

FINAL TRACING REC'D

9-5-07
S.E. 2007-55

FINAL PLAT

NGUYEN ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

NW 1/4, SEC. 33, TWP. 27S, R2E

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, registered land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed under my supervision on May 16th, 2007 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 623.66 feet East of the Northwest corner of the Northwest Quarter of Section 33, Township 27 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas, thence South 335 feet; thence East 39.085 feet; thence South 197 feet; thence East 200.915 feet; thence North 197 feet; thence West 130 feet; thence North 335 feet; thence West 110 feet to the point of beginning AND Beginning 733.66 feet East of the Northwest corner of the Northwest Quarter of said Section 33, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas; thence South 335 feet; thence East 130 feet; thence North 335 feet; thence West 130 feet to the place of beginning.

Dated Aug 24, 2007

Donald C. Armstrong, L.S. # 780

**OWNER'S CERTIFICATE**

State of Kansas)
County of Sedgwick) ss

This is to certify that the undersigned owners of the land described in the Land Surveyor's Certificate; have caused the same to be surveyed and platted into a lot and block under the name of Nguyen Addition; an addition to Sedgwick County, Kansas; that all highways, streets, easements and public sites 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; that a drainage plan has been developed for this plat and all drainage easements and rights-of-way shall remain at established grades or modified with the approval of the Engineer of the appropriate governing body, and unobstructed to allow for the conveyance of stormwater flow, access control is hereby granted to the appropriate governing body as indicated on the face of the plat, 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.

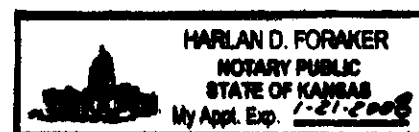
Date Signed: 8/24/07

Tam Nguyen, Owner
Tam Nguyen

NOTARY CERTIFICATE

State of Kansas)
County of Sedgwick) ss

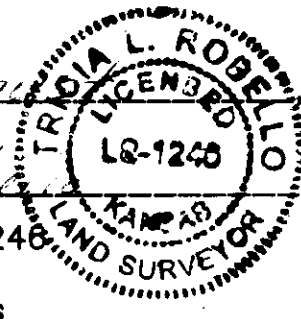
The foregoing instrument was acknowledged before me this

24th day of August, 2007, by Tam Nguyen.Harlan D. Foraker, Notary PublicMy Commission Expires: 1-21-2008**DEPUTY COUNTY SURVEYOR CERTIFICATE**

Reviewed in accordance with K.S.A. 58-2005 on

this 24th day of August, 2007.

Tricia L. Robello, LS #1240
Deputy County Surveyor
Sedgwick County, Kansas

**PLANNING COMMISSION CERTIFICATE**

State of Kansas)
County of Sedgwick) ss

This plat of "Nguyen Addition", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2007.

_____, Chairman

Darrell A. Downing

_____, Secretary

John L. Schlegel

GOVERNING BODY CERTIFICATE

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 _____, 2007.

_____, Mayor

Carl Brewer

_____, City Clerk

Karen Sublett

TRANSFER RECORD

Entered on transfer record this _____ day of _____, 2007.

_____, County Clerk

Don Brace

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 on the _____ day of _____, 2007,

at _____ o'clock _____ M. and is duly recorded.

_____, Register of Deeds

Bill Meek

_____, Deputy

Tonya Buckingham

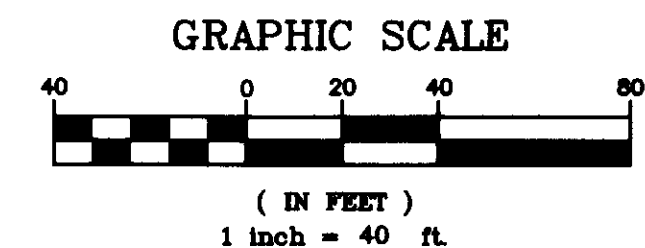
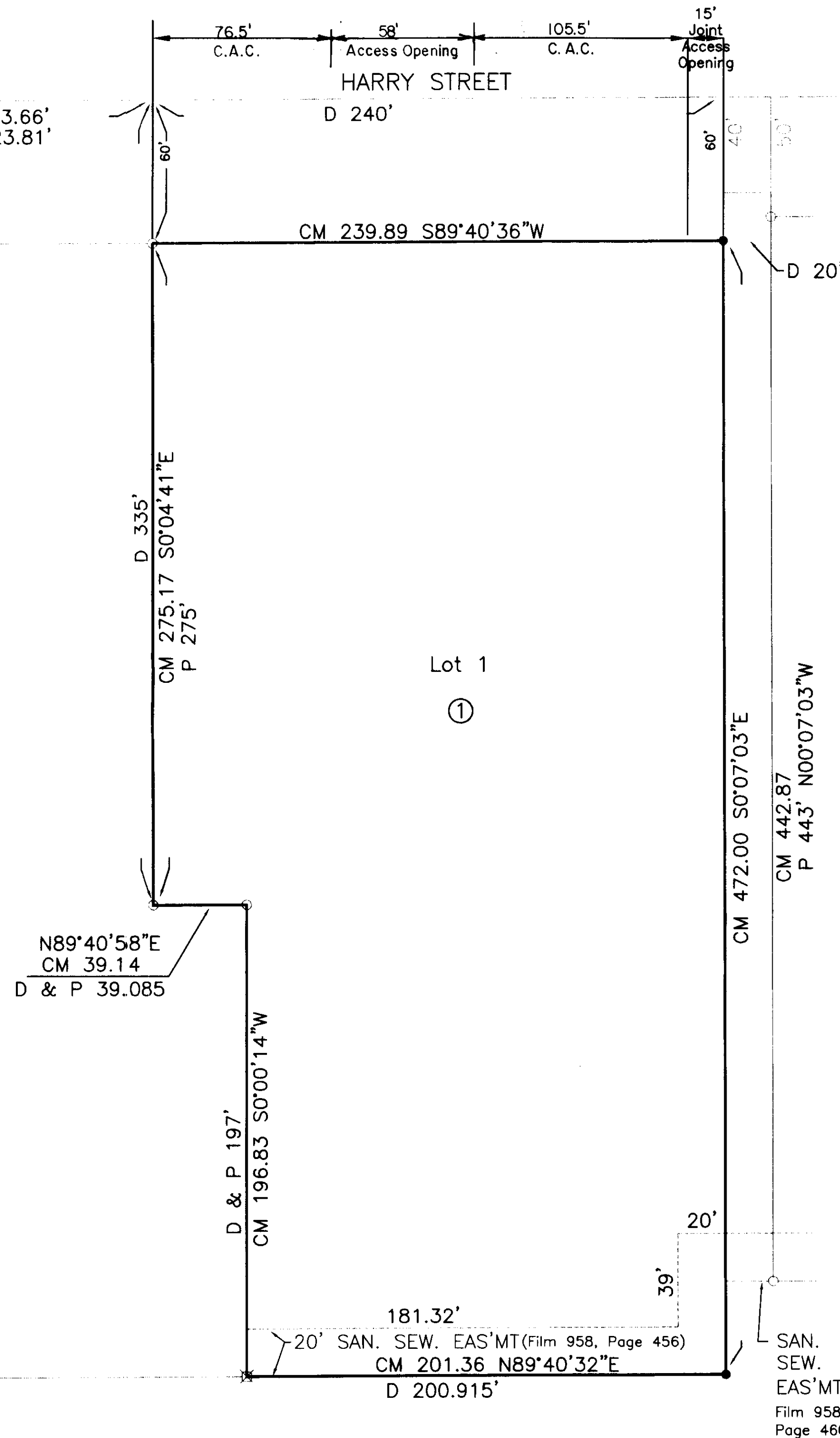
Closure Computation

Northing Error = 0.0024'

Easting Error = 0.0035'

Error of Closure = 0.0043'

Accuracy = 1:331,253

**LEGEND**

- - set 5/8" rebar & "Armstrong" cap
- ⊙ - iron in thimble
- ⊙ - found 3/4" iron pipe
- ⊙ - found 1/2" iron pipe
- ⊙ - found chiseled in concrete
- ⊙ - found chiseled in concrete
- M - measured distance
- P - plat distance
- D - deed distance
- cm - calculated from measured distance
- - property line
- - center line
- - easement line
- - setback line

OWNER/SUBDIVIDER:
Tam Nguyen
4930 Harborside Drive
Wichita, KS 67204

DATE PREPARED:
May 21, 2007

ZONING:
LC Limited Commercial

DATE OF SURVEY:
May 16, 2007

AREA OF PLAT:
2.43 ACRES

CONTROL NUMBER
466949, 466950

BENCHMARK:
Iron in thimble found: 623.66 feet East of the Northwest corner of the Northwest Quarter of Section 33, Township 27 South, Range 2 East, Sedgwick County, Kansas

ENGINEER:
Harlan D. Foraker, P.E.
Certified Engineering Design, P.A.
810 W. Douglas, Suite C
Wichita, KS 67203

SURVEYOR:
Donald C. Armstrong LS# 780
Armstrong Land Survey, P.A.,
1601 E. Harry, Wichita, KS. 67211