

53rd STREET

258.17

P.O.B.

FINAL PLAT

All Boer Land Addition

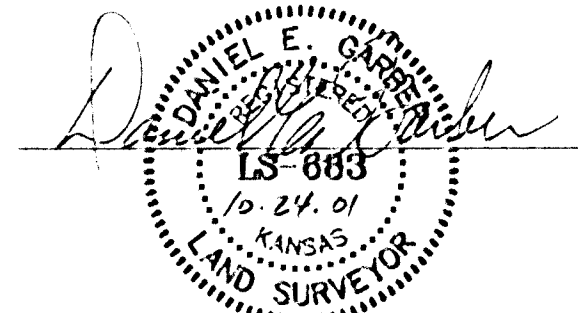
A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN IN SEDGWICK COUNTY, KANSAS.

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on 7-18 2000 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.

DESCRIPTION OF RECORD:

A tract of land in the Northeast Quarter of Section 20, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, Commencing at the Northeast corner of said Northeast Quarter; thence North 90°00'00" West (assumed) along the North line of said Northeast Quarter for 1663.56 feet to the Point of Beginning; thence South 00°46'55" East for 843.71 feet; thence North 90°00'00" West for 258.17 feet; thence North 00°46'55" West for 843.71 feet to the North line of said Northeast Quarter; thence North 90°00'00" East for 258.17 feet to the Point of Beginning. Said tract containing 5.00 acres more or less.



Daniel E. Garber LS

OWNER'S CERTIFICATE AND DEDICATION

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 lot, block, and other public ways under the name of All Boer Land Addition, a subdivision in the Northeast Quarter of Section 20, Township 26 South, Range 1 West of the 6th Principal Meridian in Sedgwick County, Kansas; that all highways, streets, alleys, 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 access controls are hereby dedicated to the appropriate governing body; that a drainage plan has been submitted for this plot and that all drainage easements, rights-of-way or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer as unobstructed to allow for the conveyance of storm water; 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.

James M. Voegel

Mary Lou Voegel

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This instrument was acknowledged before me by James M. and Mary Lou Voegel, husband and wife, this 04th day of October, 2000.

Notary Public

TARA BAALMANN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 8-28-03

My Commission Expires: 8-28-03

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

Reviewed in accordance with K.S.A. 58-5005 on the _____ day of _____, 2000.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat of All Boer Land Addition, a subdivision in the Northeast Quarter of Section 20, Township 26 South, Range 1 West of the 6th Principal Meridian in Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 2000.

J. D. Michaels, Acting Chairman

Marvin S. Krout, Secretary

COUNTY COMMISSIONERS CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat of All Boer Land Addition, a subdivision in the Northeast Quarter of Section 20, Township 26 South, Range 1 West of the 6th Principal Meridian in Sedgwick County, Kansas, an addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Board of County Commissioners of Sedgwick County, Kansas, on this _____ day of _____, 2000.

ATTEST: Carolyn McClain, Chair

Don Brace, County Clerk

Entered on transfer record on this _____ day of _____, 2000.

Don Brace, County Clerk

CITY COUNCIL CERTIFICATE

STATE OF KANSAS }
CITY OF WICHITA }
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 _____, 2000.
At the Direction of the City Council

Chris Cherches, City Manager Pat Burnett, City Clerk

Entered on transfer record on this _____ day of _____, 2000.

Don Brace, County Clerk

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

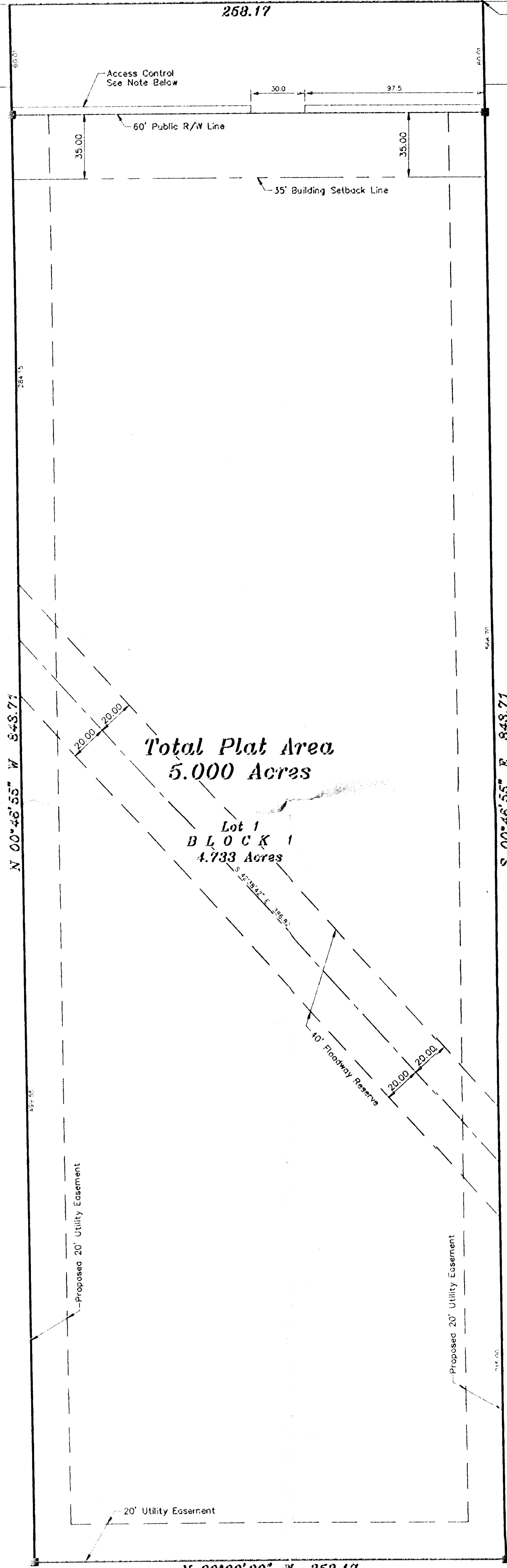
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2000 at _____ o'clock _____ M; and is duly recorded.

ATTEST: Bill Meek, Register of Deeds

Linda Kizzire, Deputy

NOTE

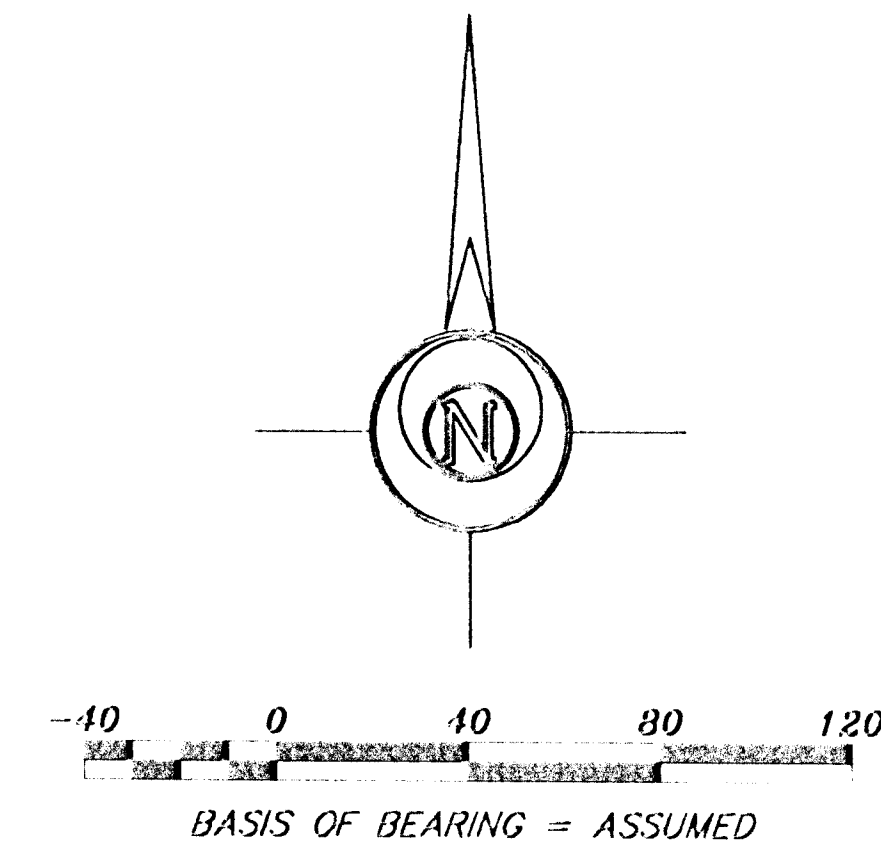
Access Control is dedicated along the South right-of-way line of 53rd Street except one opening is allowed.



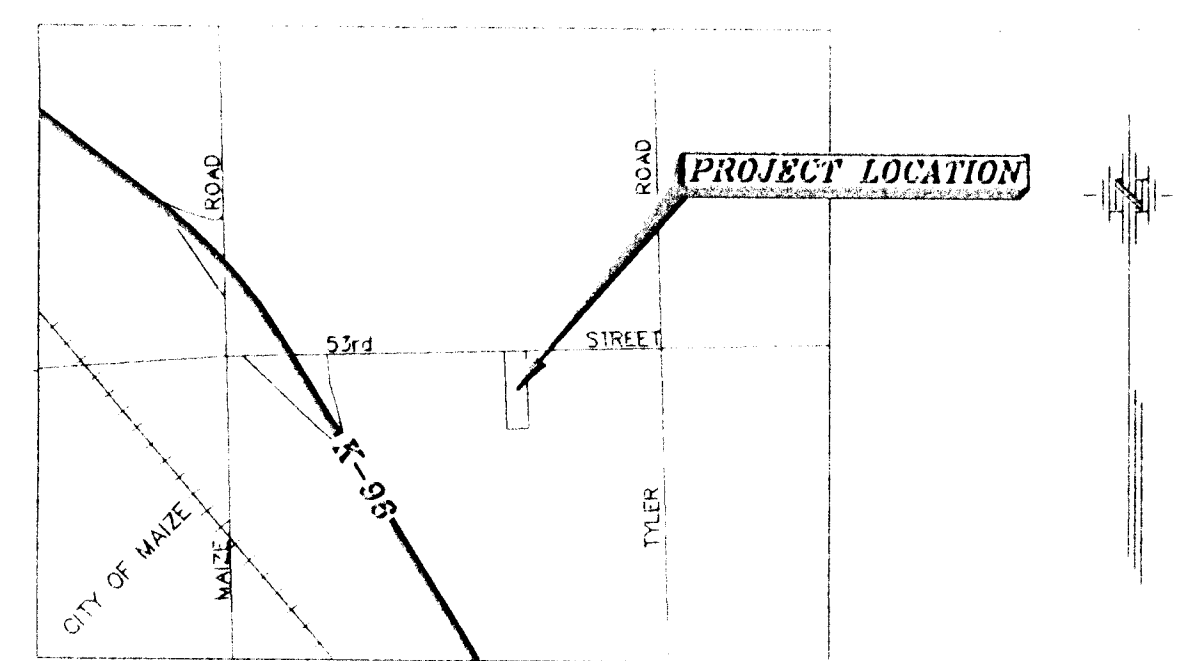
Total Plat Area
5.000 Acres

Lot 1
BLOCK 1
4.733 Acres

N 90°00'00" W 258.17



LEGEND		CLOSURE TABLE	
▲	Sectional Monument Found	Northing	= 0.0000
■	5/8" x 24" Rebar Set in Concrete	Easting	= 0.0000
○	Point of Beginning		
□	Total Access Control	Precision	= 2203.76/0.0000 = 0.0000



VICINITY MAP
(NOT TO SCALE)

BENCHMARK:
USGS 210 60 D Spike in Railroad Tie Corner Post 45' South of the Northwest Corner of Section 20, Township 26 South, Range 1 West of the 6th Principal Meridian
Elevation=1348.45

Site Benchmark
60D Spike in Power Pole 5' East of Gravel Driveway and 25'± South of Right-of-Way.
Elevation=1348.96

FINAL PLAT		Description: All Boer Land Addition SEDGWICK CO., KANSAS	
Prepared By: Garber Surveying Service, P.A. 123 West 1st Ave. Hutchinson, Kansas 67501 Phone (620) 685-7032 • FAX (620) 683-7401		129 E. Broadway, Suite 300 Newton, Kansas 67114 Phone (316) 283-5051 • FAX (316) 283-5073	
Drawn By: DJK	Scale: 1"=40'	Date of Field Work: July 18, 2001	Job No:
Checked By: DEG	Date: 08/30/2001	Sheet 1 of 1 Sheet(s)	G2001-373