

FINAL PLAT YSIDRO 3RD ADDITION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9,
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 JULY 18, 2019 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:

PART OF GOVERNMENT LOT 4, IN SECTION 9, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 971.35 FEET NORTH OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 4, 1368.33 FEET TO A POINT IN THE EAST LINE OF SAID LOT 4; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 4, 95.5 FEET; THENCE WEST 1368.5 FEET; THENCE SOUTH 95.5 FEET TO THE POINT OF BEGINNING.

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 STREET TO BE KNOWN AS "YSIDRO 3RD ADDITION" IN WICHITA, SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ACCESS CONTROLS ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AS INDICATED ON THE FACE OF THE PLAT. THE UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES AND FOR DRAINAGE PURPOSES. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY FENCES, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS A USE OF EASEMENT PERMIT IS OBTAINED FROM THE CITY OF WICHITA PUBLIC WORKS & UTILITIES DEPARTMENT. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS 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.

MARKSR, LLC

MARK YSIDRO, OWNER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS _____ DAY OF _____ 20____, BY MARK YSIDRO, OWNER OF MARKSR, LLC.

SEAL OR STAMP _____ NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "YSIDRO 3RD ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 20____

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY: _____ CHAIR
CHARLES A. WARREN

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 _____, 20____

_____ MAYOR
JEFF LONGWELL

ATTEST: _____ CITY CLERK
KAREN SUBLETT

MORTGAGE HOLDERS

WE, COMMUNITY BANK OF WICHITA, INC., HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "YSIDRO 3RD ADDITION."

COMMUNITY BANK OF WICHITA, INC.

_____ BRAD BUGNER, CONSUMER LENDER

SEAL OR STAMP _____ NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS _____ DAY OF _____ 20____, BY BRAD BUGNER, CONSUMER LENDER.

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 20____

_____ 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 _____, 20____

_____ REGISTER OF DEEDS
TONYA BUCKINGHAM

_____ DEPUTY
KENLY ZEHRING

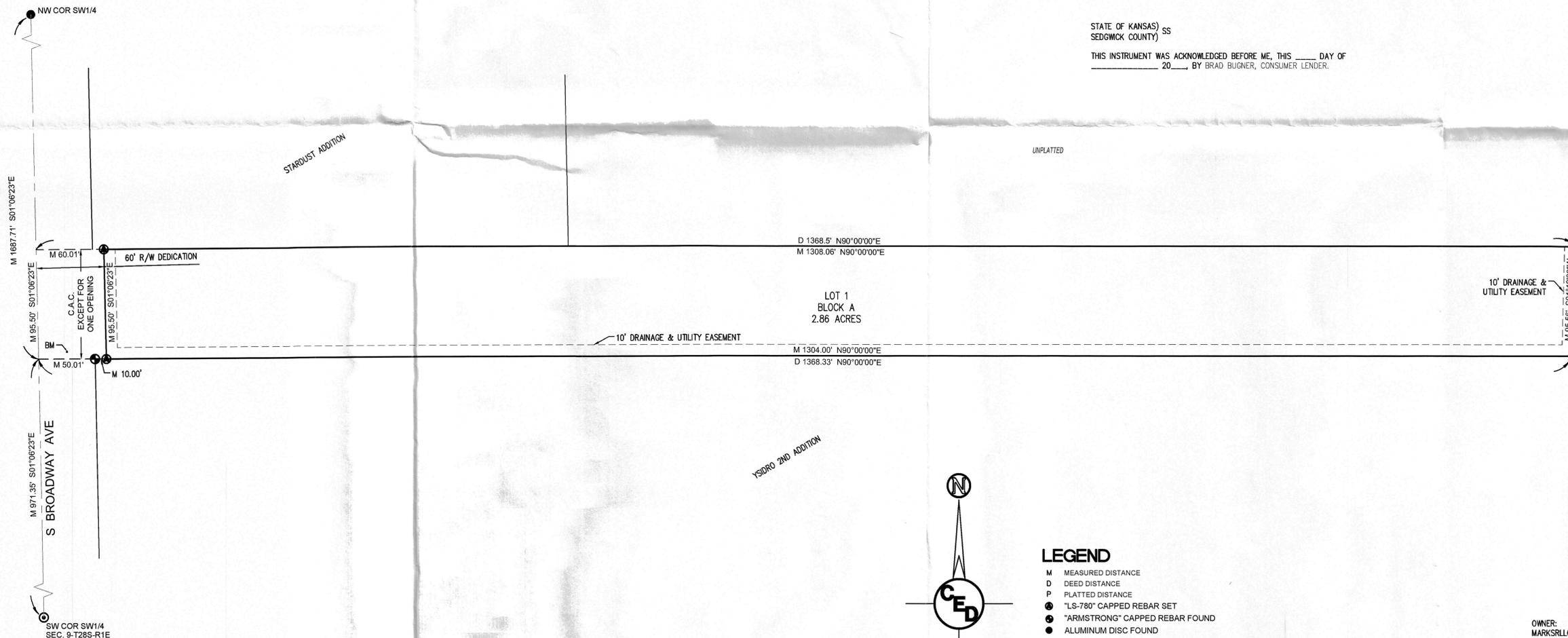
COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS) SS
SEDGWICK COUNTY)

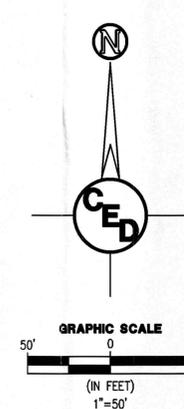
REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 20____

_____ DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KANSAS

TRICIA L. ROBELLO, PS #1246



- LEGEND**
- M MEASURED DISTANCE
 - D DEED DISTANCE
 - P PLATTED DISTANCE
 - "LS-780" CAPPED REBAR SET
 - "ARMSTRONG" CAPPED REBAR FOUND
 - ALUMINUM DISC FOUND
 - 1/2" IRON PIPE IN THIMBLE FOUND



BENCHMARK:
SQUARE CUT IN NW CORNER OF TOP OF INLET APPROXIMATELY 23' WEST OF THE SOUTHWEST PROPERTY CORNER OF LOT 1, BLOCK A, YSIDRO 3RD ADDITION.
ELEV. = 1279.35 (NAVD88)

CLOSURE COMPUTATION
PERIMETER=2,803.12'
AREA=2.86 ACRES
NORTHING ERROR=0.0522
EASTING ERROR=0.0039
ERROR OF CLOSURE=0.0523
PRECISION=1:53,597

OWNER:
MARKSR LLC
3760 S BROADWAY AVE
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 JULY 18, 2019.

CIVIL DRAWINGS PREPARED BY:

CERTIFIED ENGINEERING DESIGN, P.A.

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

CED	SHEET 1
	TOTAL 1