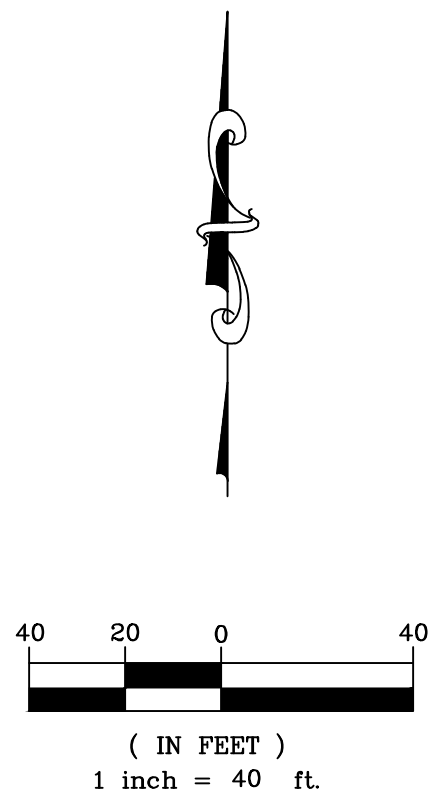


Legend

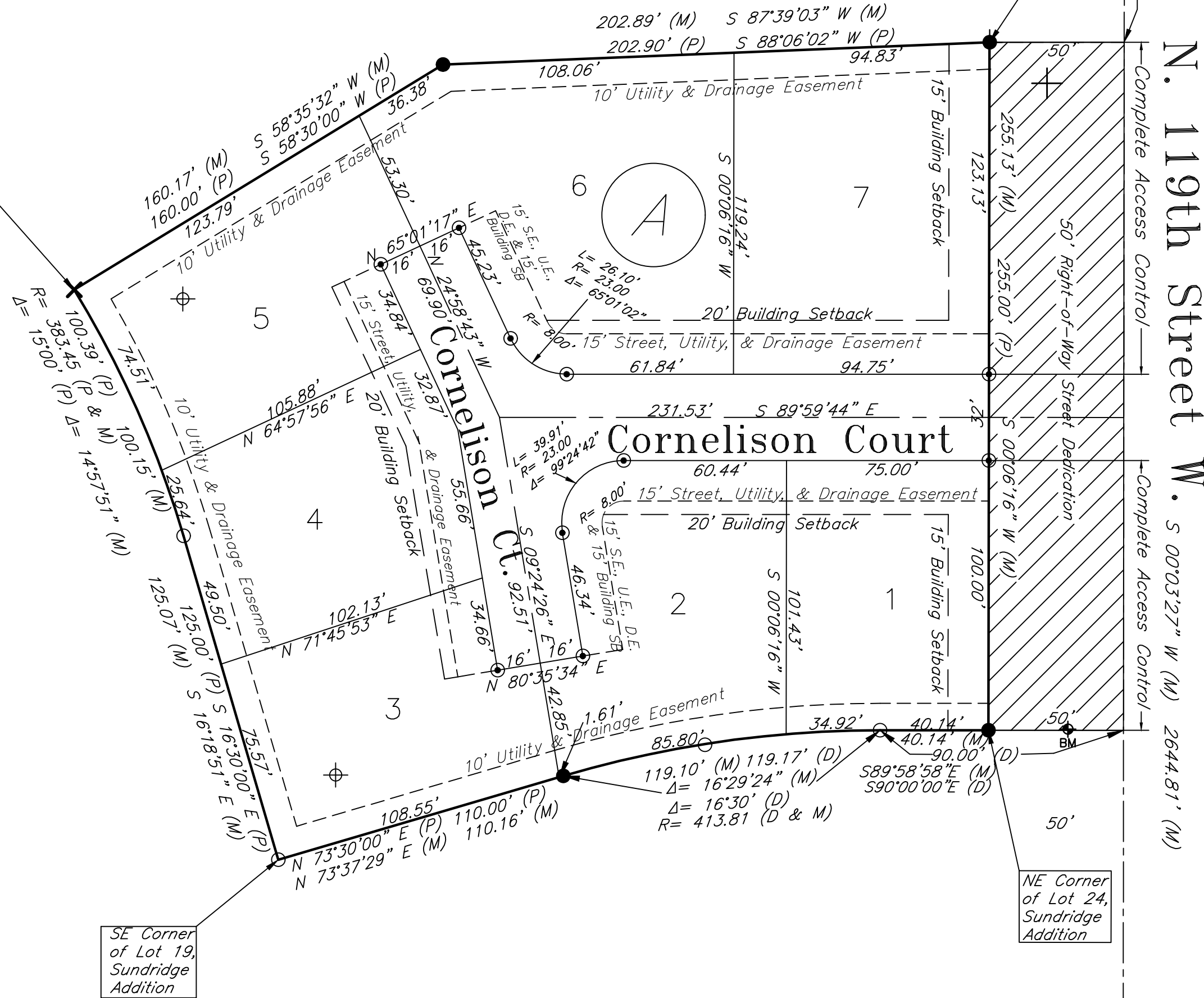
- (M) - Measured
(P) - Platted (Sunridge Plat)
(D) - Deeded
(C) - Calculated
○ - 1/2" Rebar (set) KEMPA
■ - Found 1/2" Rebar - Anderson in Thimble
◐ - Found 1/2" Iron Pipe in Thimble
● - Found 1" Iron Pipe - Unknown
● - Found 1" Iron Pipe (Pinched)
○ - Found 3/4" Iron Pipe - Unknown
⊕ - Found 1/2" Rebar - Unknown
+ - Found Cross
X - Found 60d Nail in 24" Tree
U.E. - Utility Easement
D.E. - Drainage Easement
S.E. - Street Easement



NE Corner Sec. 12,
T. 27S, R2W

SE Corner of
Teal Brook
Commerical
Addition

SW Corner of
Teal Brook
Commerical



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 this 24th day of March, 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

Beginning at a point on the East line of the Northeast Quarter of the Northeast Quarter of Section 12, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, 625 feet South of the Northeast corner of said Northeast Quarter of said Northeast Quarter; thence West at right angles a distance of 90 feet to the point of curve of a curve; thence Southwesterly on a curve to the left having a radius of 413.81 feet and a deflection angle of 16°30' a distance of 119.17 feet to the point of tangent of said curve; thence Southwesterly on a tangent to said curve 110 feet; thence Northwesterly at right angles a distance of 125 feet to the point of curve of a curve; thence Northwesterly on a curve to the left having a radius of 383.45 feet and a deflection angle of 15°00' a distance of 100.39 feet; thence Northeasterly on a radial line to the curve described in the preceding course a distance of 160 feet; thence East 253 feet to a point on the East line of said Northeast Quarter of said Northeast Quarter, 370 feet South of said Northeast corner; thence South 255 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 #1355

Sunridge 4th Addition Wichita, Sedgwick County, Kansas

Part of the NE ¼, Section 12, Township 27 South, Range 2 West

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, a Block, and Streets to be known as Sunridge 4th 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 to the public as indicated for drainage puposes and for the construction and maintenance of all public utilities. The street, drainage, and utility easements are hereby granted to the public as indicated for street and drainage purposes and for 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. A master drainage plan has been developed for the 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 unabstracted 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. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to such owner's lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate. 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. The access controls are hereby granted to the appropriate governing body as shown hereon. 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: Rick Hoffman, Manager
New Century Homes LLC

State of Kansas)
County of Sedgwick) SS

This instrument was acknowledged before me on this _____ day of _____, 2022, by Rick Hoffman, Manager, New Century Homes, LLC.

Notary Public

My Commission Expires: _____

State of Kansas)
City of Wichita) SS

This plat of the Sunridge 4th 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 _____, 2022. Wichita-Sedgwick County Metropolitan Area Planning Commission.

William M. Johnson, 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 _____, 2022.

At the Direction of the City Council.

Brandon J. Whipple, Mayor

Karen Sublett, City Clerk

Entered on transfer record this _____ day of _____, 2022.

Kelly B. Arnold, County Clerk

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 _____, 2022, at _____ o'clock ____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 _____, 2022.

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



Benchmarks:

Square Cut approximately 29.5' East and 0.42' North from Southeast Property Corner.

Elevation 1355.88' (NAVD-88)

SE Corner of the
NE Corner Sec. 12,
T. 27S, R2W

FOR
REFERENCE
ONLY

21183 | Sunridge 4th Addition

Prepared: 2/22/2022

