

FINAL PLAT (ONE-STEP)

S & B's 1ST ADDITION

A PORTION OF THE SOUTHWEST QUARTER SECTION 31, TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This plat of "S & B's 1ST ADDITION", a subdivision of a portion of the Southwest Quarter of Section 31, Township 27 South, Range 4 West of the 6th Principal Meridian in Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2019.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By _____, Chair
Cindy Miles

ATTEST:
_____, Secretary
Dale Miller

GOVERNING BODY CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this _____ day of _____, 2019.

_____, Chairman
David T. Dennis, Third District

ATTEST:
_____, County Clerk
Kelly B. Arnold

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2019.

_____, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____, m. on this _____ day of _____, 20____, in Book _____, Page_____.

_____, Register of Deeds
Tonya E. Buckingham

_____, Deputy Register of Deeds
Judy J. Paget

TRANSFER OF RECORD

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

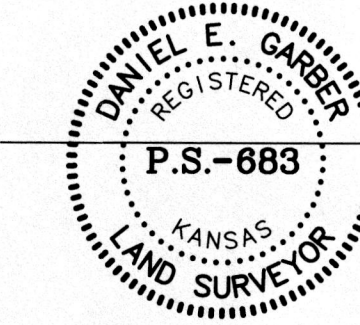
Entered on transfer record on this _____ day of _____, 2019.

_____, County Clerk
Kelly B. Arnold

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, professional land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on October 25, 2019 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

Date _____, 2019.



DESCRIPTION:

A portion of the Southwest Quarter of Section 31, Township 27 South, Range 4 West of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of Section 31, Township 27 South, Range 4 West of the 6th Principal Meridian; thence with a bearing North 88°08'02" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Southwest Quarter 721.27 feet; thence South 09°49'22" West parallel with the West line of said Southwest Quarter 1,347.95 feet; thence South 88°08'02" West parallel with the North line of said Southwest Quarter 721.27 feet to the West line of said Southwest Quarter; thence North 09°49'22" East along the West line of said Southwest Quarter 1,347.95 feet to the point of beginning containing **21.857 Acres**.

EASEMENTS:

All easements shown on this plat, unless specified as private, are hereby dedicated to the public, the rights-of-way of which are shown as dashed lines on the accompanying plat, and said easements may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, reinstating, replacing and maintaining sewers, water lines, gas lines, electric lines and poles, telephone lines and poles and other forms and types of public utilities now or hereafter generally utilized by the public.

STREETS:

Streets shown on this plat and not heretofore dedicated to the public are hereby so dedicated.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This is to certify that the undersigned, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and subdivided on the accompanying plat into Lots, Block and other public ways under the name of **S & B's 1ST ADDITION**, a portion of the Southwest Quarter of Section 31, Township 27 South, Range 4 West of the 6th Principal Meridian, in Sedgwick County, Kansas; that all easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; 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.

_____, Owner
Edward Laverentz, Owner

_____, Owner
Barbara Laverentz, Owner

NOTARY CERTIFICATE

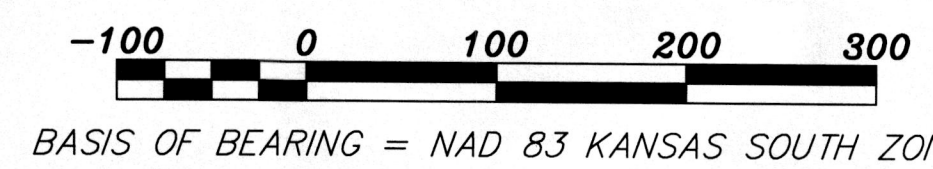
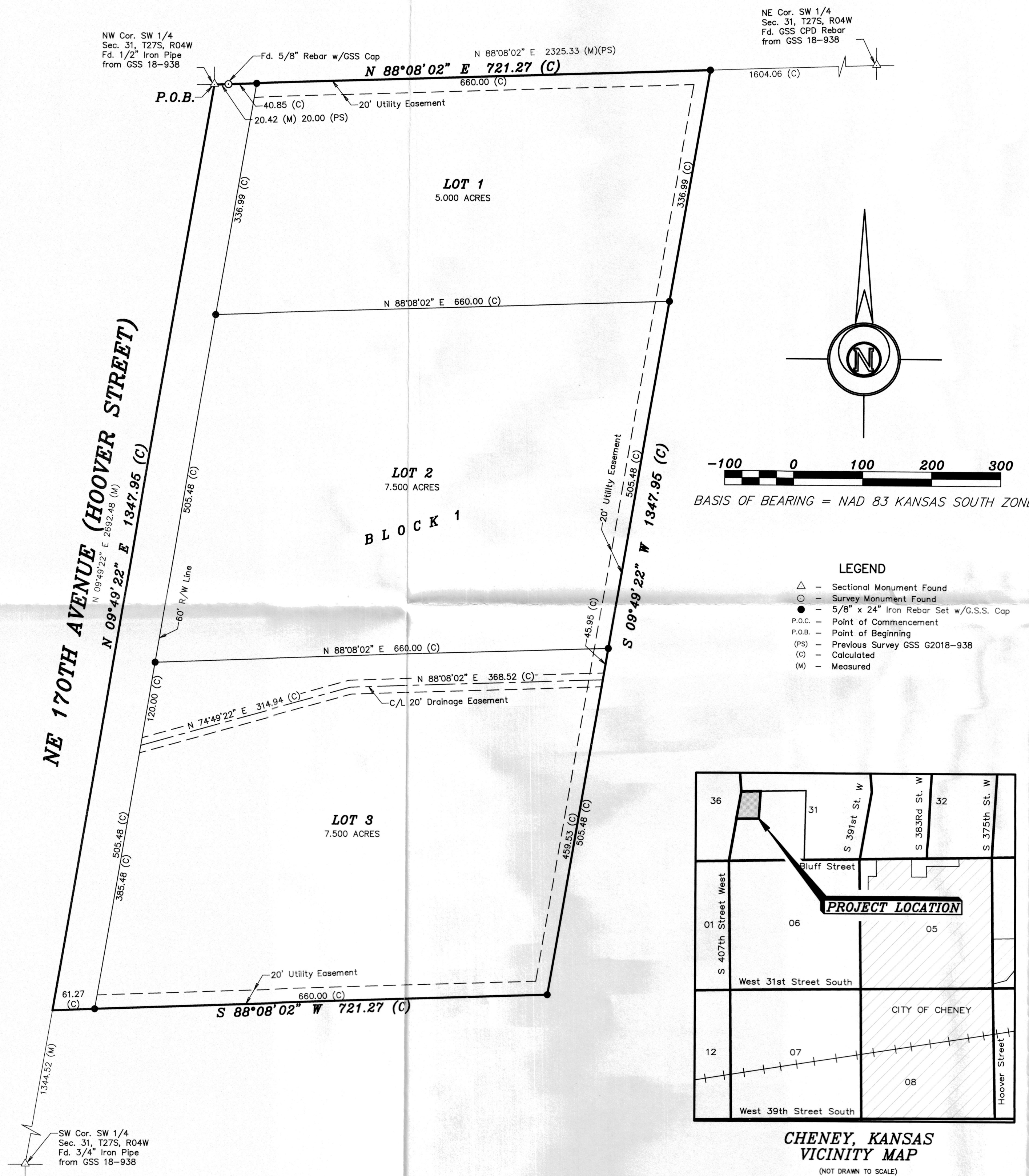
STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED:

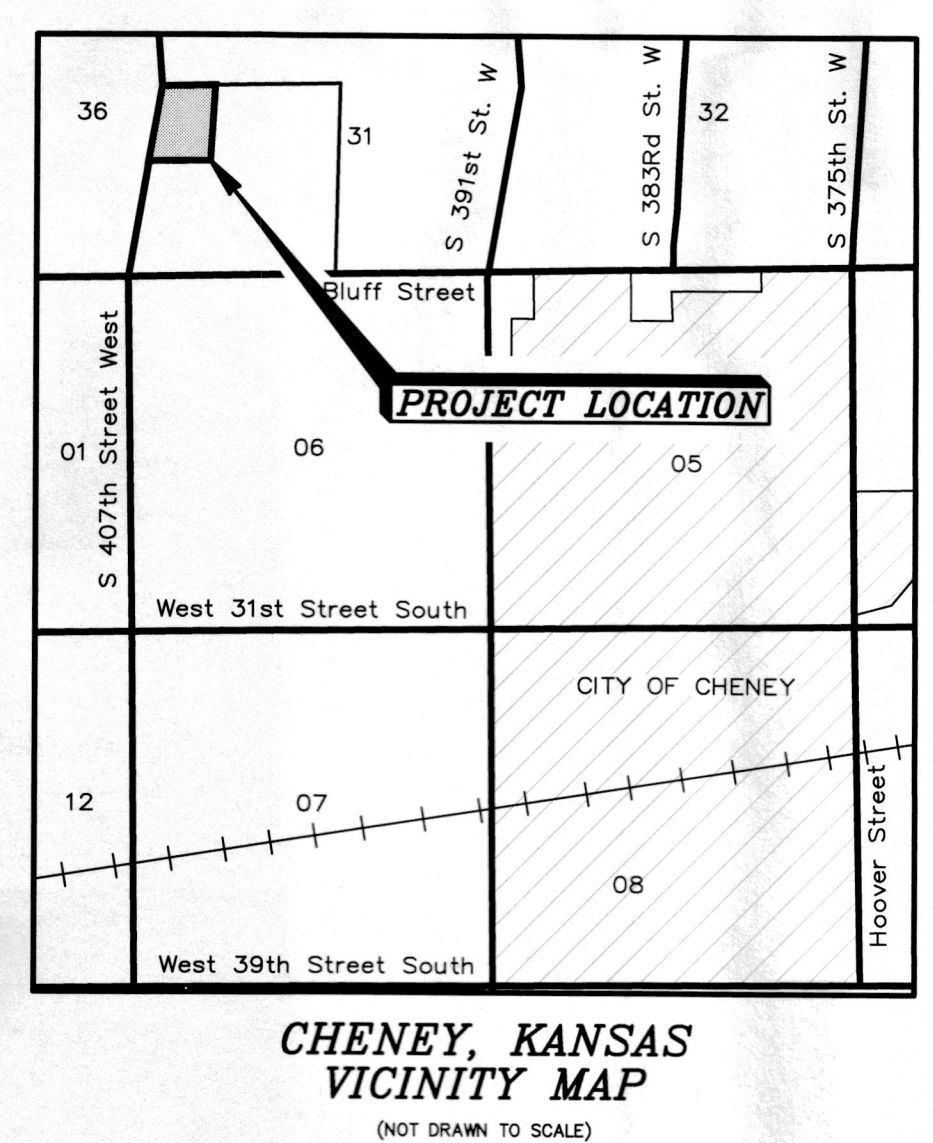
That on this _____ day of _____, 20____ A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Edward Laverentz and Barbara Laverentz, husband & wife, who are known to me to be the same persons who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: _____
_____, Notary Public



- LEGEND**
- △ - Sectional Monument Found
 - - Survey Monument Found
 - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
 - P.O.C. - Point of Commencement
 - P.O.B. - Point of Beginning
 - (PS) - Previous Survey GSS G2018-938
 - (C) - Calculated
 - (M) - Measured



CLOSURE TABLE

NORTHING:	0.0000
EASTING:	0.0000
PRECISION:	4138.45/0.0000 = 1:4138440000.00

Copyright © 2019 Garber Surveying Service, P.A. Surveyed 10/25/2019 9:42:46 AM by #459M
Plat Date & Time: Friday, November 01, 2019 11:16:45 AM (Reg. Path: \\LUD01_GSS\ES\2019\2019030331_CSA\sec\2019030331_Final_Plat

FINAL PLAT		<i>Description:</i> A PORTION OF THE SW SECTION 31, T27S, R04W SEDGWICK COUNTY, KANSAS	
Prepared By: GSS		Garber Surveying Service, P.A.	
HUTCHINSON (Main Office)	2908 North Plum St. 67502	Ph. 620-665-7052	Fax 620-663-7401
MCPHERSON (Branch Office)	115 East Marlin 67460	Ph. 620-241-4441	Fax 620-241-4458
NEWTON (Branch Office)	511 North Poplar St. 67114	Ph. 316-283-5953	Fax 316-283-5073
MANHATTAN (Branch Office)	3226 Kimball Ave Ste.#2 66503	Ph. 785-320-4810	
Drawn By: MVK	Scale: 1"=100'	Date of Field Work: October 24, 2019	Job No:
Checked By: DEG	Date: 10/25/2019	Sheet 1 of 1 Sheet(s)	G2019-393