

# ALFIERI ACRES ADDITION SEDGWICK COUNTY, KANSAS

SCALE 1"=100'

LEGEND:

- 1/2" Rebar (Set)
- 1/2" Rebar (Found)

**DESCRIPTION:**

Plat of a Tract of land, lying in the NW 1/4, Section 12, T-29-S, R-2-E, of the Sixth Principal Meridian, Sedgwick County, Kansas more particularly described as follows:  
 commencing at the NW corner of said NW 1/4;  
 thence S 00°00'00" E (assumed bearing) a distance of 660.00 feet to a point on the west line of said NW 1/4 the point of beginning;  
 thence N 89°23'55" E a distance of 660.03 feet;  
 thence N 00°00'00" E a distance of 699.91 feet;  
 thence N 89°24'40" E a distance of 669.80 feet;  
 thence S 00°12'49" W a distance of 2056.65 feet to a point on the south line of said NW 1/4;  
 thence S 88°39'48" W a distance of 1322.46 feet to the SW corner of said NW 1/4;  
 thence N 00°00'00" E a distance of 2003.95 feet, more or less, to the point of beginning,  
 said tract containing 61.804 acres, more or less.

**EASEMENTS AND RESERVES:**

Easements are hereby dedicated for public use, as utility easement right-of-way which are shown as lying between the dashed lines in widths indicated and as set forth on this plat unless otherwise noted, and said easements may be employed for the purpose of installing, repairing and maintaining gas lines, electric lines, telephone lines, and all other forms and types of public utilities now or hereafter used by the public over, under, and along the strips marked utility easements floodway reserves. A drainage plan has been developed and that all drainage easements, rights-of-way, shall remain at established grades or as modified with the approval of the City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

**FLOODWAY RESERVE:**

The Floodway reserve shall be the responsibility of the owners of Lots 6, 7, and 8 until such time as the governing body exercising jurisdiction elects to assume maintenance responsibility and improvement of the drainage. No structure shall be constructed on or within the Floodway reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body.

**CONTINGENT DEDICATION:**

The 70' Contingent Dedication as shown on the north line of Lot 3 will become street Right of way when a street is platted in alignment to and abutting with 81st Street South.

**STREETS:**

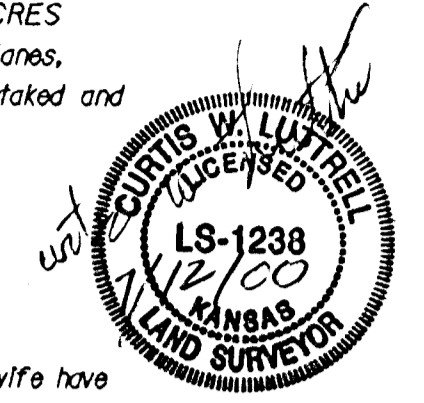
Streets, avenues, lanes, drives and boulevards shown on this plat and not here to for dedicated to and for public use are hereby so dedicated.

**SURVEYORS CERTIFICATE:**

State of Kansas )  
 County of Sedgwick ) s.s.  
 We Parsons Brinckerhoff Kansas Land Surveyors (LS-10) in the aforesaid county and state, do hereby certify that we have accurately surveyed and platted ALFIERI ACRES ADDITION and have located all monuments above, and that all lots, streets, avenues, lanes, drives courts, easements, public ways, and other grounds are well and accurately staked and marked.

Said survey was completed on the 6<sup>th</sup> day of July, 2000.

*Curtis W. Luttrell*  
 Curtis W. Luttrell Licensed Land Surveyor # 1238



**OWNERS:**

Know all men by these presents that we Salvatore Alfieri and Sharon Alfieri his wife have caused the land described in the surveyors certificate to be platted into lots, streets, avenues, lanes, drive courts, easements, public ways to be known as ALFIERI ACRES ADDITION, Sedgwick County, Kansas, easements are hereby granted as indicated on the plat for the construction and maintenance of all public utilities. The streets, avenues, lanes, drives, drives and courts, are hereby dedicated to and for the use of the public.

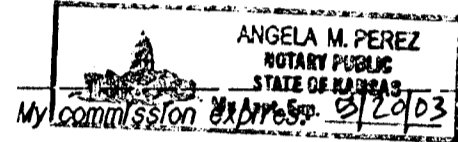
*Salvatore Alfieri*      *Sharon Alfieri*  
 Salvatore Alfieri      Sharon Alfieri

**NOTARY PUBLIC:**

State of Kansas )  
 County of Sedgwick ) s.s.  
 Be it remembered that on this 12<sup>th</sup> day of July, 2000,

before me a notary public in the aforesaid county and state came Salvatore Alfieri and Sharon Alfieri, his wife to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same as their voluntary act and deed. In testimony whereof I have set my hand and affixed my notarial seal the day and year above written.

*Angela M. Perez*  
 Angela M. Perez Notary Public  
 My Comm. Expires 01-21-03



**APPROVAL OF THE MAPS:**

This plat of ALFIERI ACRES ADDITION, an addition to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Planning Commission, Wichita, Kansas.  
 Dated this 15<sup>th</sup> day of July, 2000.  
 Wichita-Sedgwick County Metropolitan Planning Commission

Francis S. Garofalo, Chairman

Marvin S. Kraut, Secretary

**APPROVAL OF THE COUNTY BOARD:**

This plat of ALFIERI ACRES ADDITION approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_ 2000.

Thomas G. Winters, Chairman

ATTEST: James Alford, County Clerk

Entered on the transfer record this \_\_\_\_\_ day of \_\_\_\_\_ 2000.

This is to certify that this instrument was filed for record in the Register of Deeds Office \_\_\_\_\_ A.M. on the \_\_\_\_\_ day of \_\_\_\_\_ 2000.

Bill Neak, Register of Deeds      Linda Klizdra, Deputy

**COUNTY REVIEW:**

Reviewed in accordance with K.S.A. 58-20005 on this \_\_\_\_\_ day of \_\_\_\_\_ 2000.

Trilena L. Robello, L.S., Kansas #1246

Deputy County Surveyor  
 Sedgwick County Kansas

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