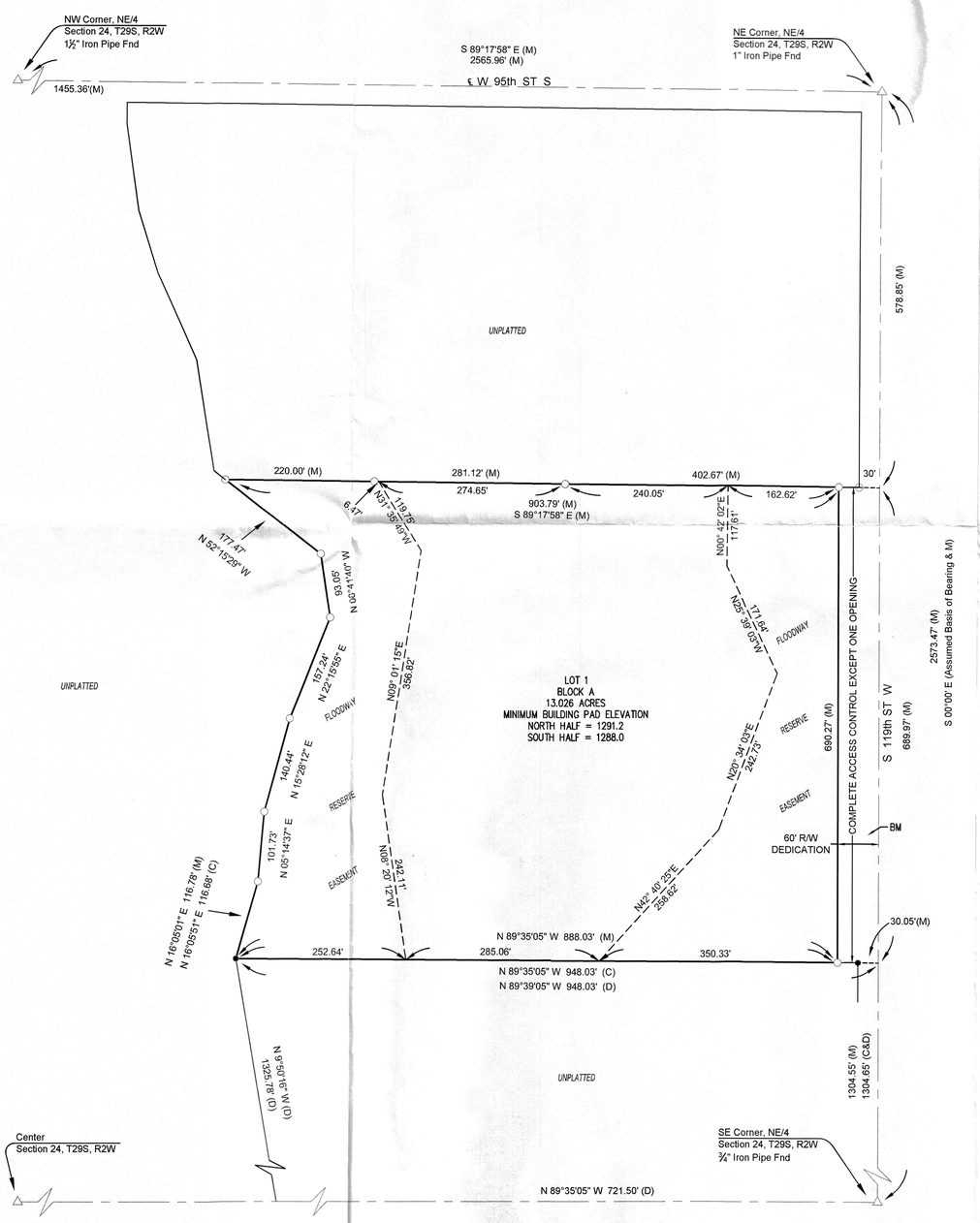
FINAL TRACING REC'D 11-07-19

CITY HALL – ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES

FINAL PLAT
GERMANN ADDITION
A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS



GRAPHIC SCALE
100' 0 100'
(IN FEET)
1"=100'

LEGEND
- ○ = 1/2"x24" Rebar Set this Survey w/I.D. Cap "JLA 921"
- ● = #5 Bar Found
- △ = Government Corner Found
- C = Calculated
- M = Measured
- D = Deed

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 JAMES L. ARMOUR, L.S. 921, ON OR ABOUT NOVEMBER 29, 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:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, THENCE ON AN ASSUMED BEARING OF N00°00'00"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1304.65 FEET TO A POINT OF BEGINNING; THENCE ALONG AN EXISTING LINE (WITH A PRIOR DEED CALL OF N89°39'05"W, 948.03 FEET) N89°35'05"W, 948.03 FEET; THENCE N16°05'51"E, 116.68 FEET; THENCE N05°14'37"E, 101.73 FEET; THENCE N15°28'12"E, 140.44 FEET; THENCE N22°15'55"E, 157.24 FEET; THENCE N08°41'40"W, 93.05 FEET; THENCE N52°15'29"W, 177.47 FEET; THENCE S89°17'58" E, 963.79 FEET TO A POINT ON THE EAST LINE AND 578.85 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE S00°00'00"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 689.97 FEET TO THE POINT OF BEGINNING.

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

JAMES L. ARMOUR

DATE: _____

_____
JAMES L. ARMOUR, PS #921

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 A STREET TO BE KNOWN AS "GERMANN ADDITION" IN 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 FLOODWAY RESERVE EASEMENT IS HEREBY RESERVED FOR FLOODWAY RESERVE PURPOSES AND SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1, BLOCK A UNTIL SUCH TIME AS THE APPROPRIATE GOVERNING BODY ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENTS TO THE DRAINAGE. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED ON OR WITHIN SAID FLOODWAY RESERVE EASEMENT, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR ANY OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE ENGINEER FOR SAID 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. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. THE MINIMUM PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES IS HEREBY GRANTED AS INDICATED ON THE FACE OF THE PLAT.

_____
BRADLEY S. GERMANN, OWNER

_____
AMANDA M. GERMANN, OWNER

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS _____ DAY OF _____ 20___, BY BRADLEY S. GERMANN AND AMANDA M. GERMANN, HUSBAND AND WIFE.

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "GERMANN 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

COUNTY COMMISSIONER'S CERTIFICATE

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____DAY OF _____, 20___.

_____, CHAIRMAN
DAVID T. DENNIS, THIRD DISTRICT

ATTEST: _____ COUNTY CLERK
KELLY B. ARNOLD

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

MORTGAGE HOLDERS

WE, EMPRISE BANK, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "GERMANN ADDITION."

EMPRISE BANK

_____
KATHERINE MERCHANT, 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 KATHERINE MERCHANT, CONSUMER LENDER.

BENCHMARK:
SQUARE CUT ON TOP OF WEST HUBGUARD OF RCB CULVERT APPROX. 1,080 FT SOUTH OF THE INTERSECTION OF 119TH AND 95TH
ELEV = 1286.66 (NAVD 88)

CLOSURE COMPUTATION
PERIMETER=3,268.80'
AREA=13.026 ACRES
NORTHING ERROR=0.1085
EASTING ERROR=0.0016
ERROR OF CLOSURE=0.1085
PRECISION=1: 30,127

SURVEYOR:
JAMES L. ARMOUR, L.S. 921
6101 S 167TH ST W
CLEARWATER, KANSAS 67026
(620) 545-7136

OWNER:
GERMANN, BRADLEY S. & AMANDA M.
631 N ROLLING HILLS DR
CLEARWATER, KS 67026

NOTE: BOUNDARY SURVEY COMPLETED BY JAMES L. ARMOUR, ON OR ABOUT NOVEMBER 29, 2017.

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\2019\2019684\DWG\Germann Addition.dwg TAB NAME: FP USER: ong2 SAVED: 10/24/2019 4:40 PM PLOTTED: 10/24/2019 4:40 PM