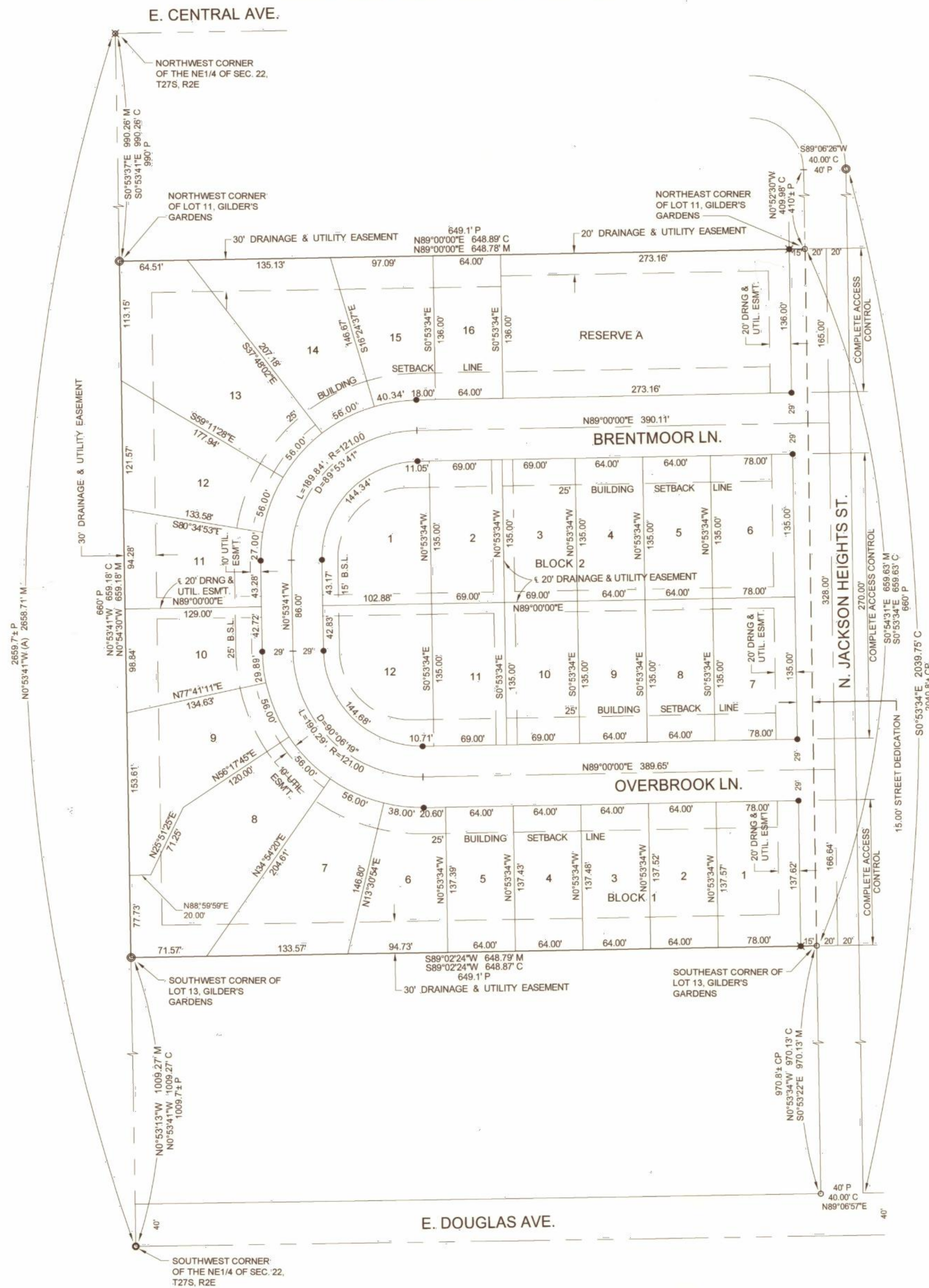


JACKSON HEIGHTS TOWNHOMES

Wichita, Sedgwick County, Kansas



State of Kansas)
SS
Sedgwick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "JACKSON HEIGHTS TOWNHOMES", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lots 11 and 13, Gilder's Gardens Addition to the City of Wichita, Sedgwick County, Kansas.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.



Garver, LLC
Land Surveyor
William K. Clevenger, PS #1437

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, a Reserve and Streets, to be known as "JACKSON HEIGHTS TOWNHOMES", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. 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. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for irrigation, signage, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. The Reserve is to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. A Minimum Pad Elevation for lowest openings on Lot 16, Block 1 = 1356.7 (NAVD88). 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.

Clear Ridge Investments LLC, a
Kansas limited liability company

Stephen G. Miller
Managing Member
Stephen G. Miller

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 16th day of JANUARY, 2020, by Stephen G. Miller, Managing Member, on behalf of Clear Ridge Investments LLC, a Kansas limited liability company.

Marsha R. Bishop
Notary Public
Marsha R. Bishop

My appointment expires 11-27-23.



This plat of "JACKSON HEIGHTS TOWNHOMES", an Addition to 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 ___, 20__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair
Charles A. Warren

Secretary
Scott Knebel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ___ day of ___, 20__.

At the Direction of the City Council

Mayor
Brandon J. Whipple

City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of ___, 20__.

Deputy County Surveyor
Sedgwick County Kansas

Tricia L. Robello, PS #1246

Entered on transfer record this ___ day of ___, 20__.

County Clerk
Kelly B. Arnold

State of Kansas)
SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ___ day of ___, 20__, at ___ o'clock ___ M, and is duly recorded.

Register of Deeds
Tonya Buckingham

Deputy
Kenly Zehring

BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB ON THE EAST SIDE OF THE PRIVATE DRIVE ON THE NORTH CURB RETURN OF THE ENTRANCE TO 12221 E. CENTRAL AVE., ELEVATION = 1348.28 (NAVD88, G12B)

BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB ON THE SOUTH SIDE OF TAMARAC LN., 26 FEET NORTHEAST OF THE EAST DRIVEWAY EDGE OF 12031 E. TAMARAC LN., ELEVATION = 1357.42 (NAVD88, G12B)

FOR INFORMATION ONLY

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NAVD88)
1	16	1356.7

(A) = Assumed Kansas Zone South Grid Bearing
P = Platted (Gilder's Gardens)
M = Measured
C = Calculated
CP = Calculated from Platted
B.S.L. = Building Setback Line

SURVEY MARKER LEGEND

- 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- 3/4" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- 5/8" REBAR W/UNRECOGNIZABLE CAP (FOUND - ORIGIN UNKNOWN)
- 90D NAIL (FOUND - ORIGIN UNKNOWN)
- 5/8" REBAR W/GARVER CAP (SET)
- MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

Sheet 14 of 14



DWG FILE: 19S04015 SURVEY BASE
PROJECT NO. 19S04015
JANUARY 14, 2020