

FINAL PLAT

RAFTER E ESTATES

A PORTION OF THE NORTHWEST QUARTER SECTION 7, TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

COUNTY SURVEYOR'S CERTIFICATE

I, the undersigned, Professional Land Surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on July 8, 2024 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, the undersigned, do hereby certify that I have reviewed this plat on this ___ day of _____, 20___. 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 "RAFTER E ESTATES", a portion of the Northwest Quarter Section 7, Township 27 South, Range 4 West of the 6th Principal Meridian, 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 _____ Chairman
Robert Dool

ATTEST: _____ Secretary
Scott A. Wadle

GOVERNING BODY CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

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___.
Peter F. Meitzner, First District
Chairman

ATTEST: _____ County Clerk
Kelly B. Arnold

TRANSFER OF RECORD

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

Entered on transfer record on this ___ day of _____, 20___.
Kelly B. Arnold
County Clerk

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___.
Tonya E. Buckingham
Register of Deeds

Kenly Zehring
Deputy Register of Deeds

NOTARY CERTIFICATE

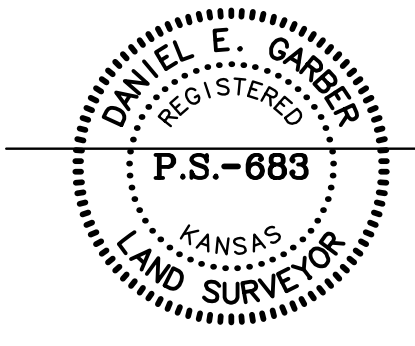
STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED:

That on this ___ day of _____, 20___ A.D., before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Belinda Rausch, Donald C. Jackson, Nancy Jo Jackson & Elaine M. Squires 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



Date: August 1, 2025

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This is to certify that the undersigned, Owners of the land described in the Surveyor's Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into Lots, Block and Streets under the name of "RAFTER E ESTATES", a portion of the Northwest Quarter Section 7, Township 27 South, Range 4 West of the 6th Principal Meridian, Sedgwick County, Kansas; that all easements 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. Complete access control except one opening is hereby granted along W. 21st St. N. The floodway reserve is hereby reserved for floodway reserve purposes and shall be the responsibility of the corresponding owner of the tract of land lying between Lot 2 and said floodway reserve 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, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said governing body.

Donald C. Jackson, Owner Belinda Rausch, Owner

Nancy Jo Jackson, Owner Elaine M. Squires, Owner

FLOODWAY RESERVE NOTE:
The floodway reserve is hereby reserved for floodway reserve purposes and shall be the responsibility of the corresponding owner of the tract of land lying between Lot 2 and said floodway reserve 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, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said governing body.

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. 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 provided for in the Homeowners Association covenants.

EASEMENTS:
All easements shown on this plat, unless specified as private, are hereby dedicated to the public, the rights-of-way of which are shown as dashed lines on the accompanying plat, and said easements may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines and poles, telephone lines and poles and other forms and types of public utilities now or hereafter generally utilized by the public.

FLOODWAY RESERVE
7.775 Acres

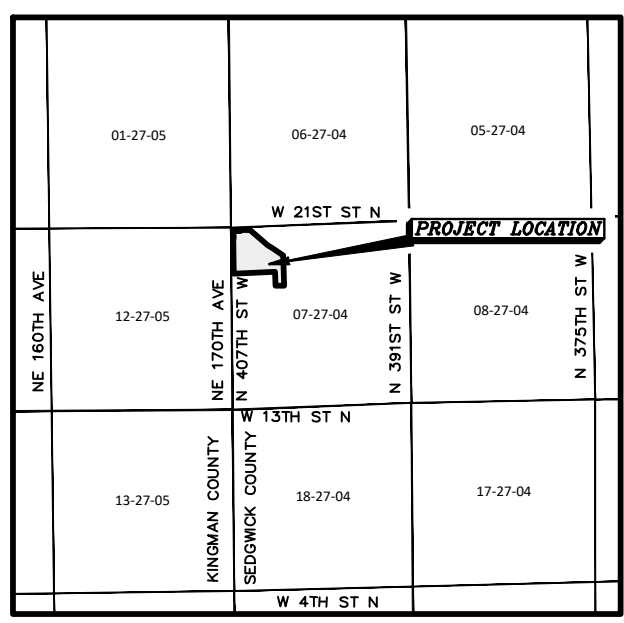
FLOOD NOTE:
According to Flood Insurance Rate Map No. 20173C0260G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within Zone "X", which is defined as "AREA OF MINIMAL FLOOD HAZARD". The property described above also lies within Zone "A", which is defined as areas with a 1% or greater annual chance of flooding (100-year floodplain). Hydraulic analyses not performed. Base flood elevations not shown. The property described above also lies within Zone "AE", which is defined as areas with a 1% or greater annual chance of flooding (100-year floodplain). Hydraulic analyses performed. Base flood elevations shown.

- LEGEND**
- △ - Sectional Monument Found
 - ▲ - Section Monument Set (5/8" x 24" Iron Rebar w/GSS Cap)
 - - Survey Monument Found
 - (M) - Measured
 - (R) - Record measurement
 - P.O.B. - Point of Beginning

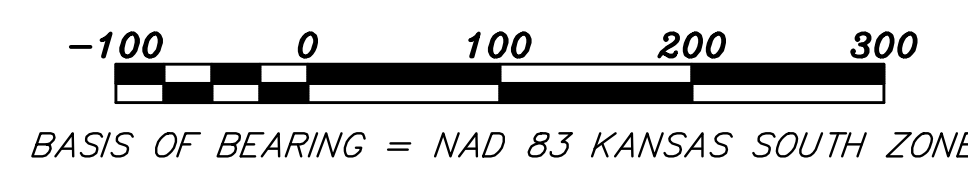
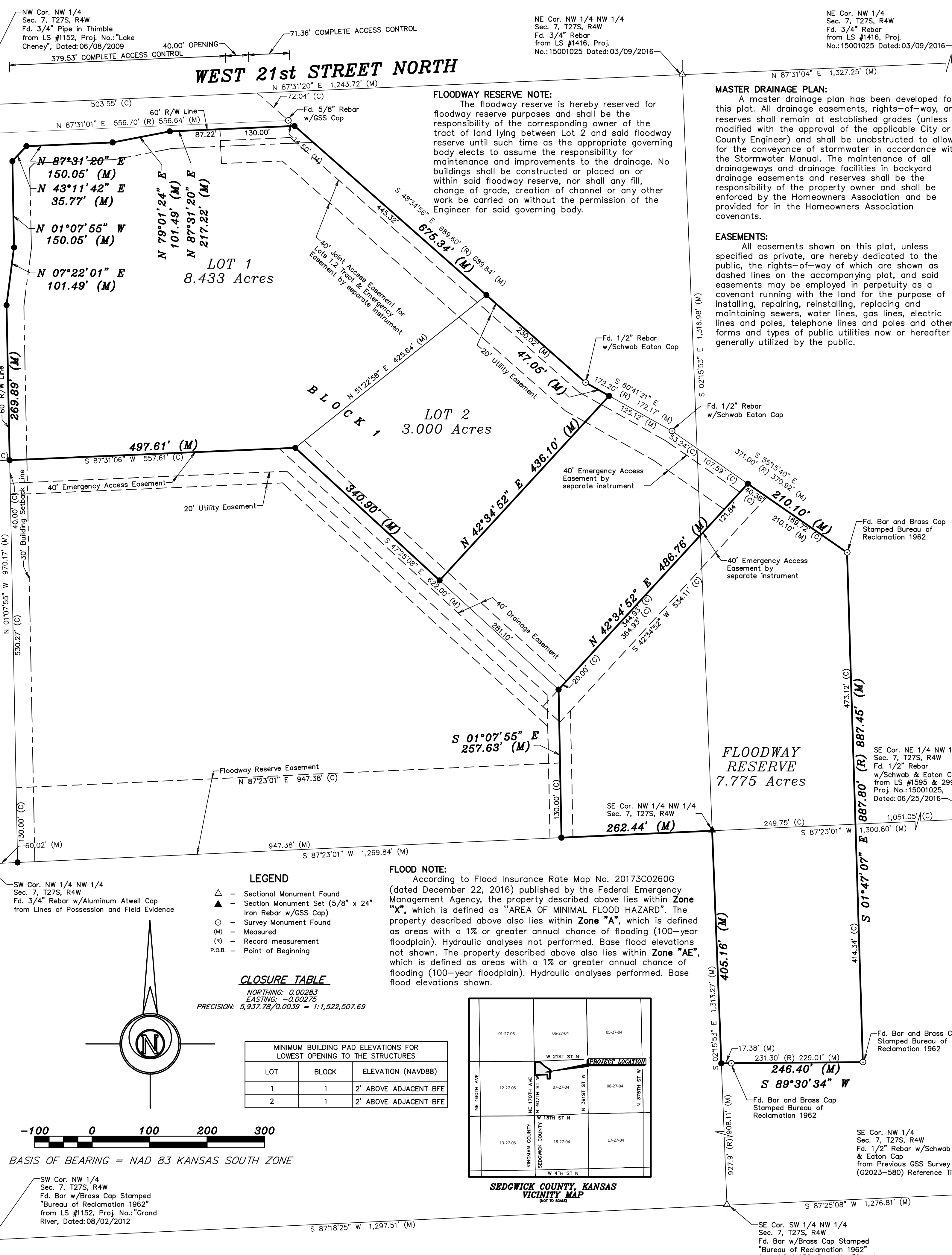
CLOSURE TABLE

NORTHING: 0.00283
EASTING: -0.00272
PRECISION: 5,937.78/0.0039 = 1:1,522,507.69

LOT	BLOCK	ELEVATION (NAVD88)
1	1	2' ABOVE ADJACENT BFE
2	1	2' ABOVE ADJACENT BFE



SEDGWICK COUNTY, KANSAS VICINITY MAP



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

SW Cor. NW 1/4 Sec. 7, T27S, R4W
Fd. Bar w/Brass Cap Stamped Bureau of Reclamation 1962
from LS #1152, Proj. No.: "Grand River, Dated: 08/02/2012"

SE Cor. SW 1/4 NW 1/4 Sec. 7, T27S, R4W
Fd. Bar w/Brass Cap Stamped Bureau of Reclamation 1962
from LS #1152, Proj. No.: "Grand River, Dated: 08/02/2012"

FINAL PLAT
Description: **RAFTER E ESTATES**
SEDGWICK COUNTY, KANSAS

Prepared By: **Garber Surveying Service, P.A.**

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BRANCH OFFICES:
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NEWTON Ph. 316-283-5053
WICHITA Ph. 316-260-9933

Drawn By: EWS Scale: 1"=100' Date of Field Work: July 8, 2024 Job No:
Checked By: DEG Date: 08/01/2025 Sheet 1 of 1 Sheet(s) G2024-117