One-Step Final Plat
Bridgeport Baptist Church
Sedgwick County, Kansas

Part of the SE 1/4, Section 25, Township 28 South, Range 1 West of the 6th. P.M.

State of Kansas) SS
County of Sedgwick)

I, Bradley C. Ward, a professional land surveyor in the State of Kansas, do hereby certify that the following described tract of land was surveyed on the 30th day of December, 2016 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

LEGAL DESCRIPTION

That part of the Southeast Quarter of Section 25, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, lying northeasterly of the floodway condemned in Case No. 73916 and Case No. A-29459, EXCEPT that portion described as follows:

Commencing from the Northeast Corner of the Southeast Quarter of Section 25, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence North 89°59'00" West, along the North line of said Quarter, a distance of 80 feet to the point of beginning; thence continuing North 89°59'00" West, along said North line, a distance of 752.29 feet to the Northeasterly line of the Big Ditch Cowskin Floodway, as condemned in Case No. 73916 and Case No. A-29459; thence South 36°58'00" East, along said Northeasterly line, a distance of 525.76 feet; thence North 50°11'22" East a distance of 567.38 feet to a point 80 feet West of the East line of said Quarter; thence North 00°17'00" East, parallel with said East line, a distance of 56.60 feet to the point of beginning. All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b as amended.

Bradley C. Ward, P.L.S. #920

State of Kansas) SS
County of Sedgwick)

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and Block to be known as Bridgeport Baptist Church Addition, Sedgwick County, Kansas. Access control is hereby shown on the face of the plat. A drainage plan has been developed for the plat and that all rights-of-way, 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. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. And further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas. All abutter's right of access to and from Meridian Avenue is hereby granted to the appropriate governing body as shown on the plat.

By: _____

Bridgeport Missionary Baptist Church

State of Kansas) SS
County of Sedgwick)

This instrument was acknowledged before me on this _____ day of _____ ,2017, by _____,

Bridgeport Missionary Baptist Church.

_____
Notary Public

My Commission Expires: _____

State of Kansas) SS
City of Wichita)

This plat of Bridgeport Baptist Church Addition, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of , 2017. Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____
David W. Foster, Chair

_____
Dale Miller, Secretary

State of Kansas) SS
City of Wichita)

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of_____ , 2017.

At the Direction of the City Council

_____
Jeff Longwell, Mayor

_____
Karen Sublett, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ____day of _____, 2017.

_____, Chairman
David M. Unruh, First District

(SEAL) ATTEST:

_____ County Clerk
Kelly Arnold

Entered on transfer record this ____ day of _____, 2017.
_____, County Clerk
Kelly Arnold

State of Kansas) SS
County of Sedgwick)

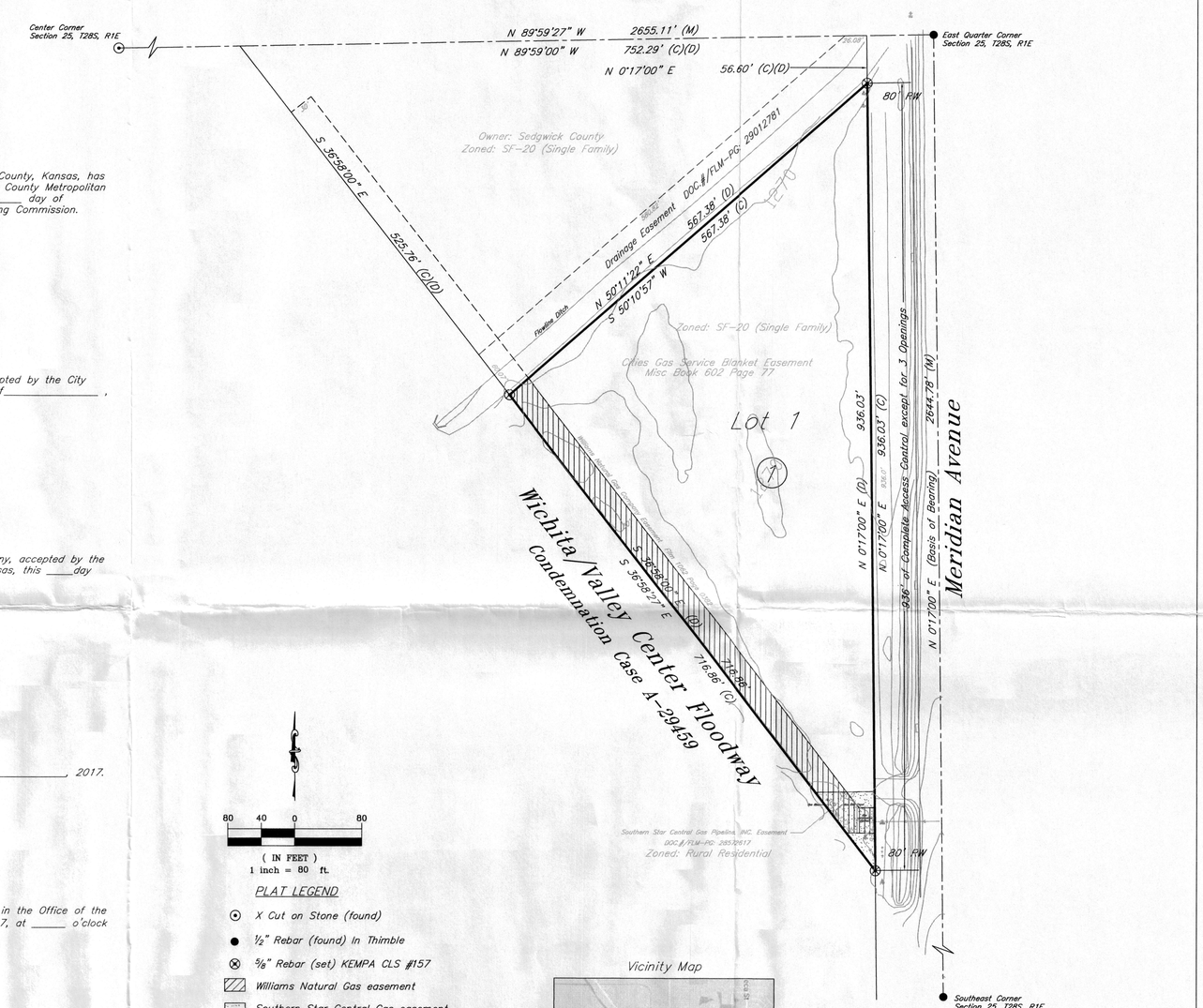
This is to certify that this plat has been filed for record in the Office of the Register of Deeds this _____ day of _____ , 2017, at _____ o'clock M; and is duly recorded.

_____
Tonya Buckingham, Register of Deeds

_____
Judy J. Paget, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of ____, 2017.

_____
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas



80 40 0 80
(IN FEET)
1 inch = 80 ft.

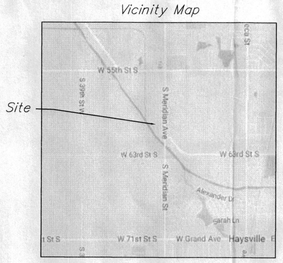
PLAT LEGEND

- X Cut on Stone (found)
- ½" Rebar (found) In Thimble
- ⅝" Rebar (set) KEMPA CLS #157
- Williams Natural Gas easement
- Southern Star Central Gas easement

#1
COW Benchmark at Seneca and 55th St. South, northwest corner of intersection, southeast corner of traffic signal.
Elevation=1271.36 NAVD 88

#2
X cut on inlet. Approximately 25.3' north and 27.5' west of quarter section corner.
Elevation=1272.95 NAVD 88

Vicinity Map



16177\BRIDGEPORT PLAT.dwg Prepared 1/16/17

KEMILLER ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242

January 23, 2017