

AUBURN HILLS S

SW COR. SE 1
SEC. 26, T27S, R2W
SEE LEGEND

S89° 36' 44"E 515.53' (CM)
N00° 37' 02"W 515.02' (P)
N00° 37' 02"W 515.02' (P)

N00° 36' 44"W 50.00' (M)
N00° 37' 02"W 50.00' (P)

N00° 36' 44"W 90.74' (CM)
N00° 37' 02"W 91.02' (P)

WEST KELLOGG DRIVE

WEST HIGHWAY 54

S89° 37' 55"W 990.11' (CM)
S89° 37' 56"W 91.02' (P)

S89° 37' 56"W 2619.97' (M)

MINIMUM PAD ELEVATION FOR LOWEST OPENING		
LOT	BLOCK	ELEVATION (HAWDERS)
2 & 3	A	1365.41

MORTGAGE HOLDERS

WE, LEGACY BANK, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "KATIES ADDITION"

LEGACY BANK

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 24 DAY OF JUNE 2022, BY BRENT KOEHN, CONSUMER LENDER.

SEAL OR STAMP
MY APPOINTMENT EXPIRES: 2-24-210

NOTARY PUBLIC

SEAL OR STAMP
MY APPOINTMENT EXPIRES: 2-24-210

NOTARY PUBLIC

SEAL OR STAMP
MY APPOINTMENT EXPIRES: 2-24-210

NOTARY PUBLIC

SEAL OR STAMP
MY APPOINTMENT EXPIRES: 2-24-210

NOTARY PUBLIC

SEAL OR STAMP
MY APPOINTMENT EXPIRES: 2-24-210

NOTARY PUBLIC

SEAL OR STAMP
MY APPOINTMENT EXPIRES: 2-24-210

NOTARY PUBLIC

SEAL OR STAMP
MY APPOINTMENT EXPIRES: 2-24-210

NOTARY PUBLIC

SEAL OR STAMP
MY APPOINTMENT EXPIRES: 2-24-210

NOTARY PUBLIC

SEAL OR STAMP
MY APPOINTMENT EXPIRES: 2-24-210

NOTARY PUBLIC

SEAL OR STAMP
MY APPOINTMENT EXPIRES: 2-24-210

NOTARY PUBLIC

SEAL OR STAMP
MY APPOINTMENT EXPIRES: 2-24-210

NOTARY PUBLIC

SEAL OR STAMP
MY APPOINTMENT EXPIRES: 2-24-210

NOTARY PUBLIC

SEAL OR STAMP
MY APPOINTMENT EXPIRES: 2-24-210

NOTARY PUBLIC

SEAL OR STAMP
MY APPOINTMENT EXPIRES: 2-24-210

NOTARY PUBLIC

SEAL OR STAMP
MY APPOINTMENT EXPIRES: 2-24-210

NOTARY PUBLIC

KATIES ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL SURVEYOR IN SAID STATE, DO HEREBY CERTIFY THAT UNDER MY SUPERVISION, THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED BY ARMSTRONG LAND SURVEY, P.A., ON OR ABOUT JUNE 8, 2018 AND THAT THE ACCOMPANYING FINAL PLAT PREPARED AND ALL THE INSTRUMENTS SHOWN HEREIN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, UNLESS OTHERWISE NOTED, TO THE BEST OF MY KNOWLEDGE AND IS DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A tract in the Southwest Quarter of Section 26, Township 27 North, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described to-wit:

Beginning at a point on the East line of the Southwest Quarter of Section 26, which is 30 rods and 48 feet North of the Southeast corner of said Quarter Section (which point is the Southeast corner of the J.C. Crady Tract); thence West 900 feet; thence South parallel with the East line of the said Quarter Section to the North right-of-way line of U.S. Highway 54; thence East on the said right-of-way line to the East line of said Quarter Section; thence North on the said Quarter Section to the place of beginning, EXCEPT the South 6.66 acres, thence, AND EXCEPT the North 10 corner thereof.

ALL PUBLIC EASEMENTS AND DEDICATIONS BEING VACATED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

ARMSTRONG LAND SURVEY, P.A.

DATE: _____

DONALD C. ARMSTRONG, PS #700

REGISTERED PROFESSIONAL SURVEYOR

SEDGWICK COUNTY, KANSAS

TRIGON L. HUBBELL, PS #1246

REGISTERED PROFESSIONAL SURVEYOR

SEDGWICK COUNTY, KANSAS

ENTERED ON TRANSFER RECORD THIS 2nd DAY OF August 2022

2022

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
SEDGWICK COUNTY) SS

KNOW ALL MEN BY THESE PRESENTS THAT I, 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 "KATIES ADDITION" AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ACCESS CONTROLS ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AS INDICATED ON THE FACE OF THE PLAT. LOT 4 AND 5, BLOCK A SHALL SHARE A JOINT DRIVEWAY IN THE JOINT ACCESS EASEMENT SHOWN HEREIN. RESPONSIBILITY AND COSTS FOR MAINTENANCE SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF SAID LOT 4 AND LOT 5. AN ACCESS EASEMENT SHALL PROVIDE ACCESS TO LOTS 1, 2 AND 3. THE ACCESS EASEMENT SHALL BE ESTABLISHED BY SEPARATE INSTRUMENT LIMITING ACCESS TO NO MORE THAN THREE LOTS. RESPONSIBILITY AND COSTS FOR MAINTENANCE SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF SAID LOTS 1, 2 AND 3. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. 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. THE UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE FLOODWAY RESERVE EASEMENT IS HEREBY RESERVED FOR FLOODWAY PURPOSES AND SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 2 AND 3, UNTIL SUCH TIME AS THE APPROPRIATE GOVERNING BODY ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENTS TO THE DRAINAGE. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED ON OR WITHIN SAID FLOODWAY RESERVE EASEMENT, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF DRAINAGE, OR ANY OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE ENGINEER FOR SAID GOVERNING BODY. 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 UNOBTSTRUCTED 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 SOIL 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.

CERTIFIED ENGINEERING DESIGN, P.A.
1935 WEST MAPLE STREET
WICHITA, KANSAS 67213
PH: (316) 262-8808
FAX: (316) 262-1669

SHEET 1
TOTAL 1