Corner SW 1/4, Section 15, T28S, R1E

22004 Hydraulic & 47th Addition  
 Prepared: 03/18/2025

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