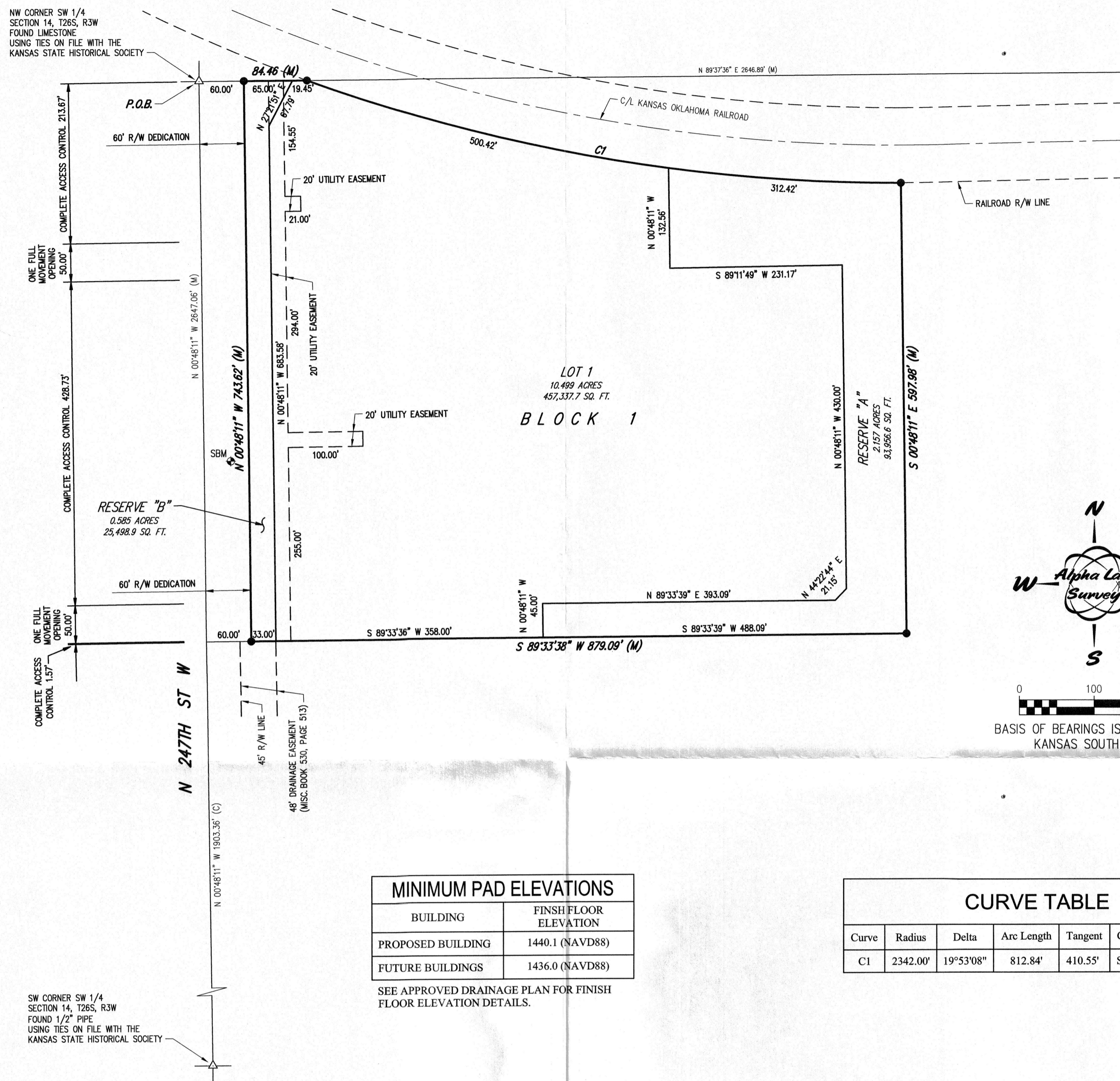


FINAL PLAT

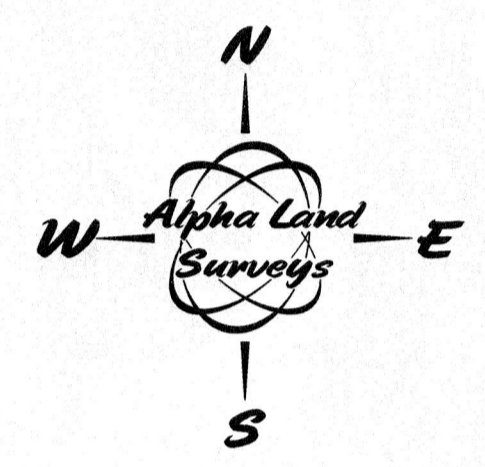
# KANZA NO. 1

AN ADDITION TO, SEDGWICK COUNTY, KANSAS.



NE CORNER SW 1/4 SECTION 14, T26S, R3W FOUND LIMESTONE USING TIES ON FILE WITH THE KANSAS STATE HISTORICAL SOCIETY

NW CORNER SW 1/4 SECTION 14, T26S, R3W FOUND LIMESTONE USING TIES ON FILE WITH THE KANSAS STATE HISTORICAL SOCIETY



0 100 200  
BASIS OF BEARINGS IS NAD83 GRID KANSAS SOUTH ZONE

**SURVEYOR'S CERTIFICATE AND DESCRIPTION**

I, LLOYD P. DORZWEILER, A LICENSED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_ AND THE ACCOMPANYING FINAL PLAT PREPARED AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°37'36" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 45.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 247TH STREET WEST FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°37'36" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 99.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE KANSAS & OKLAHOMA RAILROAD; THENCE FOLLOWING THE ARC OF A CURVE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD TO THE LEFT HAVING A RADIUS OF 2342.00 FEET EASTERLY 812.84 FEET (CHORD BEARS SOUTH 89°04'19" EAST 808.76 FEET); THENCE SOUTH 00°48'11" EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 597.98 FEET; THENCE SOUTH 89°33'39" WEST 894.09 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 247TH STREET WEST, SAID POINT BEING 45.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°48'11" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 247TH STREET WEST AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 743.64 FEET TO THE POINT OF BEGINNING, CONTAINING 13.241 ACRES, SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

EXISTING PUBLIC EASEMENTS AND DEDICATIONS ARE BEING VACATED BY VIRTUE OF K.S.A. 12-512B AS AMENDED.

LLOYD P. DORZWEILER, PS #885

**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF KANSAS )  
 ) SS  
SEDGWICK COUNTY )

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO A LOT, A BLOCK, A STREET, AND RESERVES UNDER THE NAME OF KANZA NO. 1 AN ADDITION TO, SEDGWICK COUNTY, KANSAS.

THE UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ACCESS CONTROLS SHALL BE AS DEPICTED ON THE FACE OF THE PLAT AND ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

RESERVE "A" IS PLATTED FOR STORMWATER DRAINAGE AND DETENTION PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK 1.

RESERVE "B" IS PLATTED FOR FLOODWAY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK 1 UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME MAINTENANCE RESPONSIBILITY AND IMPROVEMENT OF THE DRAINAGE; PROVIDED FURTHER THAT NO STRUCTURE SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE ENGINEER OF THE APPROPRIATE GOVERNING BODY.

A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSERVED TO ALLOW FOR CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OF COUNTY ENGINEER.

KANZA COOPERATIVE ASSOCIATION

JEFF BOLEN, SENIOR VICE PRESIDENT OF RETAIL OPERATIONS

**NOTARY CERTIFICATE**

STATE OF KANSAS )  
 ) SS  
PRATT COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY SENIOR VICE PRESIDENT OF RETAIL OPERATIONS.

\_\_\_\_\_, NOTARY PUBLIC

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

**MORTGAGE CERTIFICATE**

WE THE UNDERSIGNED HOLDERS OF MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF KANZA NO. 1 AN ADDITION TO SEDGWICK COUNTY, KANSAS.

COBANK, ACB

KELLI CHOLAS, ASSISTANT CORPORATE SECRETARY

**PLANNING COMMISSION CERTIFICATE**

THIS PLAT OF KANZA NO. 1 AN ADDITION TO SEDGWICK COUNTY, KANSAS HAS BEEN APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

CHUCK A. WARREN, CHAIR

DALE MILLER, SECRETARY

**COUNTY COMMISSIONER'S CERTIFICATE**

STATE OF KANSAS )  
 ) SS  
SEDGWICK COUNTY )

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAVID T. DENNIS, THIRD DISTRICT

ATTEST:

KELLY B. ARNOLD, COUNTY CLERK

**TRANSFER RECORD**

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KELLY B. ARNOLD, COUNTY CLERK

**REGISTER OF DEEDS**

STATE OF KANSAS, CITY OF WICHITA } SS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT \_\_\_\_\_ (A.M.) (P.M.), ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TONYA BUCKINGHAM, REGISTER OF DEEDS

KENLY ZEHRING, DEPUTY

**COUNTY SURVEYOR CERTIFICATE**

STATE OF KANSAS )  
 ) SS:  
SEDGWICK COUNTY )

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO K.S.A. 58-2005 AND K.S.A. 58-2001 FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISION. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

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

**MINIMUM PAD ELEVATIONS**

BUILDING	FINISH FLOOR ELEVATION
PROPOSED BUILDING	1440.1 (NAVD88)
FUTURE BUILDINGS	1436.0 (NAVD88)

SEE APPROVED DRAINAGE PLAN FOR FINISH FLOOR ELEVATION DETAILS.

**CURVE TABLE**

Curve	Radius	Delta	Arc Length	Tangent	Chord Bearing/Distance
C1	2342.00'	19°53'08"	812.84'	410.55'	S 80°04'19" E 808.76'

**BENCH MARKS**

VERTICAL DATUM (NAVD88): ELEVATION BASED UPON GPS OBSERVATION SUBMITTED TO NATIONAL GEODETIC SURVEY & PROCESSED THROUGH OPUS SOFTWARE.

BENCHMARK: PLUS CUT IN CENTER OF HUBGUARD ON EAST SIDE OF REINFORCED CONCRETE BOX APPROXIMATELY 505.6 FEET SOUTH AND 36.0 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14, T26S, R3W ELEVATION=1437.19 (NAVD88)

**FLOOD NOTE**

A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND REGULATORY FLOODWAY AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS, COMMUNITY PANEL NUMBER 20173C0142G AND 20173C0161G. EFFECTIVE DATE DECEMBER 22, 2016.

**LEGEND OF SYMBOLS & ABBREVIATIONS**

- △ SECTION SUBDIVISION CORNER FOUND
- FOUND WITH PLASTIC CAP
- ⊙ STAMPED "BAUGHMAN"
- ⊙ FOUND WITH PLASTIC CAP
- ⊙ STAMPED "R&B"
- ⊙ FOUND WITH PLASTIC CAP
- ⊙ STAMPED "MKEC"
- ⊙ FOUND 3/4" PIPE UNKNOWN ORIGIN
- ⊙ FOUND 1/2" PIPE UNKNOWN ORIGIN
- SET 1/2" REBAR WITH CAP
- STAMPED "ALPHA CLS-184"
- SET 1/2" REBAR WITH CAP STAMPED "ALPHA CLS-184" IN CONCRETE

- N. NORTH
- S. SOUTH
- E. EAST
- W. WEST
- ° DEGREES
- ' FEET OR MINUTES
- " INCHES OR SECONDS
- SQ. SQUARE
- FT. FEET
- VOL. VOLUME
- PG. PAGE
- O.R. OFFICIAL RECORD
- C. CALCULATED
- R. RECORD
- M. MEASURED

**Alpha Land Surveys, Inc.**  
102 EAST 4TH AVENUE  
HUTCHINSON, KANSAS 67501  
PH: (620) 728-0012 FAX: (620) 728-0413

SURVEY DATE: 05/15/2019	PLOT DATE: 09/11/2019
DRAWN BY: RB	PROJ. NO.: 180125P
CHECKED BY: LPD	SHEET 1 OF 1