FINAL PLAT
CLONCH ADDITION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, 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 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:

A TRACT IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 3 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID SECTION 12 AND 831.6 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 12, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 230.0 FEET; THENCE WEST 223.15 FEET; THENCE NORTH 230.0 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 12, THENCE EAST 223.15 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 30 FEET FOR ROAD.

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 "CLONCH ADDITION" 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 DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES AND FOR DRAINAGE PURPOSES. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT.

_____
ROGER C. CLONCH, OWNER

_____
JUDY G. CLONCH, OWNER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____ 20___, BY ROGER C. CLONCH AND JUDY G. CLONCH, HUSBAND AND WIFE.

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "CLONCH 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

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

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

MORTGAGE HOLDERS

WE, GARDEN PLAIN STATE BANK, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "CLONCH ADDITION."

GARDEN PLAIN STATE BANK

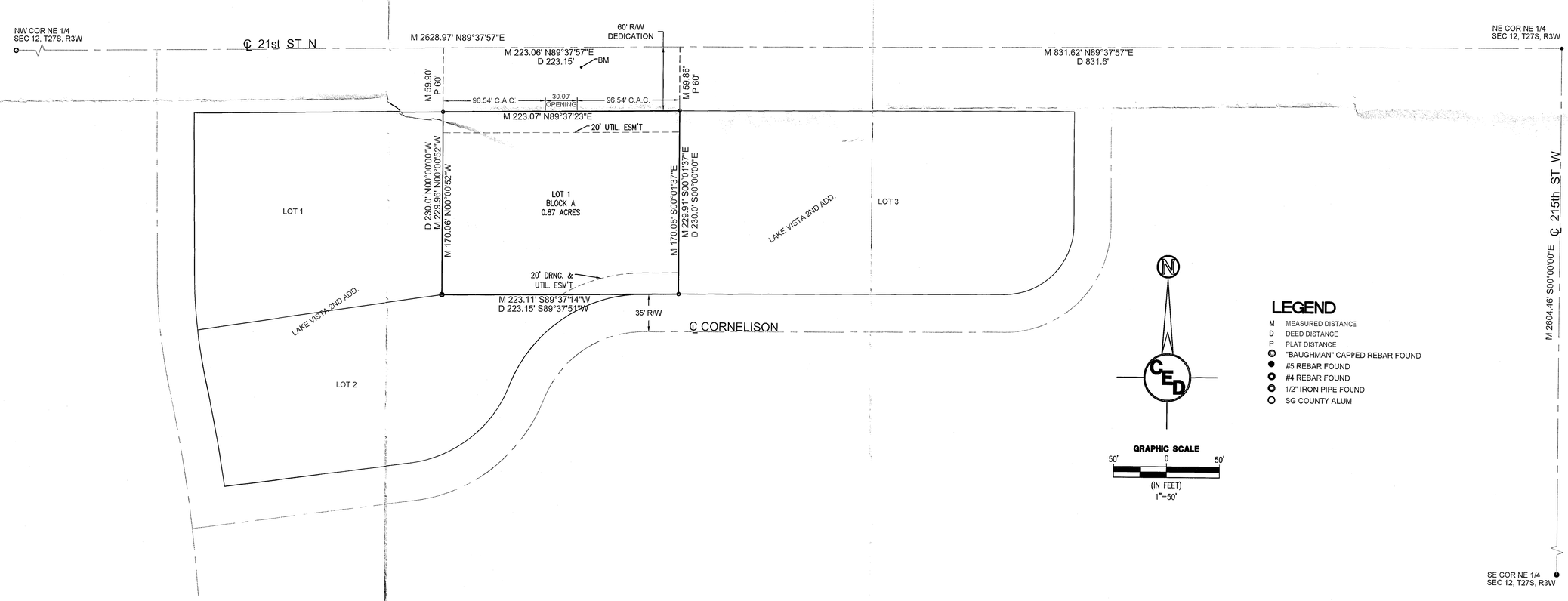
_____
PATRICK WALEN, PRESIDENT/CEO

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____ 20___, BY PATRICK WALEN, PRESIDENT/CEO.

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____



LEGEND

- M MEASURED DISTANCE
- D DEED DISTANCE
- P PLAT DISTANCE
- "BAUGHMAN" CAPPED REBAR FOUND
- #5 REBAR FOUND
- #4 REBAR FOUND
- 1/2" IRON PIPE FOUND
- SG COUNTY ALUM

OWNERS:
ROGER C. CLONCH & JUDY G. CLONCH
2144 N TRAIL END DR
GODDARD KS, 67052

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 AUGUST 8, 2019.

BENCHMARK:
SQUARE CUT ON NORTHEAST CORNER OF CONCRETE DRIVEWAY 92' WEST OF NE PROPERTY CORNER.
ELEV. = 1455.41 (NAVD88)

CLOSURE COMPUTATION
PERIMETER=906.04'
AREA=1.178 ACRES
NORTHING ERROR=0.0032
EASTING ERROR=0.0005
ERROR OF CLOSURE=0.0032
PRECISION=1:283,138

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\2019273\1\DWG\Clonch Addition.dwg TAB NAME: FP USER: cesawyer SAVED: 12/9/2019 9:08 AM PLOTTED: 12/9/2019 9:10 AM