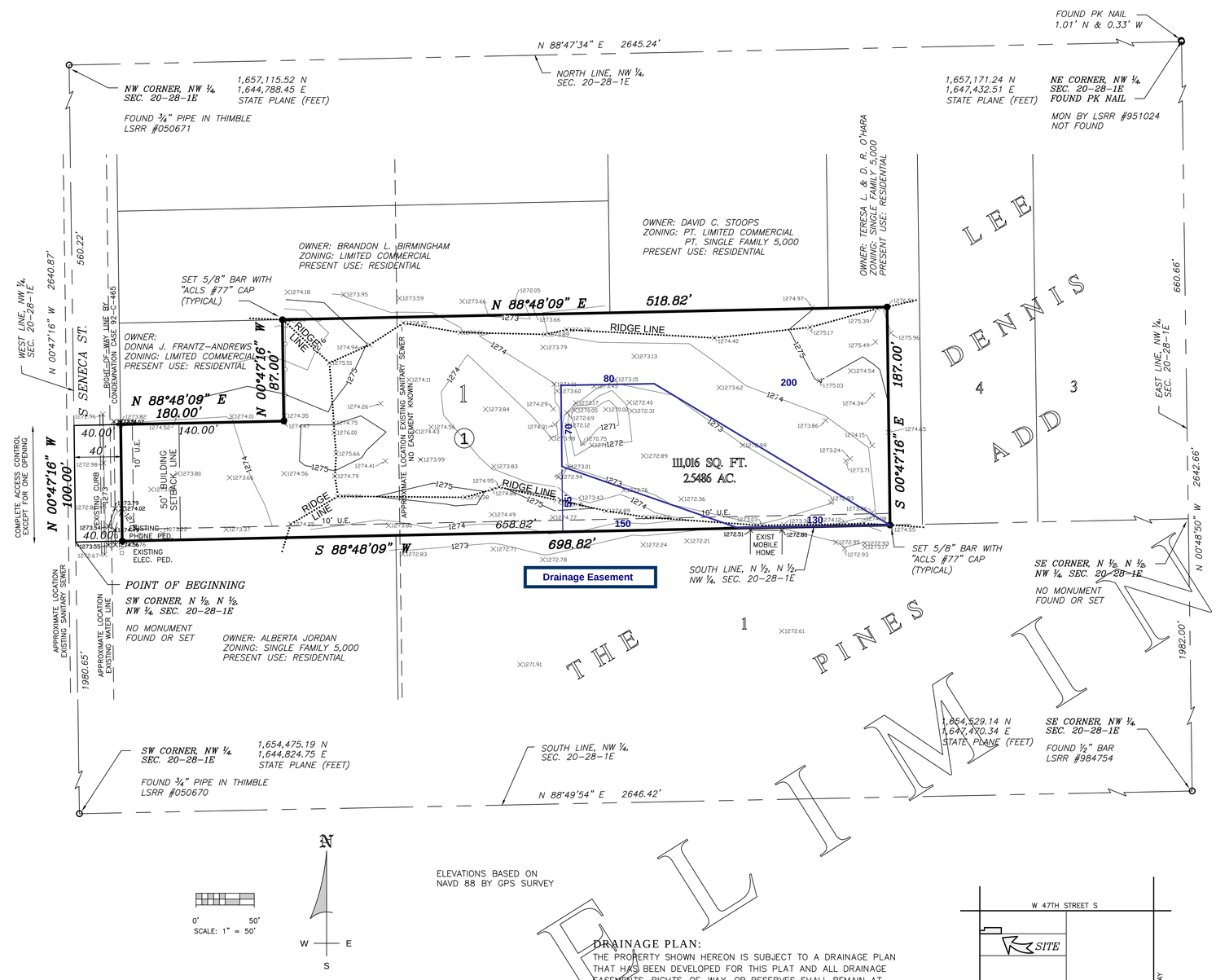
G:\Rg2\ext drive\Erwin File_Project Files\Kammavongsa - Bnd-Plat - Sec 20-28-1E\SrvyMstr - Kammavongsa - Bnd-Plat - Sec 20-28-1E.dwg, 10/5/2009 10:25:03 AM, DWG To PDF.pc3



FINAL PLAT OF

RENTALS SALES ESTATE

LOT 1 - BLOCK 1

PART OF THE N 1/2, N 1/2, NW 1/4, SEC. 20-T28S-R1E
WICHITA, SEDGWICK COUNTY, KANSAS

DEVELOPED BY:
BOUNLENG KAMMAVONGSA
WICHITA, KANSAS

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED ON THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS:

"RENTALS SALES ESTATE"

STREETS: ALL THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO SEDGWICK COUNTY, KANSAS TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE OF POLES, WIRES, CONDUITS AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, ELECTRICITY, TELEPHONE, CABLE T.V. OR ANY OTHER PUBLIC SERVICE OR UTILITY, ANY OR ALL OF THEM UPON, OVER OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" OR "U.E." OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. WHERE AN EASEMENT IS DEDICATED TO A SPECIFIC USE, THE USE THEREOF SHALL BE RESTRICTED TO SAID USE.

BUILDING SETBACK LINE: BUILDING LINE(S) OR SETBACK LINE(S) ARE HEREBY ESTABLISHED AS SHOWN AND DESIGNATED ON THIS PLAT AS BUILDING SETBACK LINE OR "B/L". NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

ACCESS CONTROL: ACCESS CONTROL AS INDICATED HEREON IS HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AND ACCESS TO AND FROM THE LOT(S) CREATED BY THIS PLAT SHALL BE SUBJECT TO SAID ACCESS CONTROL.

IN TESTIMONY WHEREOF: WE, THE UNDERSIGNED PROPRIETORS, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____ 20 _____ .

_____
BOUNLENG KAMMAVONGSA

_____
PHOUKHONG PHETKHAMCHANH

NOTARY CERTIFICATION:

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

ON THIS _____ DAY OF _____ , 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BOUNLENG KAMMAVONGSA AND PHOUKHONG PHETKHAMCHANH, TO ME KNOWN TO BE THE PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY THEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

_____
MY COMMISSION EXPIRES

_____ , NOTARY PUBLIC

_____
PRINTED NAME

CITY OF WICHITA - SEDGWICK COUNTY:

COUNTY SURVEYOR:
REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____ , 20 _____

_____
TRICIA L. ROBELLO, L.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KANSAS

PLANNING COMMISSION:
THIS PLAT OF RENTALS SALES ESTATE, A SUBDIVISION IN WICHITA, 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: _____
DARRELL A. DOWNING, CHAIRMAN

ATTEST: _____
JOHN L. SCHLEGEL, SECRETARY

CITY COUNCIL:
THIS PLAT OF RENTALS SALES ESTATE, AN ADDITION IN WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED AND ALL DEDICATIONS, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____ , 20 ____.

AT THE DIRECTION OF THE CITY COUNCIL

_____ _____

_____

REGISTER OF DEEDS:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE REGISTER OF DEEDS THIS _____ DAY OF _____ , 20 _____ , AT _____ O'CLOCK ____ M; AND IS DULY RECORDED.

_____
BILL MEEKS, REGISTER OF DEEDS

_____
TONYA BUCKINGHAM, DEPUTY

COUNTY CLERK'S OFFICE:
ENTERED ON TRANSFER RECORDS THIS _____ DAY OF _____ , 20 _____ .

_____
KELLY B. ARNOLD, COUNTY CLERK

DRAINAGE PLAN:

THE PROPERTY SHOWN HEREON IS SUBJECT TO A DRAINAGE PLAN THAT HAS BEEN DEVELOPED FOR THIS PLAT AND ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED, OR AS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER, TO ALLOW FOR THE CONVEYANCE OF STORMWATER.

SURVEY NOTES:

1. 5/8" BAR WITH PLASTIC CAP STAMPED "ACLS LS#77" SET AT ALL CORNERS.

2. POSITION OF EXISTING MONUMENTATION, IF NOT TRUE CORNER, IS BY DIFFERENCES IN COORDINATES.

3. THE RECORD SOURCE OF THE DESCRIPTION FOR THIS SURVEY IS FROM A WARRANTY DEED RECORDED AS DOC#/FILM-PAGE 29025536 AT THE SEDGWICK COUNTY RECORDER'S OFFICE.

4. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON KANSAS SOUTH STATE PLANE USING GPS AND THE WICHITA NETWORK. A SCALE FACTOR OF 1.00011031516 (INVERSE OF 0.999889697014) WAS USED TO DETERMINE GROUND DISTANCES.

5. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR, THEREFORE THIS SURVEYOR ACCEPTS NO LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: UNDERGROUND STRUCTURES; UNRECORDED EASEMENTS; UTILITY LINES; AND ZONING OR OTHER LAND USE REGULATIONS.

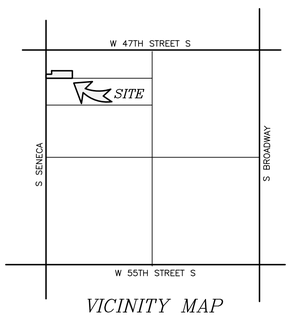
6. A TITLE COMMITMENT HAS BEEN REQUESTED; HOWEVER, IT HAS NOT BEEN RECEIVED AS OF THE DATE OF THE PREPARATION OF THIS DRAWING. EASEMENTS AND TITLE COMMITMENT DATA WILL BE ADDED TO THIS PLAT BEFORE FINAL PRINTS ARE PREPARED AND RECORDED.

PRELIMINARY

PROPERTY DESCRIPTION:

CONTAINING 115,016 SQUARE FEET OR 2.6404 ACRES

A TRACT OF LAND SITUATED IN THE N ½ , N ½, NW ¼, SECTION 20-T28S-R1E, WICHITA, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID N ½, N ½, SAID NW ¼; SAID CORNER BEING S 00Â47'-16" E, ALONG THE WEST LINE OF SAID NW ¼, 660.22 FEET FROM THE NW CORNER OF SAID NW 1/4; THENCE N 00Â47'-16" W, ALONG SAID WEST LINE, 100.00 FEET; THENCE N 88Â48'-09" E, PARALLEL WITH THE SOUTH LINE OF SAID N ½, N ½, 180.00 FEET; THENCE N 00Â47'-16" W, PARALLEL WITH THE WEST LINE OF SAID NW ¼, 87.00 FEET TO THE NORTH LINE OF THE SOUTH 187.00 FEET OF SAID N ½, N ½; THENCE N 88Â48'-09" E, ALONG SAID LINE, 518.82 FEET; THENCE S 00Â47'-16" E, 187.00 FEET TO THE SOUTH LINE OF SAID N ½, N ½; THENCE S 88Â48'-09" W, ALONG SAID LINE, 698.82 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART ON THE WEST TAKEN FOR PUBLIC ROAD RIGHT-OF-WAY BY CONDEMNATION CASE 92-C-465.



VICINITY MAP
SECTION 20-T.28S-R.1E
NOT TO SCALE

CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE PERFORMED A BOUNDARY SURVEY ON THE REAL PROPERTY DESCRIBED HEREIN THAT CONFORMS WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF KANSAS AND THAT THIS DRAWING REPRESENTS SAID SURVEY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ERWIN W. GARD
PLS-560

BOUNDARY SURVEY & PLAT

PART OF THE N ½, N ½, NW ¼, SECTION 20-T28S-R1E
WICHITA, SEDGWICK COUNTY, KANSAS.

Air Capitol Land Surveyors
1900 N. Amidon, Suite 209 ~ Wichita, Kansas 67203
Ph: (316) 838-9071 ~ Fax: (316) 832-0216 ~ Email: egard@r-gengineers.com

Bounleng Kammavongsa
4549 Brookhaven, Wichita, Kansas 67216

DRAWN BY:	CHECKED BY:	PROJECT NO.	DATE:	SHEET	OF
E. GARD	E. GARD	1057-0901	08/31/09	1	1