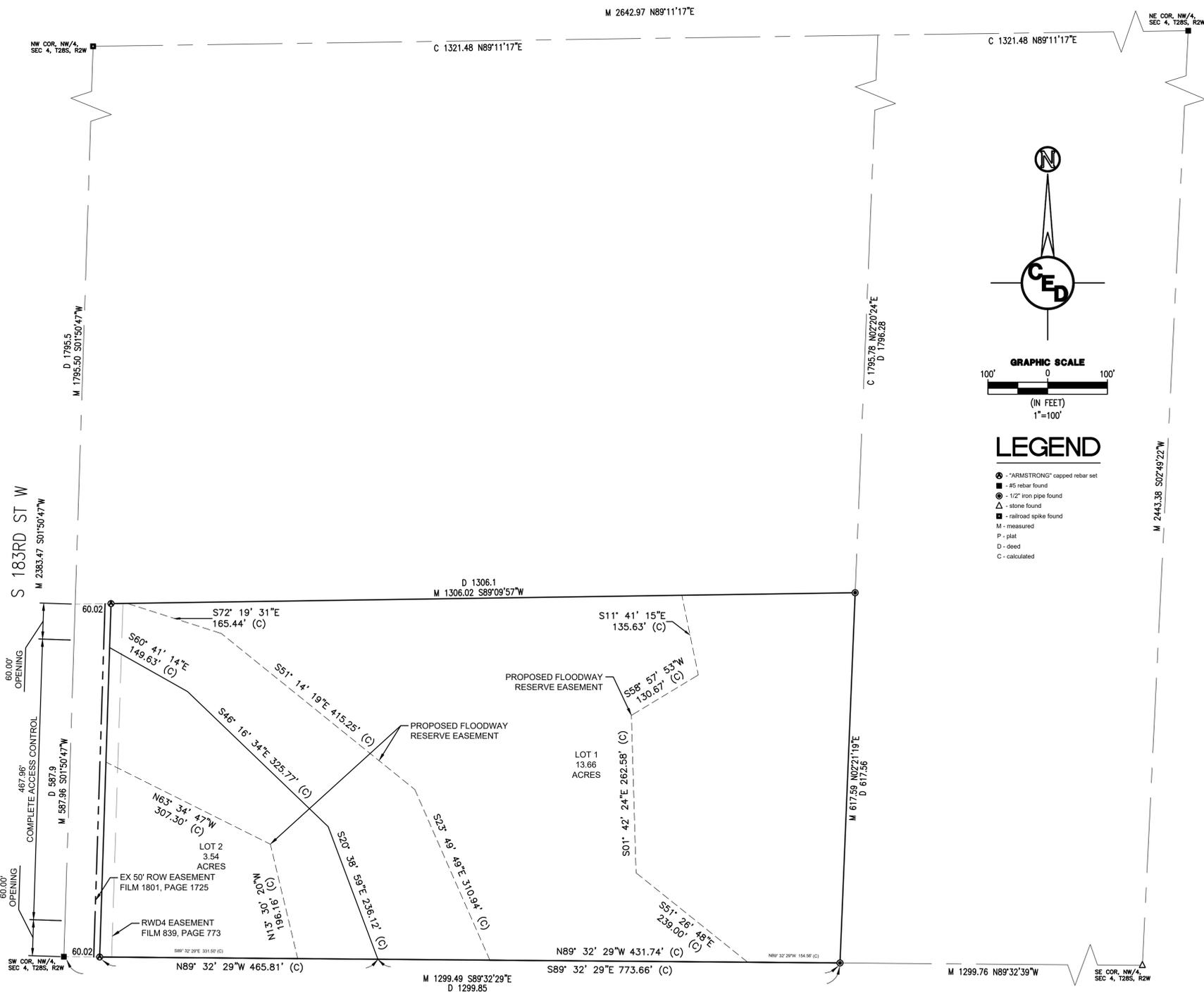


FINAL PLAT SUMMERS ADDITION

AN ADDITION TO SEDGWICK COUNTY, KANSAS.

W PAWNEE AVE
M 2642.97 N89°11'17"E



LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, THE UNDERSIGNED, LICENSED PROFESSIONAL SURVEYOR IN KANSAS, DO HEREBY CERTIFY THAT UNDER MY SUPERVISION, THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED BY ARMSTRONG LAND SURVEY, P.A., ON OR ABOUT MARCH 28TH, 2025 AND THAT THE ACCOMPANYING FINAL PLAT PREPARED AND ALL THE MONUMENTS 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 West Half of the Northwest Quarter of Section 4, Township 28 South, Range 2 West of the 8th P.M., Sedgwick County, Kansas, described as: BEGINNING at a point 1795.5 feet South of the Northwest Corner thereof; THENCE South along the West line of said Northwest Quarter 587.9 feet to the Southwest Corner of said Northwest Quarter; THENCE East along the South line of said Northwest Quarter, 1299.85 feet to the Southeast Corner of the West Half of said Northwest Quarter; THENCE North along the East line of the West Half of said Northwest Quarter, 617.56 feet to a point 1796.28 feet South of the Northeast Corner of the West Half of said Northwest Quarter; THENCE West 1306.1 feet to the Point of BEGINNING.

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

JORDAN M. DOOM, PS #1723
ARMSTRONG LAND SURVEY, P.A.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS) SS
SEDGWICK COUNTY)

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 "SUMMERS ADDITION", AN ADDITION TO SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY 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 AND THEY SHALL NOT INHIBIT THE CONVEYANCE OF SURFACE DRAINAGE. ACCESS CONTROLS ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AS INDICATED ON THE FACE OF THE PLAT. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. 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. THE AREA DESIGNATED AS FLOODWAY RESERVE EASEMENT IS RESERVED FOR THE PURPOSES OF PROVIDING FLOOD PROTECTION, PRESERVING THE NATURAL DRAINAGE, AND PROTECTING THE SAFETY AND WELFARE OF COUNTY. OWNER HEREBY COVENANTS AND AGREES FOR SUCH OWNER AND OWNER'S GRANTEE, DEVISEES, SUCCESSORS AND ASSIGNS THAT: (1) NO HUMAN HABITAT OR OTHER CONSTRUCTION MAY BE BUILT IN SAID RESERVE AND THAT NO OBSTRUCTION SHALL BE PLACED THEREIN; (2) NO LEVEE OR ANY FILL, CHANGE OF GRADE, CREATION OF CHANNELS OR OTHER WORK SHALL BE CONSTRUCTED IN SAID RESERVE EXCEPT WITH THE APPROVAL OF THE KANSAS STATE BOARD OF AGRICULTURE, DIVISION OF WATER RESOURCES IN ACCORDANCE WITH K.S.A. 24-126 AND THE COUNTY ENGINEER; (3) SAID RESERVE SHALL BE THE RESPONSIBILITY OF OWNER UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION UNDER K.S.A. 82A-301 ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE OF AND IMPROVEMENTS TO DRAINAGE; AND (4) THE APPROPRIATE GOVERNING BODY HAS THE RIGHT TO MAINTAIN SAID RESERVE IN THE EVENT THE OWNER(S) FAIL TO DO SO AND CHARGE-BACK THE COST OF SUCH MAINTENANCE TO THE OWNER(S).

CLINT E. SUMMERS, OWNER

MELANIE R. SUMMERS, OWNER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF ____ 20____, BY CLINT E. & MELANIE R. SUMMERS, OWNERS.

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "SUMMERS ADDITION" 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 _____
BRYAN K. FRYE, CHAIR

ATTEST: _____
SCOTT A. WADLE, SECRETARY

COUNTY COMMISSIONER'S CERTIFICATE

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS ____ DAY OF ____ 20____.

_____, CHAIRMAN
RYAN BATY, FOURTH DISTRICT

ATTEST: _____ COUNTY CLERK
KELLY B. ARNOLD

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS ____ DAY OF ____ 20____.

_____, COUNTY CLERK
KELLY B. ARNOLD

REGISTER OF DEEDS

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT ____ A.M. - P.M., ON THE ____ DAY OF ____ 20____.

_____, REGISTER OF DEEDS
TONYA BUCKINGHAM

_____, DEPUTY
KENLY ZEHRING

COUNTY SURVEYOR CERTIFICATE:

STATE OF KANSAS) SS
SEDGWICK COUNTY)

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS ____ DAY OF ____ 20____.

_____, DEPUTY COUNTY SURVEYOR
TRICIA L. ROBELLO, PS #1246

MORTGAGE HOLDERS

WE, EMPRISE BANK, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "SUMMERS ADDITION".

EMPRISE BANK
_____, AMY SCANTLIN, PRIVATE BANKING

STATE OF KANSAS)
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF ____ 20____, BY AMY SCANTLIN, PRIVATE BANKING OF EMPRISE BANK.

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

SURVEYOR:
ARMSTRONG LAND SURVEY, P.A.
1601 E. HARRY ST.
WICHITA, KANSAS 67211
(316) 263-0082

OWNER:
CLINT E. SUMMERS &
MELANIE R. SUMMERS
2700 S. 183RD ST. W.
GODDARD, KS 67052

NOTE: BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A. ON OR ABOUT MARCH 28, 2025.

BENCHMARK:
Chiseled Square Cut on the North End of the East Headwall of RCBC located approximately 522 feet North and 15 feet East of the Southwest Corner of the Northwest Quarter of Section 4, T28S, R2W.
ELEV = 1424.86 NAVD88

CERTIFIED ENGINEERING DESIGN, P.A.

CED 1935 WEST MAPLE STREET
WICHITA, KANSAS 67213
PH: (316) 262-8808
FAX: (316) 262-1669

SHEET	0
TOTAL	0

FILE LOCATION: C:\Users\Ypugh\OneDrive - CED\2025\20253497\DWG\Summers Plot.dwg TAB NAME: FP USER: Ypugh SAVED: 6/13/2025 3:53 PM PLOTTED: 6/13/2025 3:54 PM