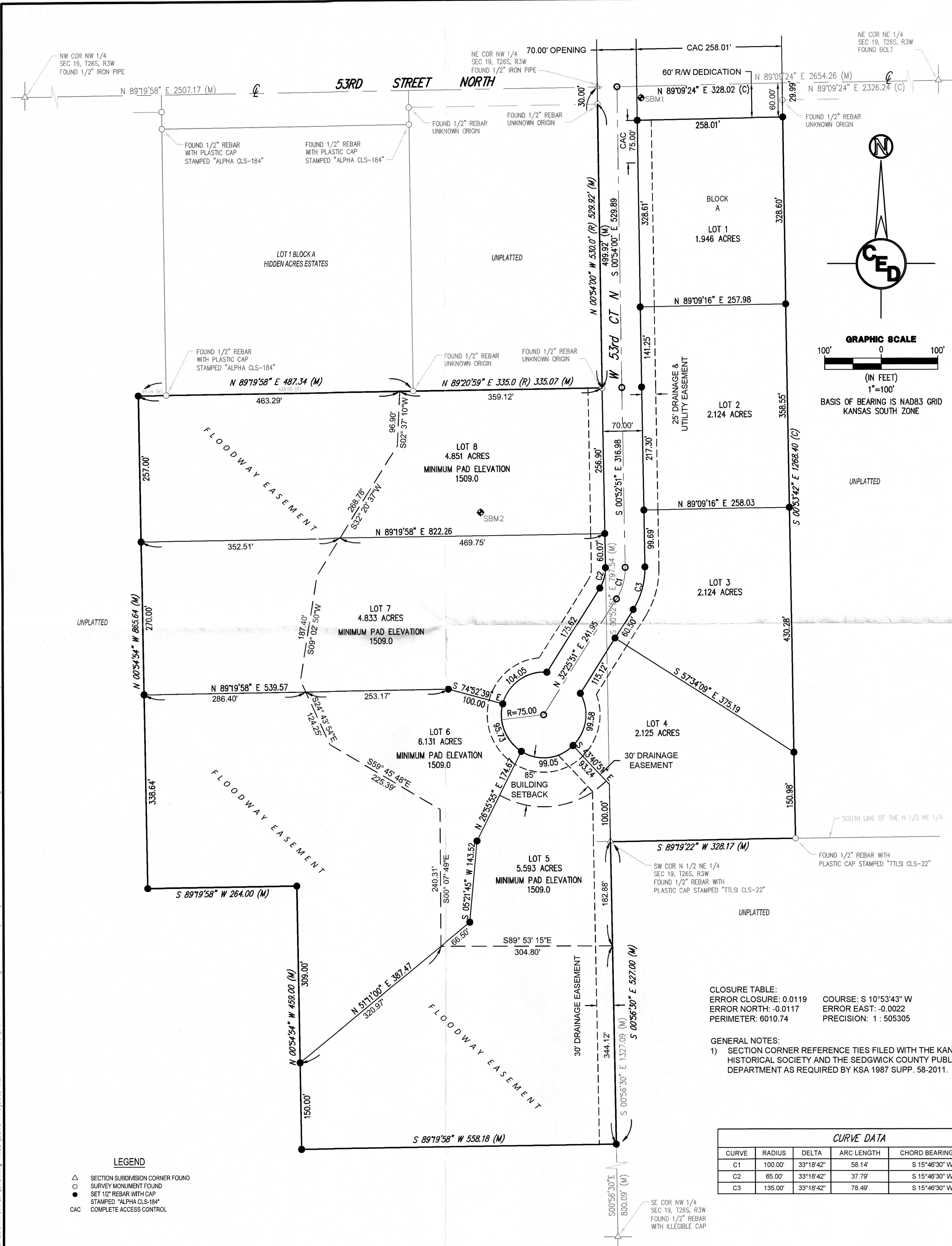


# FINAL PLAT

## HIDDEN ACRES ESTATES 2ND ADDITION

A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS



**LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION**

STATE OF KANSAS) SS  
SEDGWICK COUNTY) SS

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 ALPHA LAND SURVEYS, INC. ON OR ABOUT NOVEMBER 3, 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:

**DESCRIPTION:**  
A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89°09'24" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE NORTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER 328.02 FEET TO THE NORTHEAST CORNER OF THE WEST 10 ACRES OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°53'42" EAST ALONG THE EAST LINE OF SAID WEST 10 ACRES 1328.40 FEET TO THE SOUTHEAST CORNER OF SAID WEST 10 ACRES; THENCE SOUTH 89°19'22" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER 328.17 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°56'30" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 527.00 FEET; THENCE SOUTH 89°19'58" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 558.18 FEET; THENCE NORTH 00°54'54" WEST 459.00 FEET; THENCE SOUTH 89°19'58" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 264.00 FEET; THENCE NORTH 00°54'54" WEST 865.84 FEET TO THE SOUTH LINE OF HIDDEN ACRES ESTATES; A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS AND THE EXTENSIONS THEREOF; THENCE NORTH 89°19'58" EAST ALONG THE EXTENSION OF THE SOUTH LINE OF SAID HIDDEN ACRES ESTATES 487.34 FEET TO THE SOUTHWEST CORNER OF SAID HIDDEN ACRES ESTATES; THENCE NORTH 89°20'59" EAST 335.07 FEET (335.0 FEET RECORDED) TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00°54'00" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 529.92 FEET (530.0 FEET RECORDED) TO THE POINT OF BEGINNING, CONTAINING 32.219 ACRES, SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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

ALPHA LAND SURVEYS, INC.

DATE: \_\_\_\_\_ LLOYD P. DORZWEILER, PS #885

**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF KANSAS) SS  
SEDGWICK COUNTY) SS

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO LOTS, A BLOCK, AND STREETS, TO BE KNOWN AS "HIDDEN ACRES ESTATES 2ND ADDITION" IN SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE FLOODWAY EASEMENT IS FOR FLOODWAY PURPOSES AND SHALL BE THE RESPONSIBILITY OF LOTS 5-8, HIDDEN ACRES ESTATES 2ND 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. THE MINIMUM BUILDING PAD ELEVATIONS FOR THE LOWEST OPENING TO THE STRUCTURES SHALL BE AS INDICATED ON THE PLAT. 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.

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, AND 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 IN ACCORDANCE WITH THE STORMWATER MANUAL.

LIVING TRUST AGREEMENT OF DAVID J. REICHENBERGER LAND TRUST

DAVID J. REICHENBERGER, TRUSTEE

STATE OF KANSAS) SS  
SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY DAVID J. REICHENBERGER, TRUSTEE OF THE LIVING TRUST AGREEMENT OF DAVID J. REICHENBERGER LAND TRUST.

SEAL OR STAMP \_\_\_\_\_ NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**

THIS PLAT OF "HIDDEN ACRES ESTATES 2ND ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

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) 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 \_\_\_\_\_, 2018.

BY \_\_\_\_\_ CHAIRMAN  
DAVID T. DENNIS, THIRD DISTRICT

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

**TRANSFER RECORD**

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

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

**REGISTER OF DEEDS**

STATE OF KANSAS) SS  
SEDGWICK COUNTY) 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 \_\_\_\_\_, 2018.

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

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

**COUNTY SURVEYOR CERTIFICATE**

STATE OF KANSAS) SS  
SEDGWICK COUNTY) SS

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

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

BENCHMARK DATUM (NAVD 88)	
SBM1	SBM1 - CHISELED "X" CUT ON THE TOP OF THE EAST END OF THE REINFORCED CONCRETE PIPE APPROXIMATELY 18.3 FEET SOUTH AND 77.72 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 3 WEST. ELEV = 1518.37 (NAVD 88)
SBM2	SBM2 - CHISELED "X" CUT ON THE SOUTHWEST CONCRETE PAD APPROXIMATELY 1.5 FEET NORTH AND 19.1 FEET WEST OF THE SOUTHWEST CORNER OF BUILDING. ELEV = 1517.51 (NAVD 88)

SURVEYOR:  
ALPHA LAND SURVEYS, INC.  
216 WEST SECOND AVENUE  
HUTCHINSON, KS 67501  
(620) 728-0012

NOTE: BOUNDARY SURVEY COMPLETED BY ALPHA LAND SURVEYS, INC. ON OR ABOUT NOVEMBER 3, 2017. TOPOGRAPHICAL INFORMATION FROM SEDGWICK COUNTY LIDAR DATA.

**CLOSURE TABLE:**

ERROR CLOSURE: 0.0119	COURSE: S 10°53'43" W
ERROR NORTH: -0.0117	ERROR EAST: -0.0022
PERIMETER: 6010.74	PRECISION: 1 : 505305

**GENERAL NOTES:**

1) SECTION CORNER REFERENCE TIES FILED WITH THE KANSAS STATE HISTORICAL SOCIETY AND THE SEDGWICK COUNTY PUBLIC WORKS DEPARTMENT AS REQUIRED BY KSA 1987 SUPP. 58-2011.

**CURVE DATA**

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING/DISTANCE
C1	100.00'	33°18'42"	58.14'	S 15°46'30" W 57.32'
C2	65.00'	33°18'42"	37.79'	S 15°46'30" W 37.26'
C3	135.00'	33°18'42"	78.49'	S 15°46'30" W 77.39'

FILE LOCATION: S:\Drawing Files\Land Projects\1-14-18\00\Draw Reichemberger Plot 2nd DWG\Hidden Acres 2nd - IPH-FP.dwg TAB NAME: FP USER: rpwawyer SAVED: 2/22/2018 11:28 AM PLOTTED: 2/22/2018 11:28 AM

CIVIL DRAWINGS PREPARED BY:

**CERTIFIED ENGINEERING DESIGN, P.A.**

1935 WEST MAPLE STREET  
WICHITA, KANSAS 67213  
PH: (316) 262-8808  
FAX: (316) 262-1669

SHEET 1  
TOTAL 1