

FINAL PLAT

TRINITY AUTO SERVICE ADDITION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL
MERIDIAN, WICHITA, 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 DECEMBER 13, 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:

BEGINNING 64 RODS SOUTH OF THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE SOUTH 143 FEET; THENCE WEST 348.48 FEET; THENCE NORTH 143 FEET; THENCE EAST 348.48 FEET TO THE PLACE OF BEGINNING, SUBJECT TO HIGHWAY RIGHT OF WAY ON THE EAST 70 FEET.

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)
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 A LOT AND A BLOCK TO BE KNOWN AS "TRINITY AUTO SERVICE ADDITION" IN WICHITA, SEDGWICK COUNTY, KANSAS. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION. 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 CONTINGENT DEDICATION FOR PUBLIC USES, SUCH AS STREETS, SIDEWALKS, DRAINAGE, OR UTILITIES, SHALL BECOME EFFECTIVE IF THE CITY ENGINEER OF THE CITY OF WICHITA DETERMINES A NEED FOR SUCH DEDICATION. THE SANITARY SEWER EASEMENTS IS HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER UTILITIES.

THE PROPERTY IS WITHIN A ZONE IDENTIFIED BY THE CITY ENGINEER'S OFFICE AS LIKELY TO HAVE GROUNDWATER AT SOME OR ALL TIMES WITHIN TEN FEET OF THE GROUND SURFACE ELEVATION. BUILDING WITH SPECIALLY ENGINEERED FOUNDATIONS OR WITH THE LOWEST FLOOR OPENING ABOVE GROUNDWATER IS RECOMMENDED AND OWNERS SEEKING BUILDING PERMITS ON THIS PROPERTY WILL BE SIMILARLY ADVISED. MORE DETAILED INFORMATION ON RECORDED GROUNDWATER ELEVATIONS IN THE VICINITY OF THIS PROPERTY IS AVAILABLE IN THE CITY ENGINEER'S OFFICE.

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.

_____ JERRY E. THOMAS, OWNER

_____ KAREN A. THOMAS, OWNER

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____ 2018, BY JERRY E. THOMAS AND KAREN A. THOMAS, HUSBAND AND WIFE.

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "TRINITY AUTO SERVICE 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

GOVERNING BODY CERTIFICATE

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE WICHITA CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS ____ DAY OF _____, 2018.

_____ MAYOR
JEFF LONGWELL

ATTEST: _____ CITY CLERK
KAREN SUBLETT

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 2018

_____ COUNTY CLERK
KELLY B. ARNOLD

REGISTER OF DEEDS

STATE OF KANSAS)
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)
SEDGWICK COUNTY) SS

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

_____ DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KANSAS
TRICIA L. ROBELLO, PS #1246

CLOSURE COMPUTATION
PERIMETER=982.96'
AREA=1.14 ACRES
NORTHING ERROR=0.000
EASTING ERROR=0.000
ERROR OF CLOSURE=0.000
PRECISION=1:∞

OWNERS:
JERRY E. THOMAS AND KAREN A. THOMAS
TRUSTEES OF THE THOMAS TRUST
3415 S. BROADWAY
WICHITA, KANSAS 67216

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 DECEMBER 13, 2017.

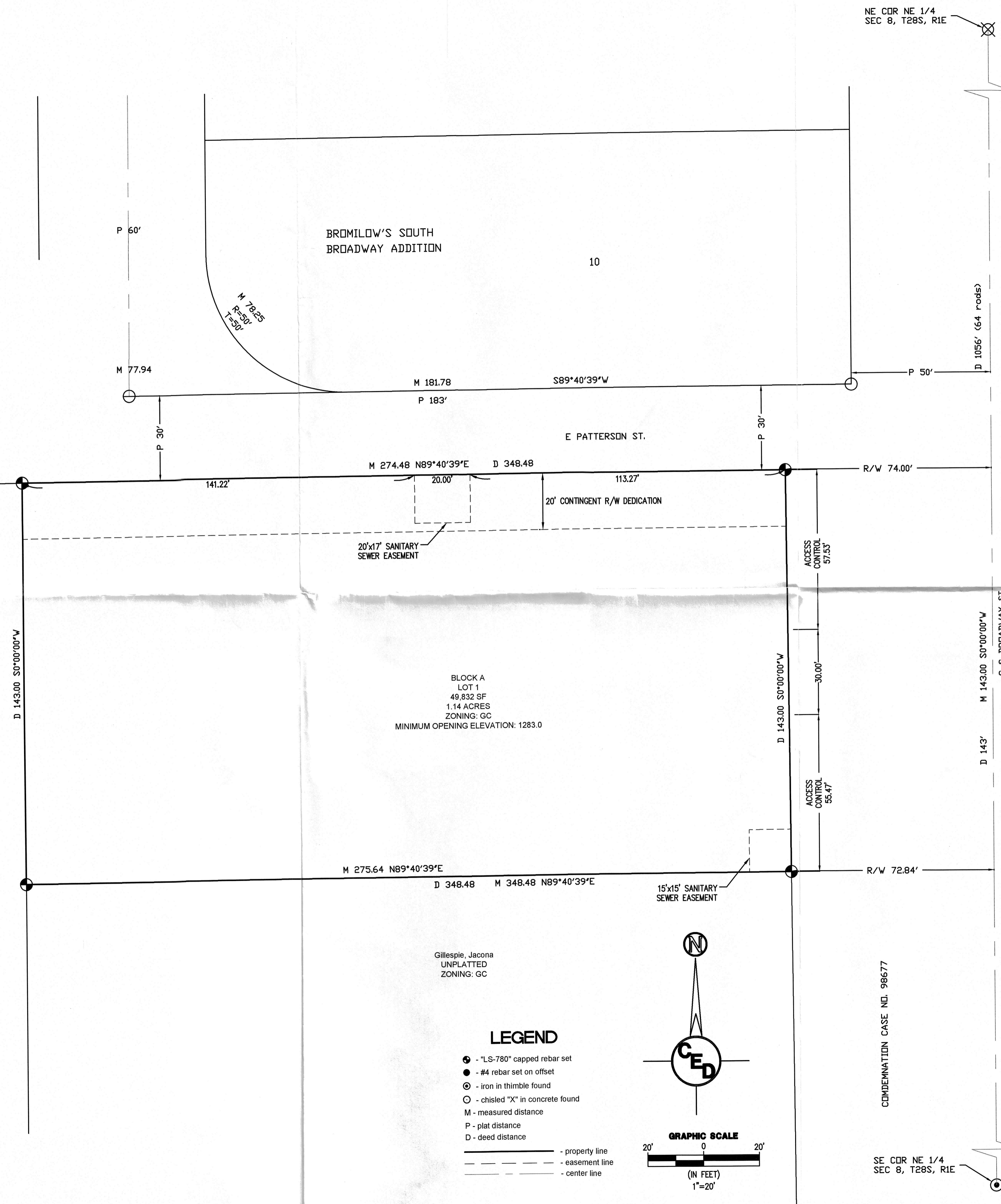
CIVIL DRAWINGS PREPARED BY:

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

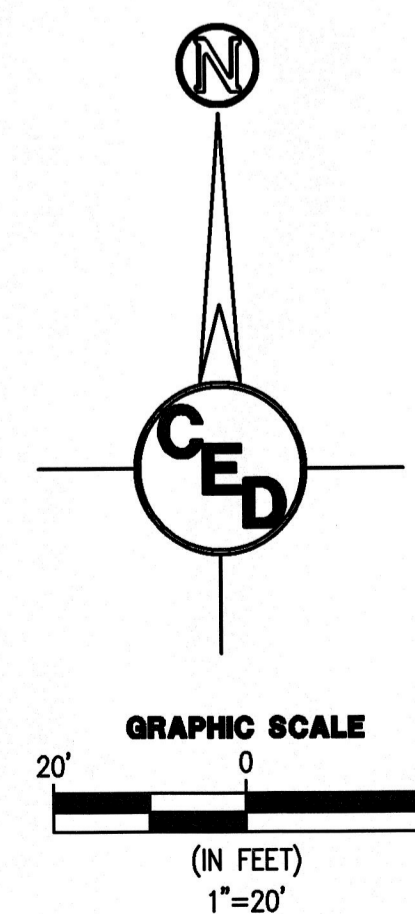
FILE LOCATION: S:\Drawing Files\Project_LM_01-04-11\Trinity Auto Service\DWG\Trinity Auto - Plat.dwg TAB NAME: Final Plat USER: rasmeyer SAVE DATE: 1/8/2018 9:19 AM PLOTTED: 1/8/2018 9:27 AM



LEGEND

- - "LS-780" capped rebar set
- - #4 rebar set on offset
- ⊙ - iron in thimble found
- ⊙ - chisled "X" in concrete found
- M - measured distance
- P - plat distance
- D - deed distance

- property line
- - - easement line
- - - center line



All Parts Auto Salvage Inc.
UNPLATTED
ZONING: GC

Gillespie, Jacona
UNPLATTED
ZONING: GC

NE COR NE 1/4
SEC 8, T28S, R1E

CONDEMNATION CASE NO. 98677

SE COR NE 1/4
SEC 8, T28S, R1E

D 1056.00 S0°00'00"W (assumed)

C S BROADWAY ST.

M 1458.57