

FINAL PLAT

WICHITA COUNTRY CLUB FIRST ADDITION

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 27 SOUTH,
RANGE 2 EAST OF THE 6th PRINCIPAL MERIDIAN IN WICHITA, SEDGWICK COUNTY, KANSAS.

COUNTY SURVEYOR'S CERTIFICATE
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I hereby certify that I have reviewed the Surveyed Plat and certified said plat to be in compliance with the requirements of K.S.A. 58-2005.

Registered Land Surveyor & License No. _____

PLANNING COMMISSION:
STATE OF KANSAS }
CITY OF WICHITA } SS
COUNTY OF SEDGWICK }

This plat of "WICHITA COUNTRY CLUB FIRST ADDITION" a subdivision in the Northwest Quarter of Section 17, Township 27, South, Range 2 East of the 6th Principal Meridian has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas

Dated this day of _____, 20__ A.D.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Morris K. Dunlop, Chairman John L. Schlegel, Secretary

MUNICIPAL GOVERNING BODY:
STATE OF KANSAS }
CITY OF WICHITA } SS
COUNTY OF SEDGWICK }

This plat approved and all dedications shown hereon, if any, accepted by the Municipal Governing Body of the City of Wichita, Kansas, this day of _____, 20__ A.D.

Carlos Mayans, Mayor Karen Sublett, City Clerk

BOARD OF COUNTY COMMISSIONERS
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__ A.D.

Thomas G. Winters, Chairman

ATTEST:

Don Brace, County Clerk

TRANSFER RECORD
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

Entered on transfer record this day of _____, 20__ A.D.

Don Brace, 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 ____ a.m.-p.m. on the ____ day of _____, 20__ A.D.

Bill Weeks, Register of Deeds Linda Kizzire, Deputy

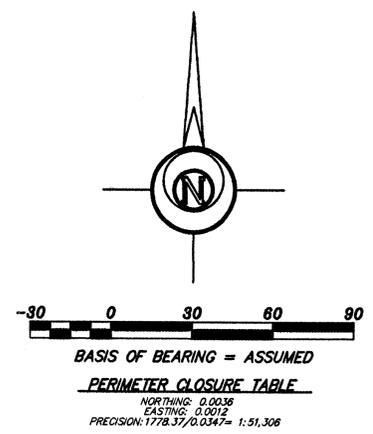
GENERAL NOTES:

- Section Corner ties filed with County Engineers Office and with the Kansas State Historical Society.
- Owner of the lot in "WICHITA COUNTRY CLUB FIRST ADDITION" acknowledge the potential natural flow of surface and sub-surface storm water through said subdivision and a Drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of storm water.

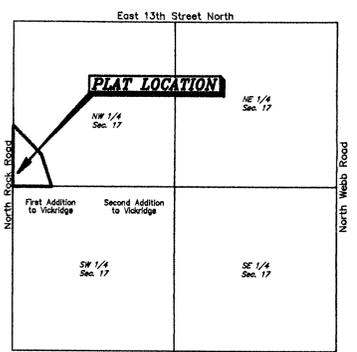
LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION
I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on December 1, 2004 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

A portion of the Northwest Quarter of Section 17, Township 27 South, Range 2 East of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas described as follows:
Beginning at the Southwest corner of said Northwest Quarter; thence North 00°00'00" East (basis of bearings is assumed) along the West line of said Northwest Quarter 608.76 feet; thence South 46°01'03" East 414.16 feet; thence South 19°18'51" East 343.74 feet to the South line of said Northwest Quarter; thence North 89°32'56" West along the South line of said Northwest Quarter 411.71 feet to the point of beginning, containing **3.071 Acres**, subject to a road right-of-way easement across the West 40.00 feet thereof and any other easements of record.

Daniel E. Garber
Daniel E. Garber LS
3-9-05
KANSAS
LAND SURVEYOR



LEGEND
 ● - Sectional Monument Found
 ○ - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
 ■ - 5/8" x 24" Rebar Set in Concrete



VICINITY MAP
(Not to Scale)

EASEMENTS:
Easements 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 and for ingress and egress to and from individual lots.

The undersigned do hereby grant a permanent Navigational Easement to the public authority authorized by Law to own and operate public-owned airports in Sedgwick County, Kansas, for the use of "Navigable Airspace" as defined by the Federal Aviation Act of 1958, over all the land included in this plat.

BUILDING LINES:
Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line. Building setback of this plat shall be 20.00 feet except where shown otherwise on plat, measured at right angles to the street.

STREETS:
The contingent street dedication shown hereon shall become effective in the event that the City determines a need for the right-of-way for any street-relocated purposes.
One Access opening is approved along Rock Road as shown hereon.

DEDICATION:
The undersigned, Rolf Gunderson, and Don Marvin, President and Secretary, respectively, of The Wichita Country Club Association, owners of the property described hereon, have been subdivided the same into a Lot and a Block in the manner shown on the accompanying plat. Said subdivision shall be known as "WICHITA COUNTRY CLUB FIRST ADDITION", a subdivision in the Northwest Quarter of Section 17, Township 27 South, Range 2 East of the Sixth Principal Meridian, in Wichita, Sedgwick County, Kansas.

THE WICHITA COUNTRY CLUB ASSOCIATION
Rolf Gunderson *Don Marvin*
Rolf Gunderson, President Don Marvin, Secretary

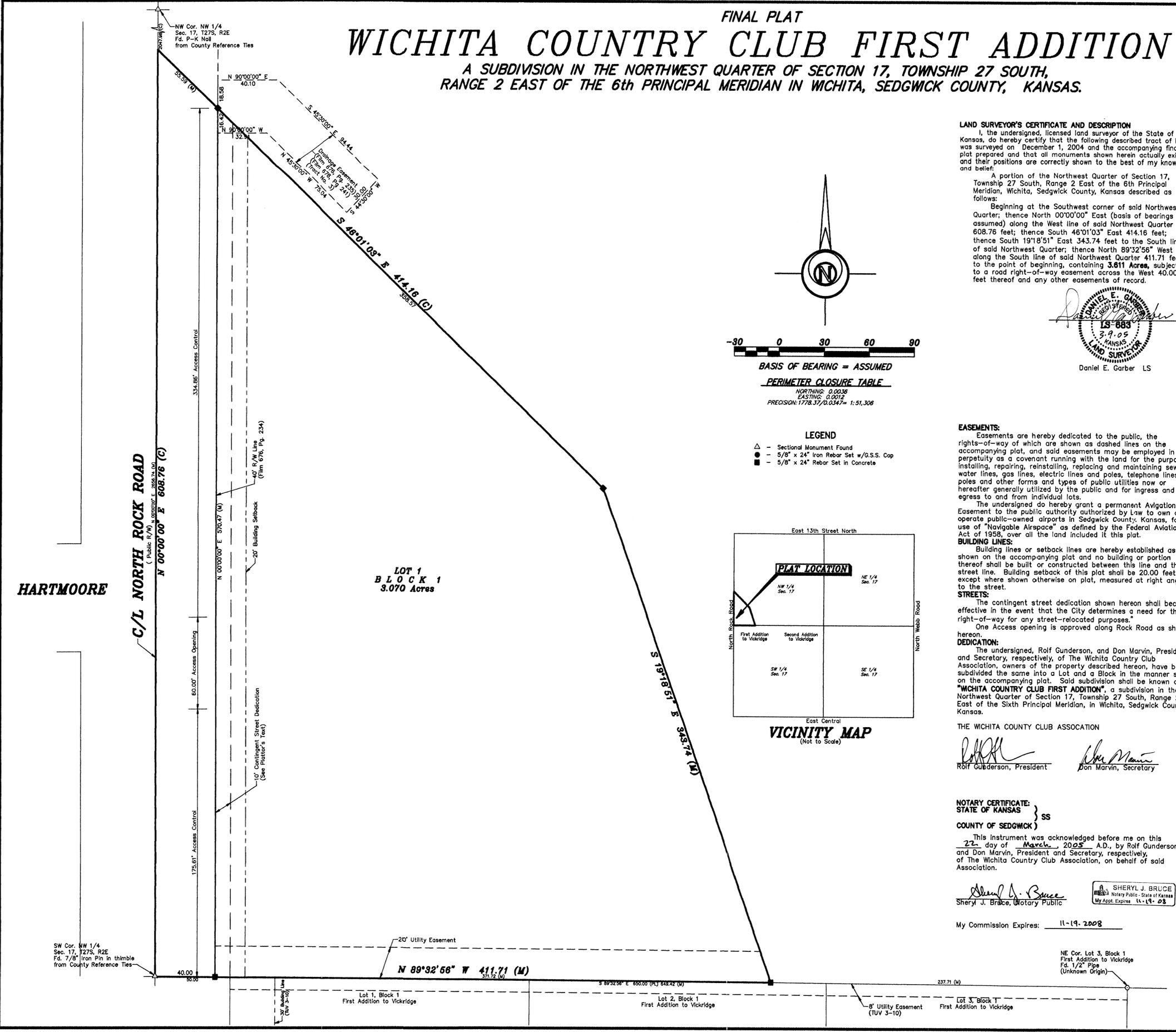
NOTARY CERTIFICATE:
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This instrument was acknowledged before me on this 27 day of March, 2005 A.D., by Rolf Gunderson, and Don Marvin, President and Secretary, respectively, of The Wichita Country Club Association, on behalf of said Association.

Sheryl J. Bruce
Sheryl J. Bruce, Notary Public
My Comm. Expires: 11-19-08

My Commission Expires: 11-19-2008

NE Cor. Lot 3, Block 1
First Addition to Vickridge
(Unknown Origin)



FINAL PLAT		Description: WICHITA COUNTRY CLUB FIRST ADDITION WICHITA, KANSAS	
Prepared By: CSS		Garber Surveying Service, P.A.	
433 West 1st Ave. Hutchinson, Kansas 67501 Phone (620) 665-7032 • FAX (620) 663-7401		511 North Poplar Newton, Kansas 67114 Phone (316) 283-5853 • FAX (316) 283-5073	
Drawn By: <u>ELA</u>	Scale: 1"=30'	Date of Field Work: <u>December 1, 2004</u>	Job No: _____
Checked By: <u>DEG</u>	Date: <u>03/10/2005</u>	Sheet 1 of 1 Sheet(s)	G2004-814