

# Copper Fox Farm Sedgwick County, Kansas

**E. 63rd St. S.**  
S 88°24'31" W (Assumed Basis of Bearing)  
2645.89' (M)

### SURVEYOR'S CERTIFICATE

State of Kansas )  
County of Sedgwick ) SS

I, Chad R. Abbott, in aforesaid State and County, do hereby certify that we have surveyed and platted "Copper Fox Farm", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed described as:

**Tract 1:**  
A parcel in the East Half of the North Half of the Northeast Quarter of Section 33, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; Commencing at the Northeast corner of the Northeast Quarter of Section 33, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence an assumed bearing of S 88°24'31" W along the North line of said Northeast Quarter, a distance of 599.78 feet; thence S 00°01'44" E, a distance of 60.02 feet to the Point of Beginning, said point also being a point on the South right-of-way line of 63rd Street South; thence continuing S 00°01'44" E, a distance of 623.08 feet to a point on the North line of the South 660.00 feet of said North Half; thence S 89°24'03" W, along said line, a distance of 60.80 feet to a point on the West line of the East 660.00 feet of said North Half; thence S 00°00'00" E, along said line, a distance of 660.04 feet to a point on the South line of said North Half; thence S 89°24'03" W, along said line, a distance of 661.36 feet to a point on the West line of said East Half of the North Half of the Northeast Quarter; thence N 00°02'52" W, along said line, a distance of 1270.58 feet to a point on the South right-of-way line of said 63rd Street South; thence N 88°24'31" E, a distance of 723.14 feet to the Point of Beginning.

**Tract 2:**  
The East Half of the North Half of the Northeast Quarter of Section 33, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the South 660.00 feet of the East 660.00 feet, and EXCEPT that part taken for roads on the North and East of said North Half of the Northeast Quarter of Section 33, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; Commencing at the Northeast corner of the Northeast Quarter of Section 33, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence an assumed bearing of S 88°24'31" W along the North line of said Northeast Quarter, a distance of 599.78 feet; thence S 00°01'44" E, a distance of 60.02 feet to the Point of Beginning, said point also being a point on the South right-of-way line of 63rd Street South; thence continuing S 00°01'44" E, a distance of 623.08 feet to a point on the North line of the South 660.00 feet of said North Half; thence S 89°24'03" W, along said line, a distance of 60.80 feet to a point on the West line of the East 660.00 feet of said North Half; thence S 00°00'00" E, along said line, a distance of 660.04 feet to a point on the South line of said North Half; thence S 89°24'03" W, along said line, a distance of 661.36 feet to a point on the West line of said East Half of the North Half of the Northeast Quarter; thence N 00°02'52" W, along said line, a distance of 1270.58 feet to a point on the South right-of-way line of said 63rd Street South; thence N 88°24'31" E, a distance of 723.14 feet to the Point of Beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

### MORTGAGE HOLDERS CERTIFICATE

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "Copper Fox Farm", Sedgwick County, Kansas.

### NOTARY CERTIFICATE

State of Kansas )  
County of Sedgwick ) SS

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me a notary public in and for said County and State, came \_\_\_\_\_ to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_, Notary Public  
(Print Name)

My appointment expires: \_\_\_\_\_

### PLANNING COMMISSION CERTIFICATE

State of Kansas )  
City of Wichita ) SS

This plat of "Copper Fox Farm", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.  
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

\_\_\_\_\_, Chairman  
Charles A. Warren

\_\_\_\_\_, Secretary  
Scott Knebel

### COUNTY COMMISSIONERS CERTIFICATE

State of Kansas )  
County of Sedgwick ) SS

This plat of "Copper Fox Farm", Sedgwick County, Kansas has been submitted to and approved by the Board of County Commissioners of Sedgwick County, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_, Third District  
David Dennis

ATTEST: Kelly B. Arnold, County Clerk

### OWNER'S CERTIFICATE

State of Kansas )  
County of Sedgwick ) SS

Know all men by these presents that we the undersigned owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into lots and a block, the same to be known as "Copper Fox Farm", Sedgwick County, Kansas. The Street Right-of-Way along E. 63rd Street South and the Street Right-of-Way along S. Hydraulic Avenue are hereby dedicated to and for the use of the public. Access control as shown on the face of the plat is hereby granted to the appropriate governing body. A drainage plan has been developed for the plat and all drainage easements, rights-of-ways, or reserves 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.

Sean Fox Tracy Fox

### NOTARY CERTIFICATE

State of Kansas )  
County of Sedgwick ) SS

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Sean Fox and Tracy Fox, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year above written.

\_\_\_\_\_, Notary Public

### DEPUTY COUNTY SURVEYOR CERTIFICATE

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_, P.S. #1246  
Tricia L. Robello  
Deputy County Surveyor  
Sedgwick County, Kansas

### TRANSFER RECORD

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

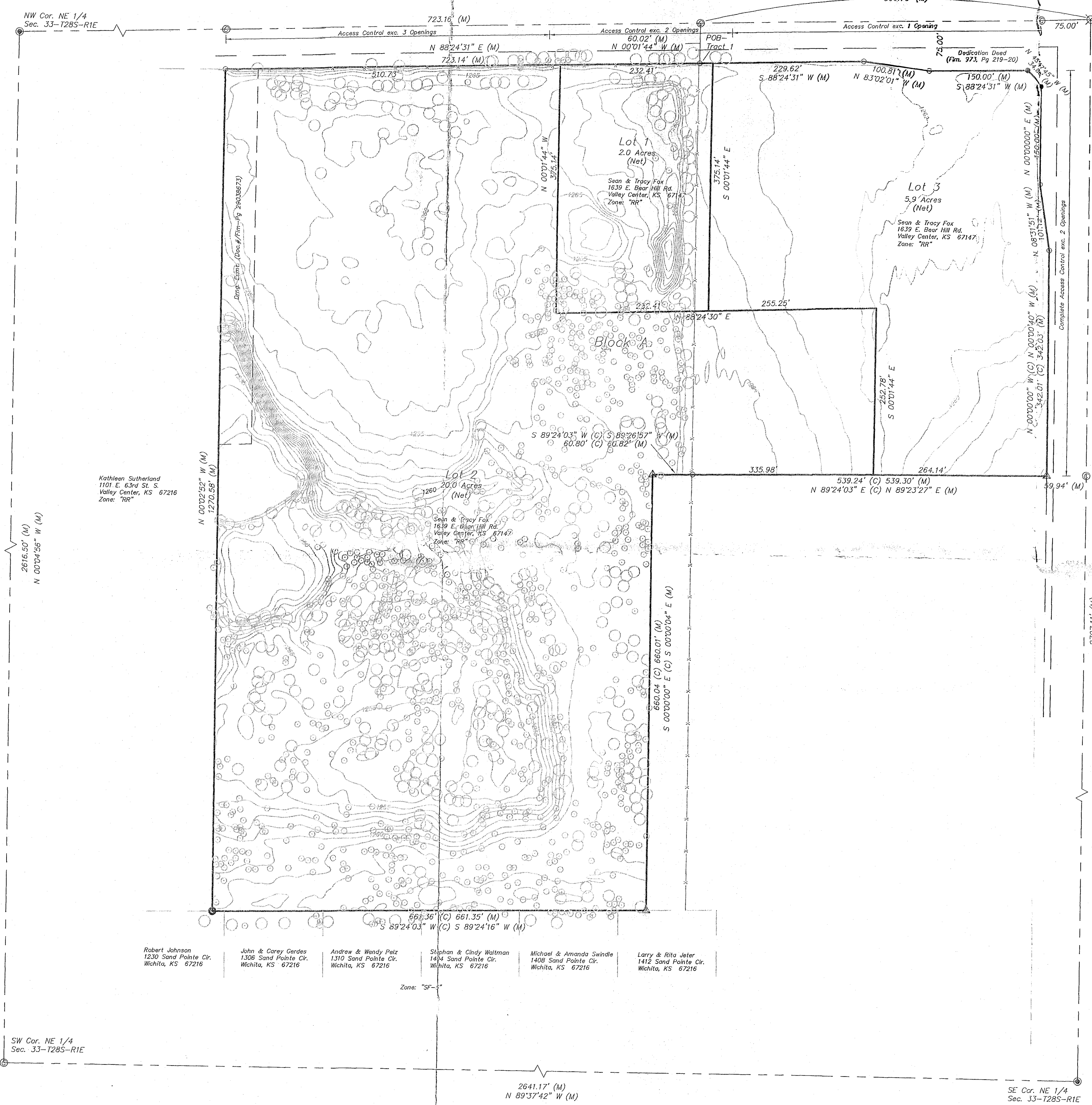
### REGISTER OF DEEDS CERTIFICATE

State of Kansas )  
County of Sedgwick ) SS

This is to certify that this instrument has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2020 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Tonya Buckingham

\_\_\_\_\_, Deputy  
Kenly Zehring



### LEGEND

- (M) Measured
- (C) Calculated
- Found 1/2" Rebar with PS #1340 Cap
- Set 1/2" Rebar with PS #1340 Cap
- △ Found 5/8" Rebar (Armstrong)
- ⊙ Calculated Point
- ⊕ Found Aluminum Cap (Origin Unknown)
- ⊗ Found 5/8" Rebar (Origin Unknown)
- ⊙ Found 1/2" Rebar (Origin Unknown)
- Fence

Date of Survey: April 12, 2018

0 50 100

Sheet 1 of 1  
Dwn By: AMF Approved By: CRA  
Dwg: No: A17858 Scale: 1" = 100'