

**Fox Run Addition**  
**Wichita, Sedgwick County, Kansas**  
*Part of the NE 1/4, Section 24, Township 28 South, Range 1 West*

State of Kansas )  
 County of Sedgwick ) SS

I, Bradley C. Ward, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 17th day of October, 2017 and the accompanying 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 located in the East half of the West Half of the Northeast Quarter of Section 24, Township 28 South, Range 1 West, of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as follows:

Commencing 50 feet South of the Northeast corner of said West half of the Northeast Quarter; thence S 89°14'05" W, on the South right of way line of 47th Street South, a distance of 208.00 feet, to the Point of Beginning; thence S 0°57'35" E, a distance of 302.00 feet; thence S 89°09'16" E, a distance of 208.10 feet, to the East line of the West half of the Northeast Quarter; thence S 0°57'35" E, on said East line, a distance of 1578.53 feet; thence S 89°02'25" W, a distance of 360.50 feet; thence N 0°57'35" W, a distance of 317.17 feet; thence S 89°02'25" W, a distance of 303.30 feet, to the West line of the East Half of the West Half of the Northeast Quarter; thence N 1°00'04" W, on said West line, a distance of 1571.47 feet, to the South right of way line of 47th Street South, thence N 89°14'05" E, on said South right of way line, a distance of 456.93, to the Point of Beginning. Tract contains 25.12 acres ±.

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

Bradley C. Ward, PS #920

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 a Reserve to be known as Fox Run 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 as indicated for drainage purposes and for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. The access controls are hereby granted to the appropriate governing body as shown hereon. A drainage plan has been developed for the plat and that all drainage easements, rights-of-way, and reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. 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. All abutter's right of access to and from 47th Street is hereby granted to the appropriate governing body as shown on the plat. Reserve A is hereby platted for drainage, stormwater detention, landscaping, and utilities confined to easements. Reserve A shall be owned and maintained by the Fox Run Home Owner's Association. 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.

By: \_\_\_\_\_  
 Basem Krichati, Manager, Superior Homes, LP

State of Kansas )  
 County of Sedgwick ) SS

This instrument was acknowledged before me on this day of \_\_\_\_\_, 2018, Basem Krichati, Manager, Superior Homes, LP.

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

My Commission Expires: \_\_\_\_\_

State of Kansas )  
 City of Wichita ) SS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

At the Direction of the City Council

\_\_\_\_\_  
 Jeff Longwell, Mayor

\_\_\_\_\_  
 Karen Sublett, City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
 Kelly B. Arnold, County Clerk

State of Kansas )  
 City of Wichita ) SS

This plat of Fox Run 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 \_\_\_\_\_, 2018. Wichita-Sedgwick County Metropolitan Area Planning Commission.

\_\_\_\_\_  
 Joseph A. Johnson, Chair

\_\_\_\_\_  
 Dale Miller, Secretary

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 \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_  
 Tonya Buckingham, Register of Deeds

\_\_\_\_\_  
 Judy J. Paget, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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



DATE: 12.15.2018  
 THIS SHEET HAS BEEN  
 SIGNED, SEALED AND  
 DATED ELECTRONICALLY

17063 Fox Run Addition 8/03/2018

