NINNESCAH SUBDIVISION ADDITION

SEDGWICK COUNTY, KANSAS

BEING A PORTION OF THE SOUTHEAST ONE–QUARTER OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 3 WEST, 6TH P.M., COUNTY OF SEDGWICK, STATE OF KANSAS

LEGAL DESCRIPTION

NINNESCAH SUBDIVISION ADDITION, SEDGWICK COUNTY, KANSAS, BEING A PORTION OF LAND SITUATED IN THE SOUTHEAST ONE–QUARTER OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF SEDGWICK, STATE OF KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND #6 REBAR WITH A 2 ½ INCH ALUMINUM CAP STAMPED "ATWELL 2016 LS 1416" MONUMENTING THE SOUTH ONE–QUARTER CORNER OF SAID SECTION 8 WHENCE THE WEST LINE OF SAID SOUTHEAST ONE–QUARTER OF SECTION 8 BEARS N00°56'57"W, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE N00°56'57"W, ALONG THE WEST LINE OF SAID SOUTHEAST ONE–QUARTER OF SECTION 8, A DISTANCE OF 2643.41 FEET TO A FOUND #6 REBAR WITH A 2 ½ INCH ALUMINUM CAP STAMPED "ATWELL 2016 LS 1416" MONUMENTING THE NORTHWEST CORNER OF SAID SOUTHEAST ONE–QUARTER OF SECTION 8;

THENCE N89°06'28"E, ALONG THE NORTH LINE OF SAID SOUTHEAST ONE–QUARTER OF SECTION 8, A DISTANCE OF 1,319.81 FEET TO A FOUND #6 REBAR WITH A 2 ½ INCH ALUMINUM CAP STAMPED "ATWELL 2016 LS 1416" MONUMENTING THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHEAST ONE–QUARTER OF SECTION 8;

THENCE S00°54'55"E, ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST ONE–QUARTER OF SECTION 8, A DISTANCE OF 1,300.00 FEET;

THENCE S89°06'28"W, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST ONE–QUARTER OF SECTION 8, A DISTANCE OF 659.52 FEET TO THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHEAST ONE–QUARTER OF SECTION 8;

THENCE S00°55'56"E, ALONG SAID WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST ONE–QUARTER OF SECTION 8, A DISTANCE OF 550.67 FEET TO THE NORTH LINE OF LOT 1, GORGES ACRES AS PER MAP DRAWER PC 116–1 OF THE SEDGWICK COUNTY CLERKS OFFICE;

THENCE S89°02'37"W, ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 330.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE S00°55'56"E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 792.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST ONE–QUARTER OF SECTION 8;

THENCE S89°02'37"W, ALONG SAID SOUTH LINE OF THE SOUTHEAST ONE–QUARTER OF SECTION 8, A DISTANCE OF 329.12 FEET TO THE POINT OF BEGINNING,

SAID PARCEL OF LAND CONTAINS 53.705 ACRES MORE OR LESS.

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. L20155421 ISSUED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF 12/04/2015, TOGETHER WITH THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. L20155422 ISSUED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF 12/3/2015 WITH AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTIES OR OTHERWISE KNOWN TO ATWELL, LLC HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT OF THE SUBJECT PROPERTY.
2. THE CURRENT ZONING IS RURAL RESIDENTIAL.
3. FLOOD ZONE NOTE: THE SUBJECT PARCEL LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A", NO BASE FLOOD ELEVATIONS DETERMINED, PER FEDERAL FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS MAP NO. 20173C0300E. EFFECTIVE DATE: 02/02/2007. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.
4. SURVEY FIELD WORK COMPLETED ON FEBRUARY 5TH, 2016.
5. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS.
6. ACCESS CONTROLS ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.
7. W. 13TH STREET N IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.
8. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE PLAT AND ALL DRAINAGE EASEMENTS, RIGHTS–OF–WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER AND UNOBSTRUCTIVE TO ALLOW FOR THE CONVEYANCE OF STORMWATER.

OWNERSHIP CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO A LOT, BLOCK AND STREET TO BE KNOWN AS "NINNESCAH SUBDIVISION ADDITION", SEDGWICK COUNTY, KANSAS.

IN WITNESS THEREOF, NINNESCAH WIND ENERGY, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF_____A.D. 2016.

OWNER: NINNESCAH WIND ENERGY, LLC

BY: _____

TITLE:

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ A.D. 2016.

BY _____, AS _____,

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION CERTIFICATE:

THIS PLAT OF NINNESCAH SUBDIVISION ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA–SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS_____ DAY OF _____ A.D. 2016.

WICHITA–SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY _____
CAROL CHAPMAN NEUGENT, CHAIR

ATTEST: _____
DALE MILLER, SECRETARY

BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____ A.D. 2016.

BY _____ CHAIRMAN
JAMES H. HOWELL, FIFTH DISTRICT

ATTEST: _____
KELLY B. ARNOLD, COUNTY CLERK

SURVEY CERTIFICATION

I, PAUL W. SMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I MADE THE WITHIN AND FOREGOING PLAT AND DESCRIPTION OF THE LAND AS HEREIN DESCRIBED, AND THAT THE LOTS, ANGLES, DISTANCES, AREA AND LOCATION, AS INDICATED ON SAID PLAT AND CONTAINED IN SAID DESCRIPTIONS, ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

PAUL W. SMITH LICENSED LS1416 KANSAS LAND SURVEYOR

_____
PAUL W. SMITH P.L.S.
KANSAS REG. NO. LS1416
FOR AND ON BEHALF OF
ATWELL, LLC

DEPUTY COUNTY SURVEYOR CERTIFICATE:

REVIEWED IN ACCORDANCE WITH K.S.A. 58–2005 ON THIS _____ DAY OF _____ A.D. 2016.

_____
TRICIA L. ROBELLO
DEPUTY COUNTY SURVEYOR – SEDGWICK COUNTY, KANSAS

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS, COUNTY OF SEDGWICK, SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT

_____ A.M.–P.M. ON THIS_____ DAY OF _____ A.D. 2016.

_____
TONYA BUCKINGHAM, REGISTER OF DEEDS

_____
JUDY J. PAGET, DEPUTY

COUNTY CLERK APPROVAL:

ENTERED ON TRANSFER RECORD THIS____ DAY OF _____ A.D. 2016.

_____
KELLY B. ARNOLD, COUNTY CLERK

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

REVISIONS	
2/19/16	ADDRESS COUNTY COMMENTS
2/24/16	ADDRESS COUNTY COMMENTS
3/21/16	REVISE OWNERSHIP

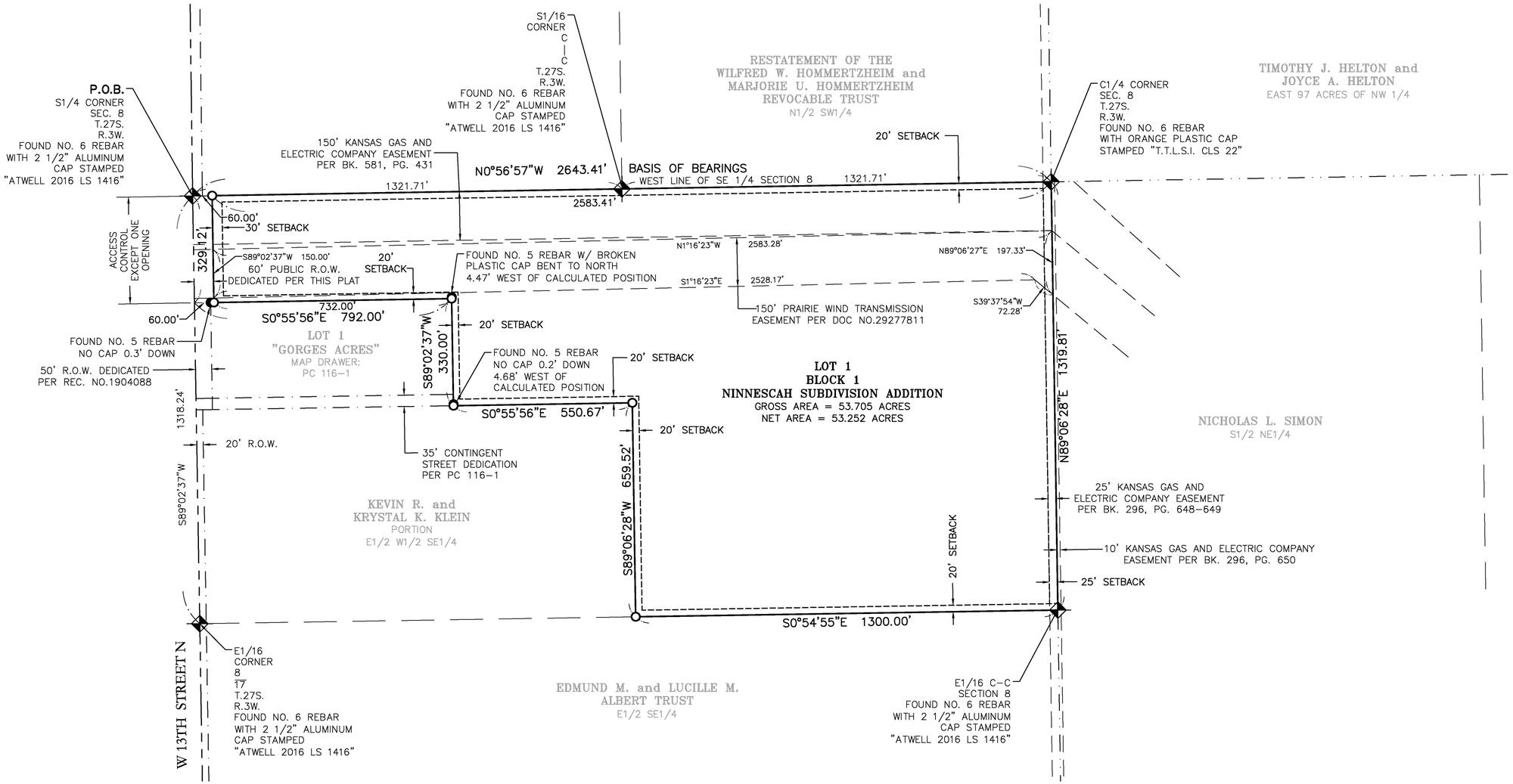
SHEET 1 OF 2

File No. NINNESCAH SUBDIVISION PLAT
Date Drawn 2/5/16
Drawn By AR/AM/SB
Checked By LBO
Job No. 15001025

NINNESCAH SUBDIVISION ADDITION

SEDGWICK COUNTY, KANSAS

BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 3 WEST, 6TH P.M., COUNTY OF SEDGWICK, STATE OF KANSAS



LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- SECTION LINE
- SIXTEENTH SECTION LINE
- SETBACK LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE, AS NOTED

- SECTION CORNER, AS NOTED
- FOUND MONUMENT, AS NOTED
- SET #5, 24" REBAR W/ 1 1/4" RED PLASTIC CAP, LS 1416
- P.O.B. POINT OF BEGINNING

200' 0' 200' 400'

SCALE: 1" = 200'

ATWELL
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REVISIONS
2/19/16 ADDRESS COUNTY COMMENTS
2/24/16 ADDRESS COUNTY COMMENTS

SHEET 2 OF 2

File No.	NINNESCAH SUBDIVISION PLAT
Date Drawn	2/5/16
Drawn By	ARR
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