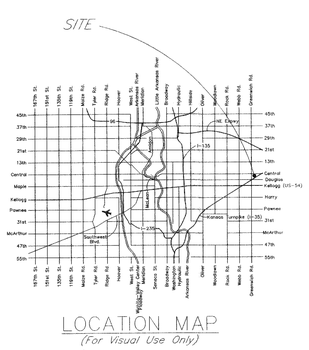
Jackson Heights Townhomes 2nd Addition
Wichita, Sedgwick County, Kansas

Part of the NE ¼, Section 22, Township 27 South, Range 2 East

30 15 0 30
(IN FEET)
1 inch = 30 ft.



LOCATION MAP
(For Visual Use Only)

Legend

- SS MH
- SWS MH
- AT&T MH
- AT&T PED
- Fire Hydrant
- Water Valve
- Power Pole
- Overhead Electric
- Sanitary Sewer
- Storm Sewer
- Water Line
- Tree Stump
- Tree
- Steel Post
- Traffic Sign

(M) – Measured
(P) – Platted
(D) – Described
(C) – Calculated
(CM) – Calculated Measured
–3/4" Iron Pin
–1" Iron Pin
–R4 SRB
–1/2" Rebar (set) KEMPA

FOR REFERENCE ONLY

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 14th day of August, 2023 and the accompanying preliminary 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

Lot 16, Gilder's Gardens Addition, Sedgwick County, Kansas.

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

KEITH A. SEVERNS REGISTERED LS-1355 KANSAS LAND SURVEYOR

Keith A. Severns, PS #1355

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 a Street to be known as Jackson Heights Townhomes 2nd 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 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 and that they do not inhibit the conveyance of surface drainage. 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. 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. 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.

By: _____ 10/3/23
Steve Miller, Owner, Build Wichita, Inc. Date

By: _____
Steven F. Sullentrop, Pres./CEO Legacy Bank Date

State of Kansas) SS
County of Sedgwick)

This instrument was acknowledged before me on this 3rd day of October, 2023, by Steve Miller, Owner, Build Wichita, Inc.

Notary Public

NOTARY PUBLIC - State of Kansas KIRK E. MILLER My Appt Expires 12-25-2025

My Commission Expires: 12/25/2025

State of Kansas)
County of Sedgwick) SS

This instrument was acknowledged before me on this 26th day of September, 2023, by Steven F. Sullentrop, Pres./CEO, Legacy Bank

Notary Public

NOTARY PUBLIC - State of Kansas KIRK E. MILLER My Appt Expires 12-25-2025

My Commission Expires: 12/25/2025

State of Kansas)
City of Wichita) SS

This plat of the Jackson Heights Townhomes 2nd Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 13 day of July, 2023.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Robert Dool, Chair

Scott A. Wadle, Secretary

SEAL KANSAS

State of Kansas)
County of Sedgwick)

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 21st day of November, 2023.

At the Direction of the City Council.

Brandon J. Whipple, Mayor

Janie Duster, City Clerk

Entered on transfer record this 17th day of December, 2023.

Kelly B. Arnold, County Clerk

SEDGWICK COUNTY KANSAS

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 14th day of December, 2023, at 10:05:57 o'clock A.M; and is duly recorded.

Tonya Buckingham, Register of Deeds

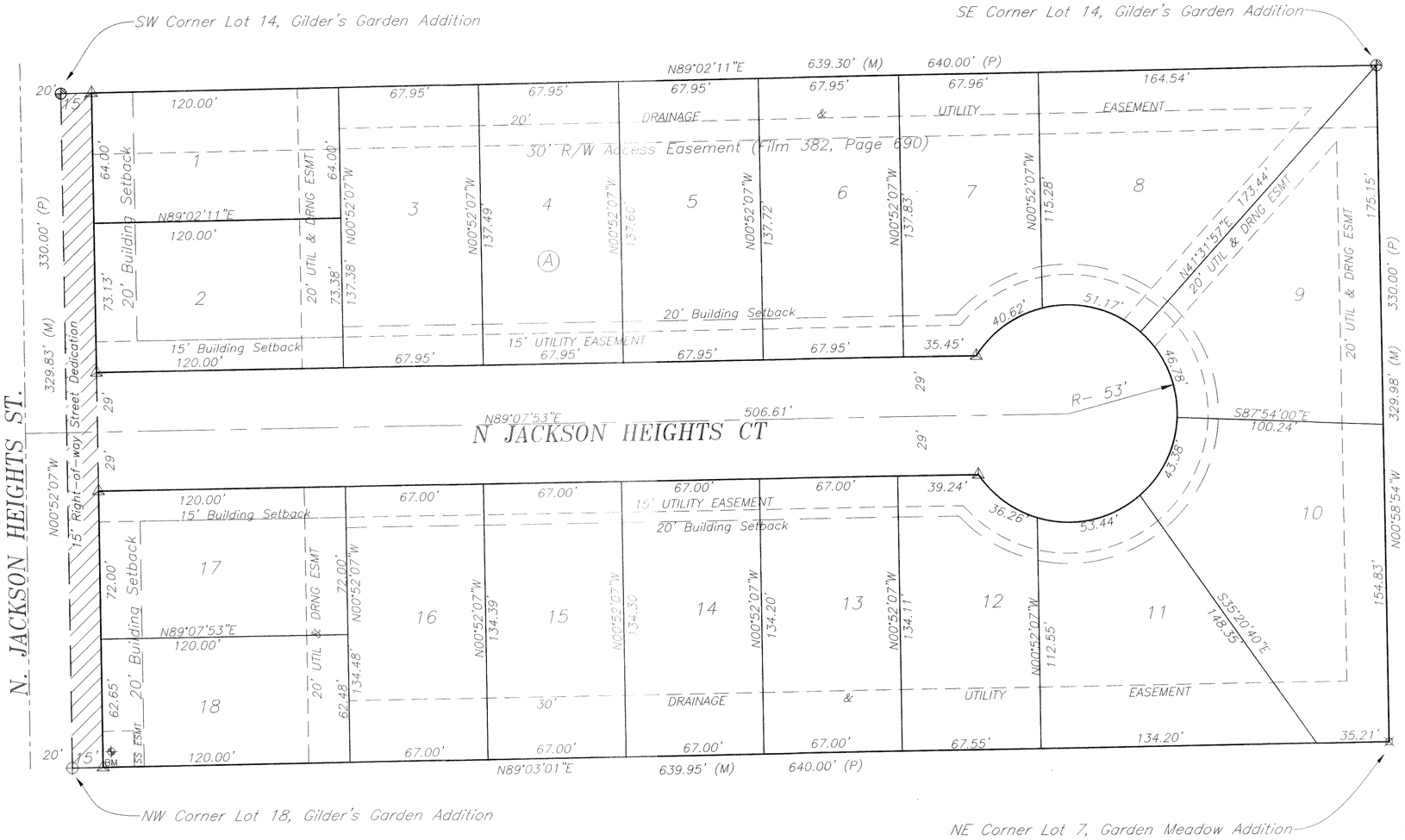
Kenly Fehring, Chief Deputy

Reviewed in accordance with K.S.A. 58-2005 on this 28th day of September, 2023.

PS-1246

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

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 302808L3
Receipt #: 2407883
Pages Recorded: 1
Recording Fee: $32.00
Authorized Signature
Cashier: epage
Date Recorded: 12/14/2023 10:03:57 AM



BENCHMARKS:

SSMH West Rim, Approx. 7.84' North and 18.89' East of South West Property Corner.
Elevation: 1364.39 (NAVD-88)

SSMH East Rim, Approx. 7.6' South and 81.38' East of North East Property Corner.
Elevation: 1346.29 (NAVD-88)

Magnail, Approx. 151.94' North and 21.59' West of North West Property Corner
Elevation: 1360.39 (NAVD-88)

23044 | Jackson Heights Townhomes 2nd Addition — Prepared: 06/14/23

KEMILLER ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242