

FINAL PLAT

SQUATTING DOG ESTATES

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, do hereby certify that I am a registered land surveyor in the State of Kansas, with experience and proficiency in land surveying; that the heretofore described property was surveyed and subdivided by me, or under my supervision; that all Subdivision Regulations with the City of Wichita, Kansas, have been complied with in the preparation of this plat; and that all the monuments shown hereon actually exist and their positions are correctly shown to the best of my knowledge and belief.

A portion of the Southeast Quarter of Section 24, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on December 11, 2024 as follows:
Beginning at the Northeast corner of Block 2, Bay Country Estates 2nd Addition to Wichita, Sedgwick County, Kansas; Thence with a bearing of South 89°19'38" West (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Block 2 a distance of 399.73 feet to the Southeast corner of Breezy Pointe 2nd Addition to Wichita, Sedgwick County, Kansas; Thence North 00°40'39" West along the East line of said Breezy Pointe 2nd Addition a distance of 279.54 feet to the South line of said Breezy Pointe 2nd Addition; Thence North 89°21'43" East along the South line of said Breezy Pointe 2nd Addition a distance of 240.83 feet; Thence South 00°38'12" East a distance of 55.00 feet; Thence North 89°21'20" East a distance of 159.00 feet to the West line of North 119th Street West; Thence South 00°39'39" East along said West line a distance of 224.32 feet to the point of beginning, containing **2.363 Acres**, and subject to any easements and restrictions of record.

COUNTY REVIEW SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, the undersigned, do hereby certify that I have reviewed this plat on this _____ day of _____, 2025. This plat has been reviewed for filing, pursuant to K.S.A. 58-2005 and K.S.A. 58-2001 for content only and is in compliance with those provisions. No other warranties are extended or implied.

Tricia L. Robello, P.S.# 1246

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat of "SQUATTING DOG ESTATES", a portion of the Southeast Quarter Section 24, Township 27 South, Range 2 West, Sedgwick County, Kansas; has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 20____.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By _____, Chair
Bryan K. Frye

ATTEST:
_____, Secretary
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 20____.

_____, Mayor
Lily Wu

_____, City Clerk
Paul Leeker

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This is to certify that the undersigned, Owner of the land described in the Surveyor's Certificate; has caused the same to be surveyed and subdivided on the accompanying plat into Lots, Block and a Reserve under the name of "SQUATTING DOG ESTATES", a portion of the Southeast Quarter of Section 24, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas; that all 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; 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.

_____, Owner
Donald P. Cain, Owner

_____, Owner
Sheryl L. Cain, Owner

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED:
That on this _____ day of _____, 2025 A.D., before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Donald P. Cain and Sheryl L. Cain, owners, who are known to me to be the same persons who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: _____

_____, Notary Public

TRANSFER RECORD

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

Entered on transfer record on this _____ day of _____, 20____.

_____, County Clerk
Kelly B. Arnold

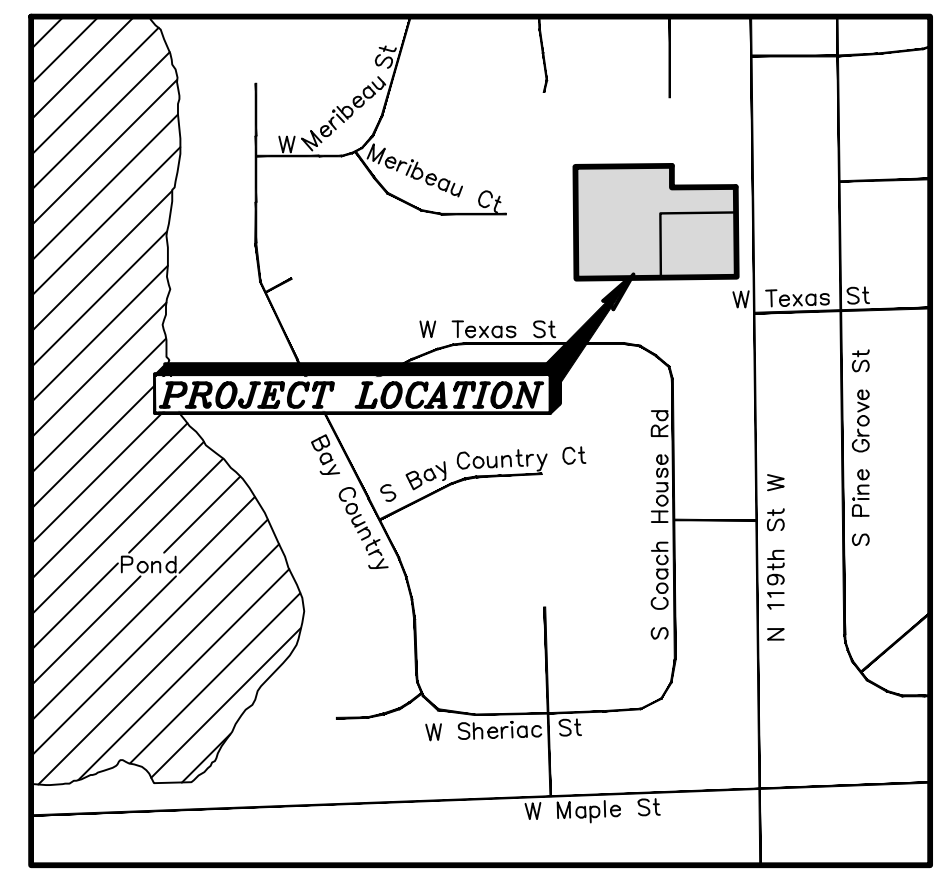
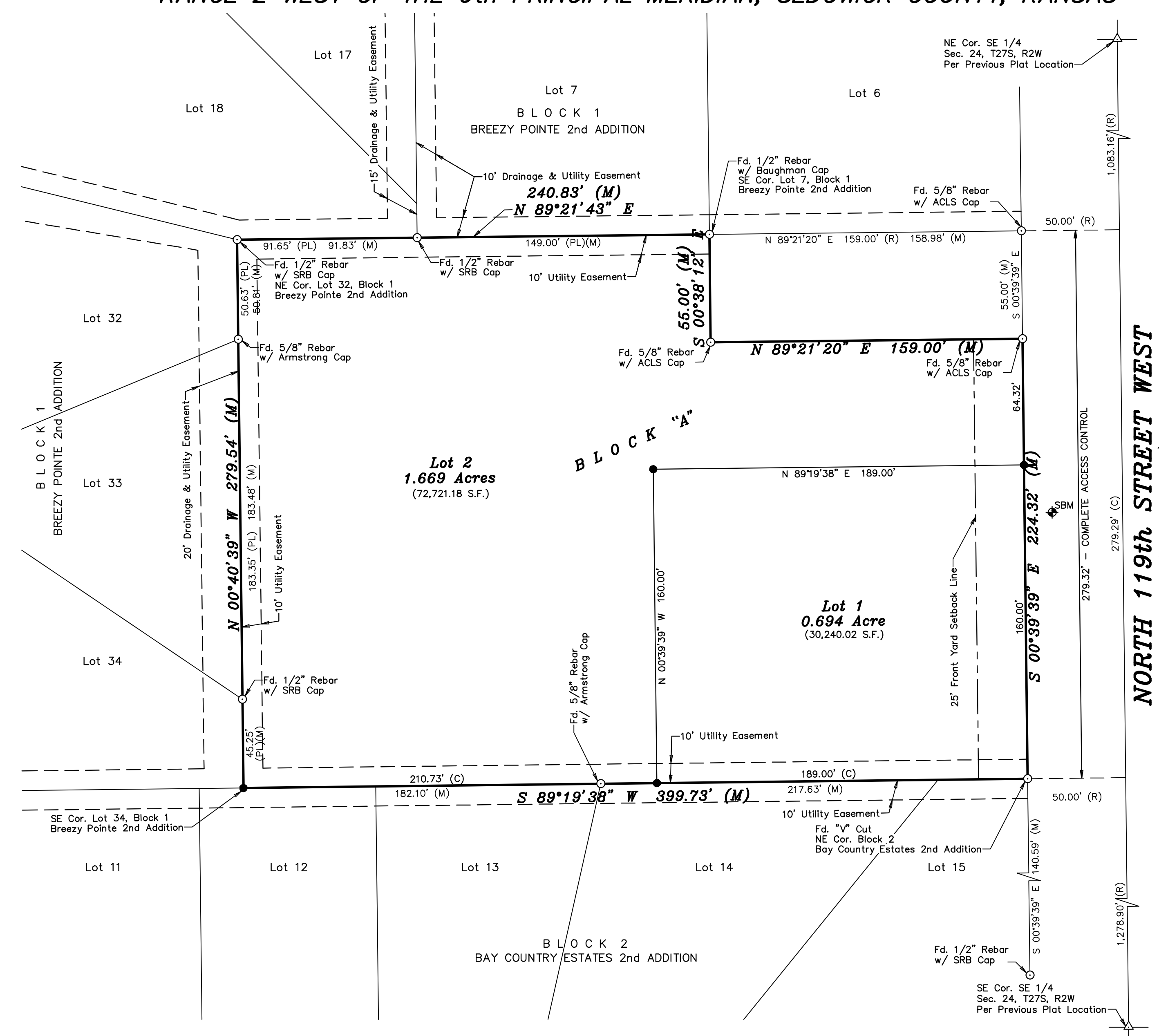
REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

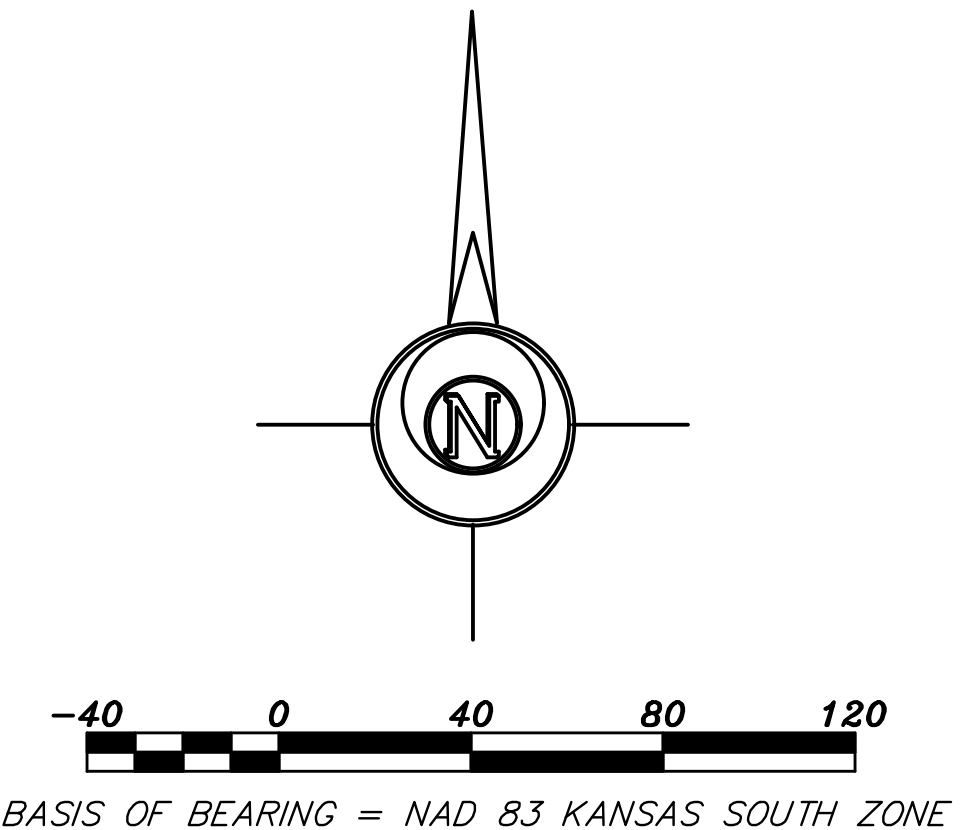
This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ m. on this _____ day of _____, 20____, in Doc/Firm# _____.

_____, Register of Deeds
Tonya E. Buckingham

_____, Deputy Register of Deeds
Kenly Zehring



SEDGWICK COUNTY, KANSAS
VICINITY MAP
(NOT TO SCALE)



- LEGEND**
- - Survey Monument Found
 - - 5/8" x 24" Iron Rebar Set w/GSS Cap
 - (M) - Measured
 - (C) - Calculated
 - (PL) - Platted
 - (R) - Record Measurement

CLOSURE TABLE

NORTHING:	-0.00461
EASTING:	0.00448
PRECISION:	1,358.42/0.0064 = 1:212,253.12

BENCHMARKS:

SBM:
5/8" Rebar with GSS Cap ±12.4 feet West and ±135.8 North of the Northeast Corner of Block 2, Bay Country Estates 2nd Addition, Sedgwick County, Kansas.
Elevation = 1345.52 (NAVD88)

FLOOD NOTE:

According to Flood Insurance Rate Map No. 20173C0336G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within ZONE "X", which is defined as "0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Area with Reduced Flood Risk due to Levee."

MASTER DRAINAGE PLAN:

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 applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

FINAL PLAT		Description: SQUATTING DOG ESTATES SEDGWICK COUNTY, KANSAS	
Prepared By: GSS HUTCHINSON		Garber Surveying Service, P.A.	
2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		BRANCH OFFICES:	MANHATTAN Ph. 785-320-4810 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933
Drawn By: CDS	Scale: 1"=40'	Date of Field Work: August 13, 2024	Job No:
Checked By: DEG	Date: 05/01/2025	Sheet 1 of 1 Sheet(s)	G2024-559

Copyright © 2025 Garber Surveying Service, P.A. Saved 4/10/2025 9:42:47 AM by CSTU00K7
Plot Date & Time: Thursday, May 1, 2025 4:14:51 PM. Dwg. from: U:\LDN\GSSFILES\2025\202505010559_G1A.dwg\202505010559_PP.Plot