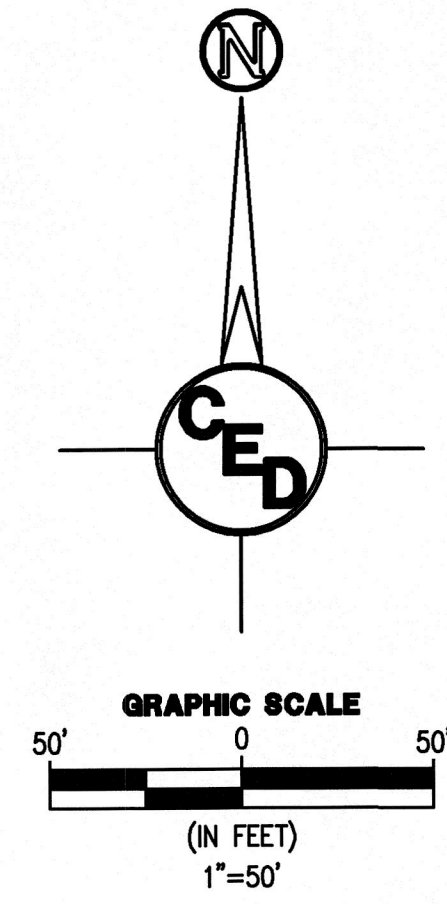


# FINAL PLAT CHICAS ADDITION

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 28 SOUTH,  
RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, WICHITA, SEDGWICK COUNTY, KANSAS

### LEGEND

- - "L.S.-780" capped rebar set
  - ⊙ - 1/2" iron pipe found
  - ⊙ - iron in thimble found
  - ⊙ - stone found
  - M - measured distance
  - P - plat distance
- BASIS OF BEARING NAD'83 KS SOUTH
- — — — — property line  
— — — — — center line



### 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 30, 2018 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:

LOTS 1-10, BLOCK A, & LOTS 1-24, BLOCK B, BALCH HOMESTEAD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INCLUDING ENTIRE RIGHT OF WAYS OF KANSAS STREET, HORTEN STREET, AND MINNEAPOLIS STREET.

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 AND A BLOCK, AND A STREET, TO BE KNOWN AS "CHICAS ADDITION" IN WICHITA, SEDGWICK COUNTY, KANSAS. FEMA FLOODPLAIN AND REGULATORY 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 STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE SANITARY SEWER EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER UTILITIES. ACCESS CONTROL IS HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AS INDICATED ON THE FACE OF THE PLAT.

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.

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2018, BY SOPHIA M. GARCIA.

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

MY APPOINTMENT EXPIRES: \_\_\_\_\_

### PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "CHICAS 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) SS  
SEDGWICK COUNTY)

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.

ATTEST: \_\_\_\_\_, 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) 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 \_\_\_\_\_, 2018.

\_\_\_\_\_, 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. 38-2005 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

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

NW COR NW1/4  
SEC 15, T28S, R1E

HYDRAULIC CAVE

NEW HOPE  
ADDITION

GEORGIA AVE

SE COR LOT 1  
NEW HOPE ADD.

Emory  
Memorial  
Park

BLOCK A  
LOT 1  
8.52 ACRES  
MINIMUM PAD FOR LOWEST OPENING = 1271.0 (NAVD88)

OWNER:  
SOPHIA GARCIA  
1932 E 47TH ST S LOT 71  
WICHITA, KS 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 JANUARY 30, 2018.

SE COR NW1/4  
SEC 15, T28S, R1E

SW COR NW1/4  
SEC 15, T28S, R1E

RIVERSIDE  
MOBILE HOME  
PARK

CLOSURE COMPUTATION  
PERIMETER=3,385.17'  
AREA=8.52 ACRES  
NORTHING ERROR=0.0068  
EASTING ERROR=0.0027  
ERROR OF CLOSURE=0.0073  
PRECISION=1:463,722

BENCHMARKS:  
BM 1: TOP OF SIDEWALK AT CL OF GEORGIA AVE.  
ELEV = 1271.16 NAVD88  
BM 2: TOP OF WALL AT SW CORNER OF CONC.  
RAMP NEAR THE SE CORNER OF PROPERTY.  
ELEV = 1266.38 NAVD88

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

FILE LOCATION: S:\Drawing Files\Projects\20182505\DWG\Sophio Garcia Addition - PLAT.dwg USER: cawyer SWED7/24/2018 10:28 AM PLOTTED: 7/30/2018 8:11 AM