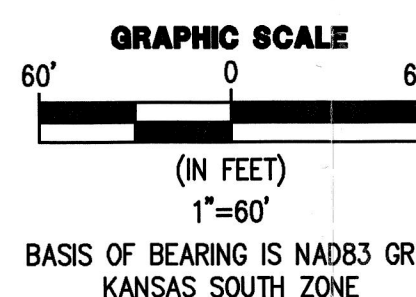
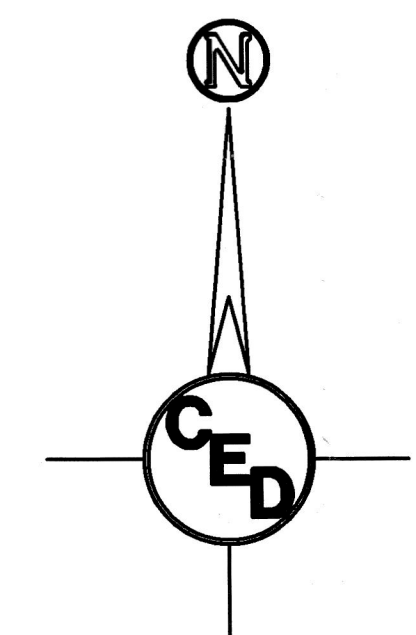
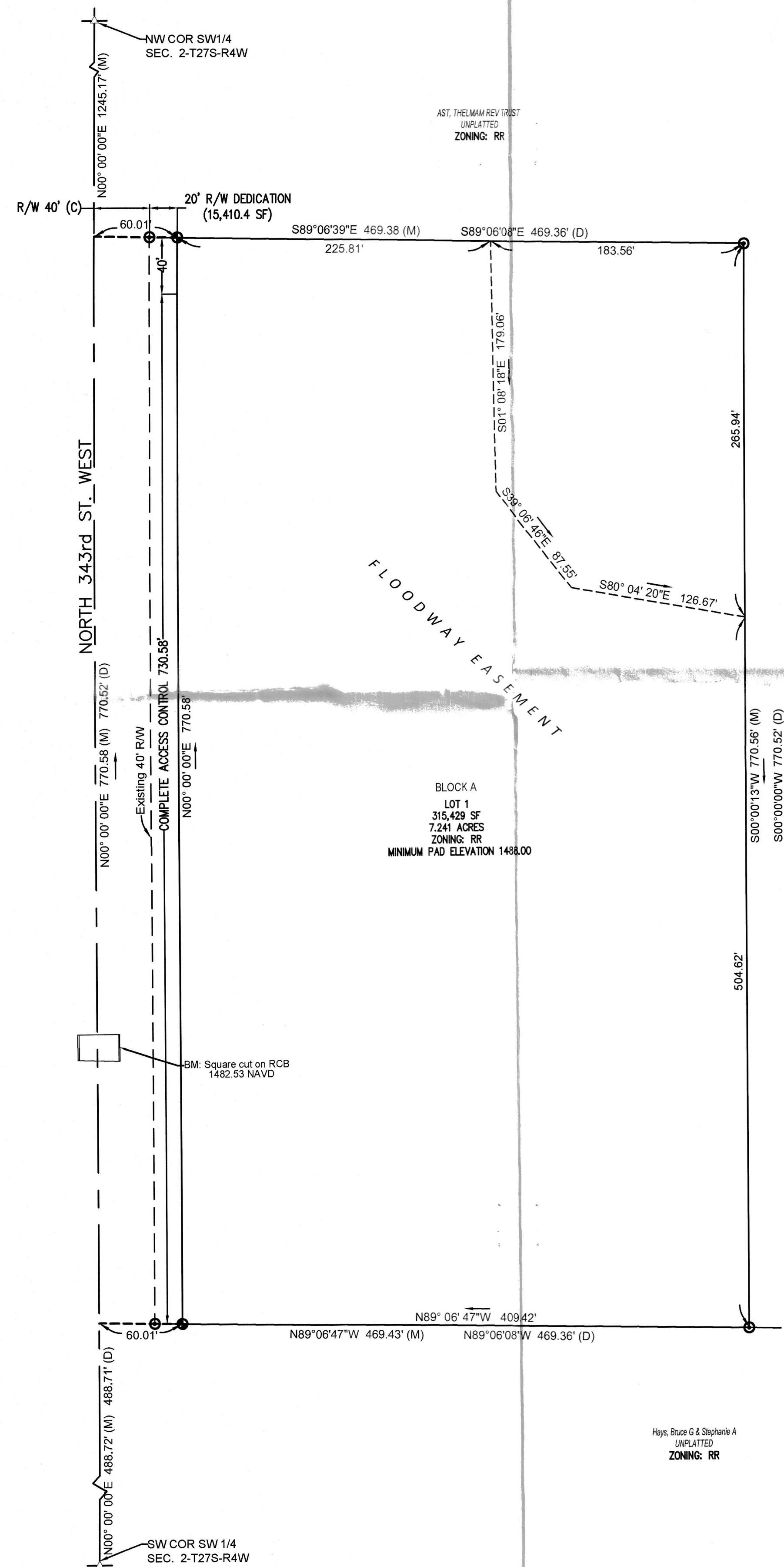


SUB 2017-00010

FINAL PLAT HAYS 1ST ADDITION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL
MERIDIAN, SEDGWICK COUNTY, KANSAS



LEGEND

- - "LS-780" capped rebar set
- ▲ - Section Corner rebar found
- - "BAUGHMAN" capped rebar found
- D - described
- M - measured
- C - calculated

BENCHMARK:
Square cut on east side of RCB
approximately 685' North of SW
Corner, SW Quarter, Sec. 2, T.27S,
R.4W of the 6th P.M.

Elev = 1482.53 NAVD88

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 JANUARY 9, 2017 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 SW 1/4 OF SEC. 2, TWP. 27-S, R-4-W OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS:

COMMENCING AT THE SW CORNER OF SAID SW 1/4; THENCE N00°00'00"E (ASSUMED BASIS OF BEARING) ALONG THE WEST LINE OF SAID SW 1/4, 488.71 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N00°00'00"E ALONG THE WEST LINE OF SAID SW 1/4, 770.52 FEET; THENCE S89°06'08"E PARALLEL WITH THE SOUTH LINE OF SAID SW 1/4, 469.36 FEET; THENCE S00°00'00"W PARALLEL WITH THE WEST LINE OF SAID SW 1/4, 770.52 FEET; THENCE N89°06'08"W PARALLEL WITH THE SOUTH LINE OF SAID SW 1/4, 469.36 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE WEST 40.00 FEET THEREOF FOR ROAD.
GROSS AREA = 361,607.6 SQ.FT., OR 8.301 ACRES, MORE OR LESS.
NET AREA = 330,787.1 SQ.FT., OR 7.594 ACRES, MORE OR LESS.

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 "HAYS 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. THE FLOODWAY EASEMENT IS FOR FLOODWAY PURPOSES AND SHALL BE THE RESPONSIBILITY OF LOT 1, HAYS 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.

BRUCE G. HAYS, OWNER

STEPHANIE A. HAYS, OWNER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS _____ DAY OF _____ 2017, BY BRUCE G. HAYS AND STEPHANIE A. HAYS, OWNERS.

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

CLOSURE COMPUTATION
PERIMETER=2,479.76'
AREA=8.301 ACRES
NORTHING ERROR=0.0000
EASTING ERROR=0.0000
ERROR OF CLOSURE=0.0000
PRECISION=1:∞

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "HAYS 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
DAVID W. FOSTER

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

_____ COUNTY CLERK
KELLY B. ARNOLD

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.

_____ REGISTER OF DEEDS
TONYA BUCKINGHAM

_____ DEPUTY
JUDY J. PAGET

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
SEDGWICK COUNTY, KANSAS
TRICIA L. ROBELLO, PS #1246

OWNER:
BRUCE G. HAYS & STEPHANIE A. HAYS
34200 W 21ST ST N
GARDEN PLAIN, KS 67050

SURVEYOR:
ARMSTRONG LAND SURVEY, P.A.
1601 E. HARRY
WICHITA, KANSAS 67211
(316) 263-0082

NOTE: BOUNDARY SURVEY
COMPLETED BY ARMSTRONG
LAND SURVEY, P.A., ON OR
ABOUT JANUARY 9, 2017.

CIVIL DRAWINGS PREPARED BY:		
CERTIFIED ENGINEERING DESIGN, P.A.		
CEd	1935 WEST MAPLE STREET WICHITA, KANSAS 67213 PH: (316) 262-8808 FAX: (316) 262-1669	SHEET 1
		TOTAL 1