PC 303-6A

FINAL PLAT OF
WALZ SECOND ADDITION

A REPLAT OF LOTS 3 & 4, WALZ ADDITION, AND A PORTION IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN
WICHITA, SEDGWICK COUNTY, KANSAS

UNOFFICIAL

PLAT DESCRIPTION:

RECORD DESCRIPTIONS

KANSAS WARRANTY DEED (JOINT TENANCY) RECORDED IN DOC#: 30029111 IN THE SEDGWICK COUNTY, KANSAS REGISTER OF DEEDS OFFICE

PARCEL 1: A TRACT OF LAND IN THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 12, SAID POINT BEING 119.75 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12; THENCE NORTH PARALLEL WITH THE CENTER LINE OF SAID SECTION 12, 300 FEET; THENCE WEST 105 FEET; THENCE SOUTH 300 FEET; THENCE EAST ON THE SOUTH LINE OF SECTION 12 TO THE POINT OF BEGINNING.

PARCEL 2: BEGINNING 224.75 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE NORTH 300 FEET; THENCE WEST 105 FEET; THENCE SOUTH 300 FEET; THENCE EAST TO THE POINT OF BEGINNING.

PARCEL 3: LOTS 3 AND 4, BLOCK 2, WALZ ADDITION TO WICHITA, KANSAS, SEDGWICK COUNTY, KANSAS.

KANSAS WARRANTY DEED (JOINT TENANCY) RECORDED IN DOC#: 30029112 IN THE SEDGWICK COUNTY, KANSAS REGISTER OF DEEDS OFFICE

PARCEL 1: BEGINNING 200 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE WEST 119.75 FEET; THENCE NORTH 100 FEET; THENCE EAST 119.75; THENCE SOUTH 100 FEET TO BEGINNING.

PARCEL 2: A TRACT IN THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A STONE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE NORTH ALONG THE CENTER LINE OF SECTION 12, A DISTANCE OF 300 FEET; THENCE WEST 119.75 FEET; THENCE SOUTH 300 FEET TO THE SOUTH SECTION LINE; THENCE EAST ALONG THE SOUTH SECTION LINE TO PLACE OF BEGINNING, EXCEPT THE NORTH 100 FEET THEREOF.

ALL ABOVE RECORDED PARCELS NOW BEING MORE PARTICULARLY DESCRIBED BY TRENTON C. HEINEN, PS 1707 ON APRIL 25, 2022 AS FOLLOWS:

ALL BEARINGS HEREIN ARE BASED ON AN ASSUMED BEARING OF S 89°25'16" W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS. COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON THE EAST LINE OF SAID QUARTER, N 01°07'01" W 49.99 FEET; THENCE S 89°25'16" W 30.09 FEET TO THE WEST RIGHT-OF-WAY LINE OF SHERIDAN STREET AND THE POINT OF BEGINNING; THENCE CONTINUING S 89°25'16" W 299.50 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 13TH STREET AND THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN KANSAS WARRANTY DEED RECORDED IN THE REGISTER OF DEEDS OFFICE AS DOC#: 30029112; THENCE ON SAID NORTH RIGHT-OF-WAY LINE, S 89°26'47" W 186.13 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 2, WALZ ADDITION, A SUBDIVISION RECORDED IN THE REGISTER OF DEEDS OFFICE AS DOC#: 1643P; THENCE ON THE EAST LINE OF SAID LOT 2, N 01°04'30" W 232.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND THE SOUTH RIGHT-OF-WAY LINE OF NANTUCKET AVENUE; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, N 89°26'47" E 186.26 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN KANSAS WARRANTY DEED RECORDED IN THE REGISTER OF DEEDS OFFICE AS DOC#: 30029112; THENCE CONTINUING N 89°26'47" E 29.97 FEET; THENCE N 01°07'01" W 17.28 FEET TO THE SOUTHWEST CORNER OF LOT 2, JANET WHITE ADDITION, A SUBDIVISION RECORDED IN THE REGISTER OF DEEDS OFFICE AS DOC#: 1038773; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND ITS EASTERLY PROLONGATION, N 89°24'16" E 269.22 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN KANSAS WARRANTY DEED RECORDED IN THE REGISTER OF DEEDS OFFICE AS DOC#: 30029111 AND THE WEST RIGHT-OF-WAY LINE OF SHERIDAN STREET; THENCE ON SAID RIGHT-OF-WAY LINE, S 01°07'01" E 249.91 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.85 ACRES MORE OR LESS.
END OF DESCRIPTION

GENERAL NOTES:

1. ANY PLAT OR PART THEREOF OR STREET, ALLEY OR OTHER PUBLIC RESERVATION, INCLUDING, WITHOUT LIMITATION, EASEMENTS, DEDICATED BUILDING SETBACK LINES, AND ACCESS CONTROL, WHETHER ESTABLISHED BY INSTRUMENT, CONDEMNATION OR EARLIER PLATS, SHALL BE VACATED BOTH AS TO USE AND AS TO TITLE WITHOUT ANY FURTHER PROCEEDINGS UPON THE FILING AND RECORDING OF THIS PLAT BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

2. 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.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS } SS
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 PLATTED INTO LOTS, A BLOCK, AND STREETS TO BE KNOWN AS "WALZ SECOND ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS.

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.

UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. UTILITY EASEMENTS ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND SANITARY SEWER LINES.

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 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.

THAT ALL EASEMENTS AND PUBLIC GROUNDS AS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING AND REPAIRING PUBLIC IMPROVEMENTS; 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 STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ACCESS CONTROLS ARE HEREBY DEDICATED TO THE CITY OF WICHITA.

THE PRIVATE INGRESS AND EGRESS EASEMENT IS HEREBY GRANTED AS INDICATED ON THE FACE OF THE PLAT FOR THE BENEFIT OF LOTS 7 AND 8, BLOCK A, WALZ SECOND ADDITION ALONG WITH EMERGENCY SERVICE VEHICLES AND PERSONNEL FOR ACCESS TO AND FROM THE INTERSECTION OF NANTUCKET AVENUE AND GOW STREET.

PLAT SHOWN TO BE IN ZONE X "AREA WITH REDUCED FLOOD RISK DUE TO LEVEE", ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS, MAP NO. 20173C0334G, EFFECTIVE DATE DECEMBER 22, 2016. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

NAME: ROBERT A. SNYDER
TITLE: OWNER

NAME: SUSAN L. PETERS SNYDER
TITLE: OWNER

NOTARY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 12 DAY OF MAY, 2022, BY BRIAN J FLORES (PRINTED NAME), MANAGER (TITLE) OF CENTRAL PLAINS DEVELOPMENT (COMPANY)

NOTARY PUBLIC

MY COMMISSION EXPIRES: [illegible]

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS PLAT OF "WALZ SECOND ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS 7TH DAY OF April, 2022.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION.

WILLIAM M. JOHNSON, CHAIRPERSON

ATTEST: SCOTT A. WADLE, SECRETARY

GOVERNING BODY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. THIS 14th DAY OF June, 2022

AT THE DIRECTION OF THE CITY COUNCIL

BRANDON J. WHIPPLE, MAYOR

ATTEST: KAREN SUBLETT, CITY CLERK

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT 10:50:19 AM. ON 28th DAY OF July, 2022

TONYA E. BUCKINGHAM, REGISTER OF DEEDS

for KENLY ZEHRING, DEPUTY

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc #/Flm-Pg: 30181205
Receipt #: 2333444
Pages Recorded: 2
Recording Fee: $64.00
Cashier: KVENATOR
Authorized By: Tonya Buckingham
Date Recorded: 07/28/2022 10:50:19 AM

COUNTY SURVEYOR CERTIFICATE

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 7TH DAY OF May, 2022

TRICIA L. ROBELLO, P.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KS

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS 27th DAY OF July, 2022

KELLY B. ARNOLD, COUNTY CLERK

SURVEYOR'S CERTIFICATION:

I, TRENTON C. HEINEN, DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF WICHITA HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. GIVEN UNDER MY HAND AND SEAL AT WICHITA, KANSAS, THIS 25 DAY OF APRIL, 2022.

DATE OF SURVEY: FEBRUARY 25, 2022

TRENTON C. HEINEN
PS-1707
heinen@kveng.com

200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304 | FAX (316) 440-4309
wh@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

PROJECT NO. G22_2154
DRAWN BY MLT
CHECKED BY TCH
CFN 2154PLAT
SHEET 2 OF 2

PROJECT: FINAL PLAT OF WALZ SECOND ADDITION WICHITA, KS

PREPARED FOR: ROBERT A. SNYDER & SUSAN L. PETERS SNYDER 2525 N. HIGHPOINT CIR., WICHITA, KS

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/22

PC 303-6A

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	2/13/23	INITIAL RELEASE	SRB	CS	JL

SHAWN R. BRYAN
ENGINEER
KS # 17899

200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304 | FAX (316) 440-4309
wh@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/22

WALZ SECOND ADDITION
NANTUCKET AVENUE & GOW STREET
WICHITA, KANSAS

WATER IMPROVEMENTS
PLAT - PAGE 2

PROJ. NO. G22_2154
DESIGNER SRB | DRAWN BY CS
CFN 2154WPLAT
SHEET 12 | REV 0

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.