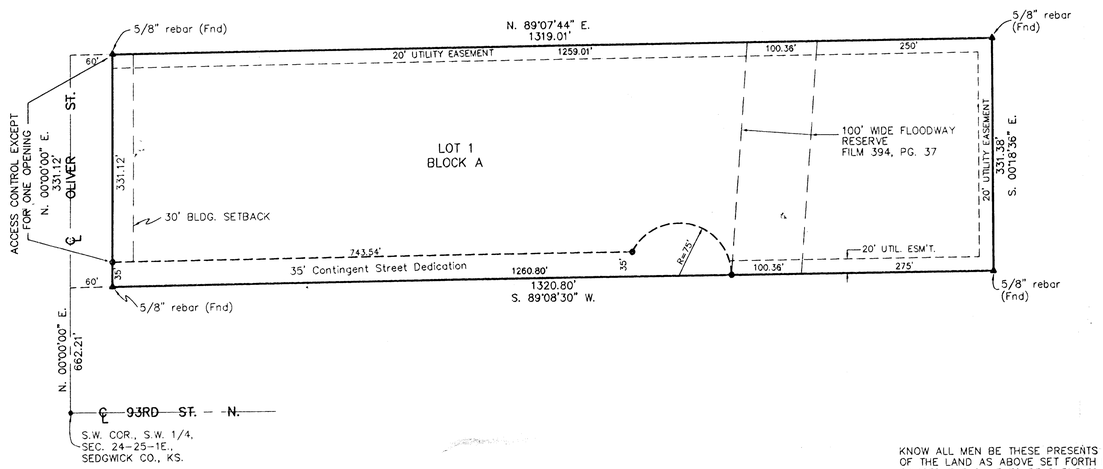
ANGEL'S LANDING

An Addition to Sedgwick County, Kansas

1" = 100'

o = 3/4" IRON PIPE W/MOEHRING CAP (SET)



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, CRAIG MOEHRING, A REGISTERED LAND SURVEYOR IN SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "ANGEL'S LANDING", SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, A STREET, AND A FLOODWAY RESERVE, THE SAME BEING ACCURATELY SET FORTH ON THE ACCOMPANYING PLAT AND DESCRIBED AS THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 25 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.

Craig Moehring

CRAIG MOEHRING L.S. KANSAS #875
433 S. HYDRAULIC WICHITA, KANSAS 67211 PH. (316) 263-8291

CRAIG MOEHRING REGISTERED LS-875 1/15/02 KANSAS LAND SURVEYOR

KNOW ALL MEN BE THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK, A STREET AND A FLOODWAY RESERVE TO BE KNOWN AS "ANGEL'S LANDING", AN ADDITION TO SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE FLOODWAY RESERVE SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS, UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE AND IMPROVEMENT OF DRAINAGE, PROVIDED FURTHER THAT NO STRUCTURES SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY RESERVE NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE APPROPRIATE GOVERNING BODY. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT AND 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, AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER.
ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM OLIVER STREET ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER, THAT LOT 1, BLOCK A, SHALL HAVE ACCESS TO OLIVER STREET AT ONE (1) LOCATION TO BE DETERMINED BY THE ENGINEER OF THE APPROPRIATE GOVERNING BODY. UPON OPENING OF THE 35' CONTINGENT STREET DEDICATION ALONG THE SOUTH PROPERTY LINE, THE EXISTING DRIVE SHALL BE ABANDONED AND ACCESS SHALL BE FROM THE 35' CONTINGENT STREET DEDICATION.

Jennifer Hutson

JENNIFER HUTSON

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME JENNIFER HUTSON, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT OF "ANGEL'S LANDING", AN ADDITION TO SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION.

DATED THIS____ DAY OF _____, 2002.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, ACTING CHAIRMAN
J.D. MICHAELIS

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT HAS BEEN APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS____DAY OF_____ _____, 2002.

_____, CHAIR
BEN SCIORTINO

ATTEST: _____, COUNTY CLERK
DON BRACE

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 _____ ON THE ____ DAY OF_____, 2002.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

ENTERED ON TRANSFER RECORD THIS____ DAY OF _____, 2002.

_____, COUNTY CLERK
DON BRACE

Reviewed in accordance with K.S.A. 58-2005 on this 22nd day of April, 2002.

Tricia L. Robello

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

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