

FINAL PLAT CANADAY INVESTMENTS

AN ADDITION TO SEDGWICK COUNTY
A PORTION OF THE NORTHEAST QUARTER
OF SECTION 19, TOWNSHIP 25 SOUTH,
RANGE 2 EAST OF THE 6TH PRINCIPAL
MERIDIAN, SEDGWICK COUNTY, KANSAS

NE COR NE1/4
SEC. 19-T25S-R2E

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 OCTOBER 24, 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:

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID NE1/4; THENCE N86°54'04"E ALONG THE NORTH LINE OF SAID NE1/4, A DISTANCE OF 365.45 FEET FOR A POINT OF BEGINNING; THENCE S00°14'35"E PARALLEL WITH THE WEST LINE OF SAID NE1/4, A DISTANCE OF 1038.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 821.98 FEET; THENCE N00°14'35"W PARALLEL WITH THE WEST LINE OF SAID NE1/4, A DISTANCE 1082.49 FEET TO THE NORTH LINE OF SAID NE1/4; THENCE S86°54'04"W ALONG THE NORTH LINE OF SAID NE1/4, A DISTANCE OF 823.00 FEET TO THE POINT OF BEGINNING CONTAINING 20.00 ACRES MORE OR LESS.

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 A STREET TO BE KNOWN AS "CANADAY INVESTMENTS" AN ADDITION TO 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 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, 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.

PATRICK T. CANADAY, OWNER

JEANENE K. CANADAY, OWNER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 20____, BY PATRICK T. CANADAY AND JEANENE K. CANADAY, HUSBAND AND WIFE.

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

COUNTY SURVEYOR CERTIFICATE:

STATE OF KANSAS) SS
SEDGWICK COUNTY)

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

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

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "CANADAY INVESTMENTS" 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
SCOTT KNEBEL

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____

PETER F. MEITZNER, FIRST DISTRICT
CHAIRMAN

ATTEST: _____ COUNTY CLERK
KELLY B. ARNOLD

TRANSFER RECORD

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

KELLY B. ARNOLD
COUNTY CLERK

MORTGAGE HOLDERS

WE, HIGH PLAINS FARM CREDIT, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "CANADAY INVESTMENTS."

HIGH PLAINS FARM CREDIT

MATT WATKINS, CONSUMER LENDER

REGISTER OF DEEDS

STATE OF KANSAS) SS
SEDGWICK COUNTY)

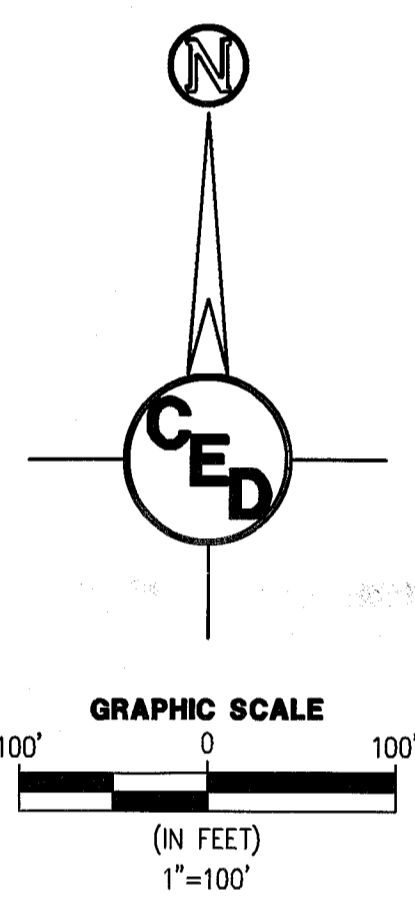
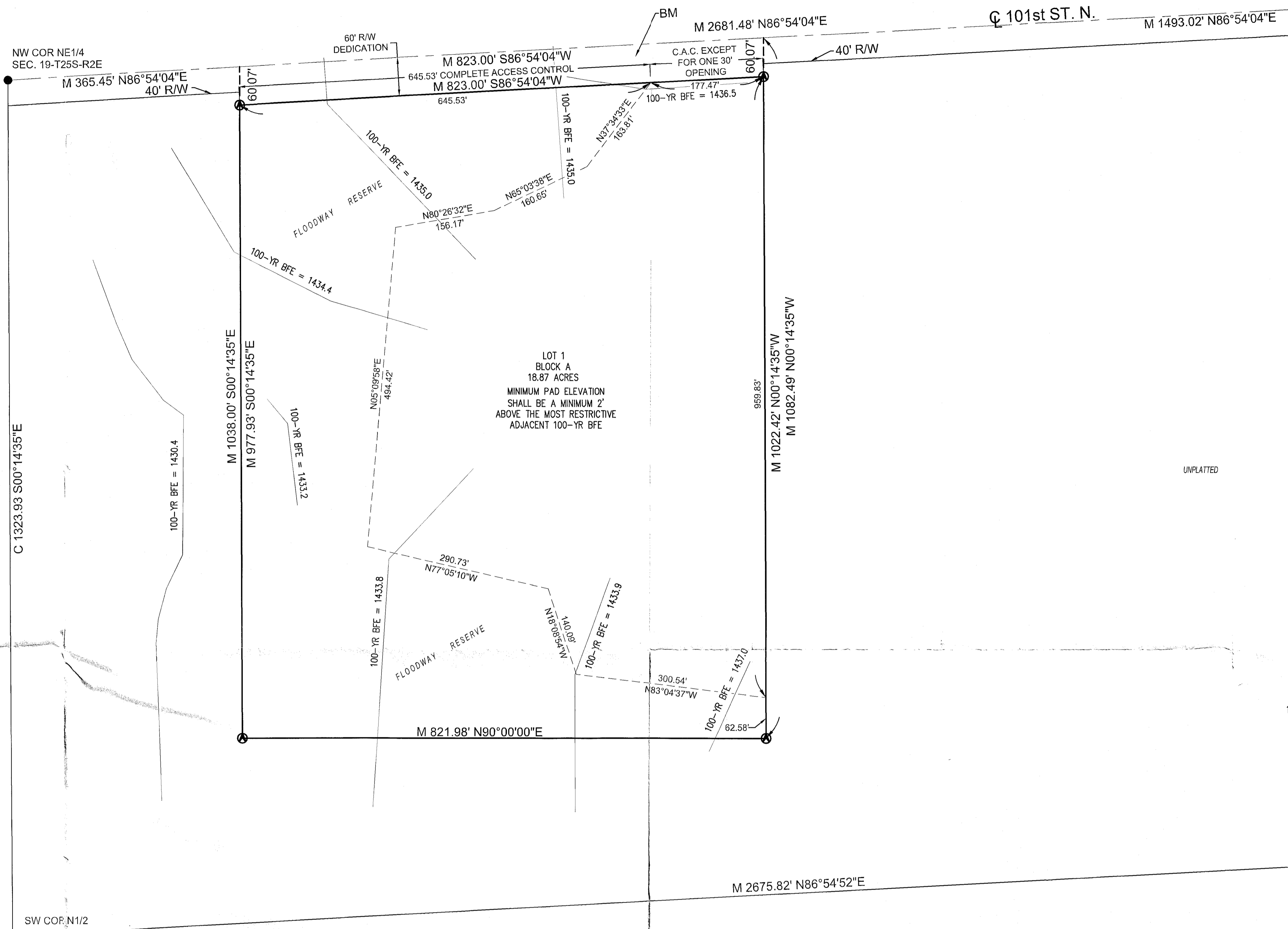
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ A.M. - P.M., ON THE ____ DAY OF _____, 20____

TONYA BUCKINGHAM
REGISTER OF DEEDS

KENLY ZEHRING
DEPUTY

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____



LEGEND

- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- "ARMSTRONG" CAPPED REBAR SET
- #5 REBAR FOUND
- 3/4" IRON PIPE FOUND

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 |

FILE LOCATION: \\CED-FS\shared\Drawing Files\Projects\2019\2019-27232\DWG\Canaday Addition.dwg TAG NAME: FP USER: sswmyer2 SAVED: 2/14/2020 11:30 AM PLOTTED: 2/14/2020 11:31 AM