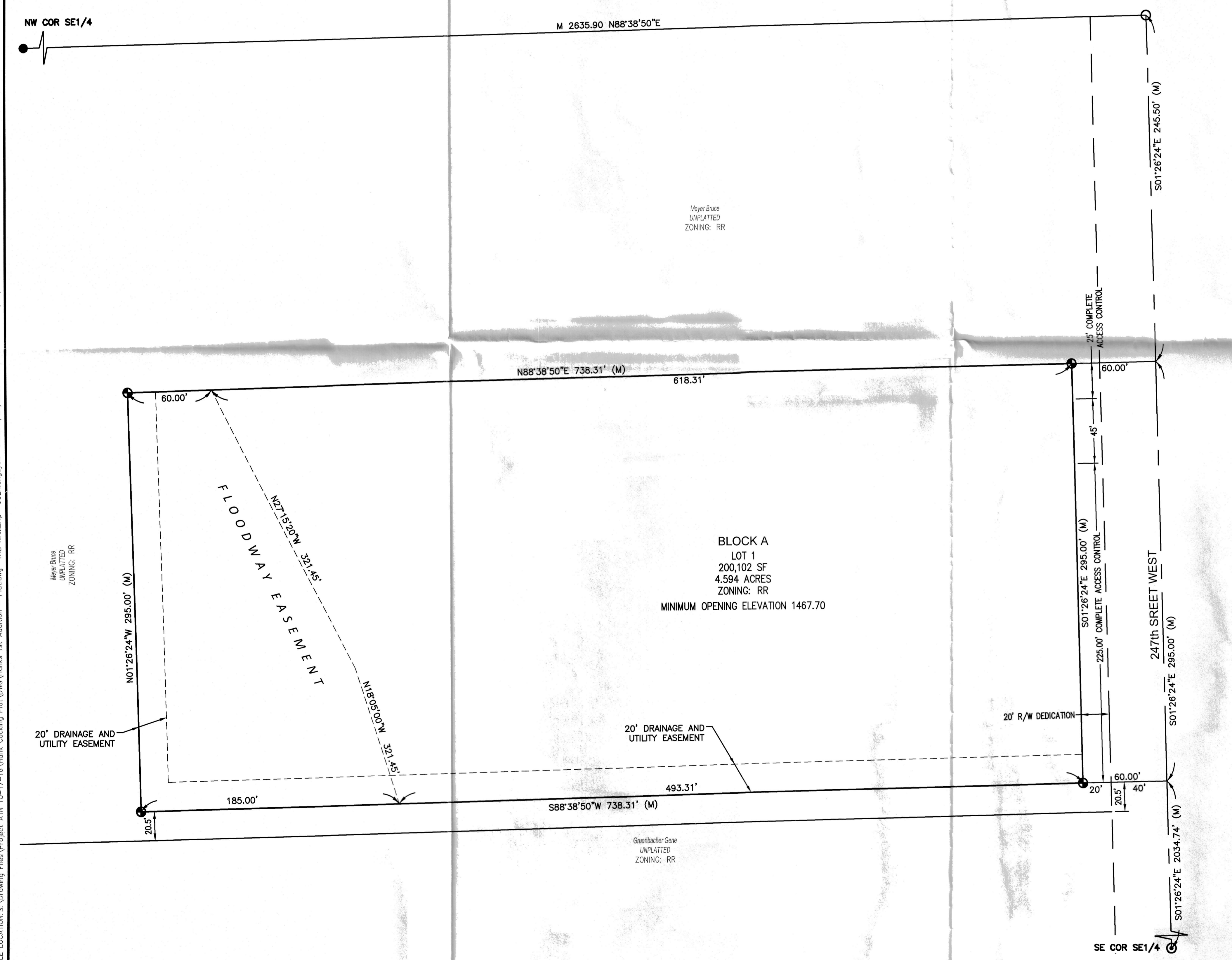


# FINAL PLAT HANK'S 1ST ADDITION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, SEDGWICK COUNTY, KANSAS



### LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL SURVEYOR IN SAID STATE, DO HEREBY CERTIFY THAT UNDER MY SUPERVISION, THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED BY ARMSTRONG LAND SURVEY, P.A., ON OR ABOUT NOVEMBER 5, 2016 AND THAT THE ACCOMPANYING FINAL PLAT PREPARED AND ALL THE MONUMENTS SHOWN HEREIN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, UNLESS OTHERWISE NOTED, TO THE BEST OF MY KNOWLEDGE AND IS DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SE 1/4 OF SEC. 34, TWP. 26-S, R-3-W OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS:

THAT PART OF THE NORTH 34 RODS OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 34, T26S, R3W OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER THEREOF; THENCE S01°26'24"E ALONG THE EAST LINE OF SE1/4, 245.50 FEET FOR A POINT OF BEGINNING; THENCE S88°38'56"W PARALLEL WITH THE NORTH LINE OF SAID SE1/4, 738.31 FEET; THENCE S01°26'24"E PARALLEL WITH THE EAST LINE OF SAID SE1/4, 295.00 FEET; THENCE N88°38'56"E, 738.31 FEET TO THE EAST LINE OF SAID SE1/4; THENCE N01°26'24"W ALONG SAID EAST LINE, 295.00 FEET TO THE POINT OF THE BEGINNING CONTAINING 5.000 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS OF RECORD.

ALL PUBLIC EASEMENTS AND DEDICATIONS BEING VACATED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

ARMSTRONG LAND SURVEY, P.A.

DATE: \_\_\_\_\_ DONALD C. ARMSTRONG, PS #780

### OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO A LOT, A BLOCK, AND A STREET TO BE KNOWN AS "HANK'S 1ST ADDITION" IN SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS PERMITTED BY THE PUBLIC WORKS DEPARTMENT OF THE APPROPRIATE GOVERNING BODY. THE DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES AND FOR DRAINAGE PURPOSES. THE FLOODWAY EASEMENT IS FOR FLOODWAY PURPOSES AND SHALL BE THE RESPONSIBILITY OF LOT 1, HANK'S 1ST ADDITION, UNTIL SUCH TIME AS THE APPROPRIATE GOVERNING BODY ELECTS TO ASSUME THE RESPONSIBILITY OF MAINTENANCE AND IMPROVEMENTS TO THE DRAINAGE. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED ON OR WITHIN SAID FLOODWAY EASEMENTS. THERE SHALL NOT BE ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL, OR ANY OTHER WORK CARRIED ON IN SAID FLOODWAY EASEMENTS WITHOUT THE PERMISSION OF THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION. ACCESS CONTROL IS HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AS INDICATED ON THE FACE OF THE PLAT. THE MINIMUM BUILDING PAD ELEVATIONS FOR THE LOWEST OPENING TO THE STRUCTURES SHALL BE AS INDICATED ON THE PLAT.

LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE PLAT. 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.

\_\_\_\_\_  
HENRY T COCKING, OWNER  
\_\_\_\_\_  
LYNESIA M COCKING, OWNER

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

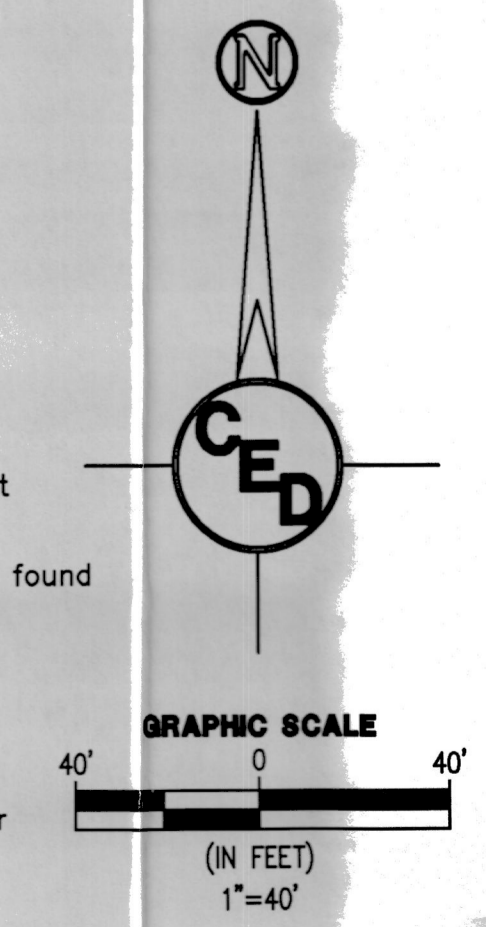
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017, BY HENRY T COCKING AND LYNESIA M COCKING, OWNERS.

SEAL OR STAMP \_\_\_\_\_ NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

CLOSURE COMPUTATION  
PERIMETER=2,066.62'  
AREA=5.000 ACRES  
NORTHING ERROR=0.0000  
EASTING ERROR=0.0000  
ERROR OF CLOSURE=0.0000  
PRECISION=1:∞

- ### LEGEND
- M - measured
  - D - dead distance
  - ⊙ - "Armstrong" capped rebar set
  - - "TTLS" capped rebar found
  - ⊙ - "Sedgwick Co." capped rebar found
  - - 1/2" iron pipe found
  - - 1" iron pipe found

BENCHMARK:  
600 nail in power pole approximately  
132' south and 42' west of NE Corner  
of SE 1/4 Section 34, T26S, R3W  
Elev = 1480.89 NAVD88



### PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "HANK'S 1ST ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY \_\_\_\_\_ CHAIRMAN  
JOSEPH A. JOHNSON

ATTEST: \_\_\_\_\_ SECRETARY  
DALE MILLER

### COUNTY COMMISSIONER'S CERTIFICATE

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
DAVID M. UNRUH, FIRST DISTRICT CHAIRMAN

ATTEST: \_\_\_\_\_ COUNTY CLERK  
KELLY B. ARNOLD

### TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

\_\_\_\_\_  
KELLY B. ARNOLD COUNTY CLERK

### REGISTER OF DEEDS

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
TONYA BUCKINGHAM REGISTER OF DEEDS

\_\_\_\_\_  
JUDY J. PAGET DEPUTY

### COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
DEPUTY COUNTY SURVEYOR  
TRICIA L. ROBELLO, PS #1246

CIVIL DRAWINGS PREPARED BY:

**CERTIFIED ENGINEERING DESIGN, P.A.**  
1935 WEST MAPLE STREET  
WICHITA, KANSAS 67213  
PH: (316) 262-8808  
FAX: (316) 262-1669

CED	SHEET	1
	TOTAL	1