

FOR
REFERENCE
ONLY

Cedar Dale Addition Wichita, Sedgwick County, Kansas

Part of the SE ¼, Section 13, Township 27 South, Range 2 West

State of Kansas
County of Sedgwick

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 2nd day of February, 2021 and the accompanying one-step 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.

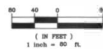
LEGAL DESCRIPTION

A Tract of land located in the Southwest Quarter of Section 13, Township 27 South, Range 2 West of the South Principal Meridian, Sedgwick County, Kansas, described as:

Beginning at the Northwest Corner of Lot 8, Block 2, County Meadows West Addition in Wichita, Sedgwick County, Kansas, said point also being on the South Line of Buckhead Addition, thence S 87°14'4" E, along the said South Line of Buckhead Addition, a distance of 152.56 feet to the South Corner of Lot 15, Block 8, Buckhead Addition, thence S 07°17'3" E, along the South Line of Block 8, Buckhead Addition, a distance of 1034.18 feet, thence S 51°37'10" W a distance of 85.85 feet, thence S 02°21'4" E a distance of 261.12 feet to the East Line of County Meadows West Addition, thence N 05°13'50" W, along the said East Line of County Meadows West Addition, a distance of 1083.50 feet to the Point of Beginning.

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

Keith A. Severns, PS #155



Legend

- M Measure
- ⊙ Meter
- ⊙ 1/2" Iron Pin (Found)
- ⊙ 1/4" Iron Pin (Found) PCC
- 5" Iron Rod (Found) KEMA CLS #137

SE corner, SE ¼, SEC. 13, T27S, R2W of the 16th P.M. #6 near in Round

C. 119th St. W

Q CENTRAL AVE

State of Kansas
County of Sedgwick

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be plotted into Lots, a Block, and a Reserve to be known as "Cedar Dale Addition", in Wichita, Sedgwick County, Kansas, any street, easements, and other improvements to be shown on the plat for the construction and maintenance of all public utilities. The plat is hereby granted to the public as indicated for drainage purposes. Reserve a shall be used for drainage purposes. A master drainage plan has been developed for the site. All drainage easements, right-of-way, and reserves shall remain as established grades (unless modified with the approval of the City Engineer) and shall be constructed to allow for the convenience of stormwater in accordance with the Stormwater Manual. The maintenance of all drainage and drainage facilities in accordance with the master plan 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. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to each owner's lot to any person installing a lawn, landscaping, fencing or other improvements or structures on the lot to maintain the grade levels shown on the Individual Lot Grading Plan Certificate. No drainage easements shall be placed 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 sold and shall be conveyed subject to any applicable mortgages, liens, and other claims now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

Dr. Jerome L. Gorman,
President of KEMA, Inc.,
on behalf of the corporation

State of Kansas
County of Sedgwick

This instrument was acknowledged before me on this 2nd day of February, 2021, by Jerome L. Gorman, President, of KEMA, Inc., on behalf of the corporation.
Victory Public
My Commission Expires 06/16/2024

MORTGAGE HOLDERS CERTIFICATE

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "Cedar Dale Addition", in Wichita, Sedgwick County, Kansas.

By: _____
Sponsor for the Stock Purchase Plan
CHRISTOPHER RYBICKI, Vice-President

State of Kansas
County of Sedgwick

This instrument was acknowledged before me on this 2nd day of February, 2021, by Christopher Rybicki, Vice-President, of KEMA, Inc., on behalf of the corporation.
Victory Public
My Commission Expires 03/31/2023

State of Kansas
County of Sedgwick

This plat of the Cedar Dale Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this 2nd day of February, 2021.
Wichita-Sedgwick County Metropolitan Area Planning Commission
William M. Johnson, Mayor
Scott A. Wade, Secretary

State of Kansas
County of Sedgwick

This plat approved and all dedications shown herein accepted by the City Council of the City of Wichita, Kansas, this 2nd day of February, 2021.

At the Direction of the City Council

Thomas J. Meyer, Mayor
Karl Sublett, City Clerk

Entered on transfer record this 2nd day of February, 2021.

State of Kansas
County of Sedgwick

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this 2nd day of February, 2021, at 09:45 AM in QCEB13-Block 2, and is duly recorded.

Stephanie Roberts, Deputy
Tanya Buchanan, Register of Deeds
Kerry Manning, Chief Deputy

Reviewed in accordance with K.S.A. 58-2005 on this 2nd day of February, 2021.



Travis L. Roberts, P.E. #1246
Deputy County Surveyor
Sedgwick County, Kansas

