FINAL TRACING REC'D
3-16-21

CITY HALL – ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES

FINAL PLAT
HOPKINS ADDITION
AN ADDITION TO SEDGWICK COUNTY
A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS

GRAPHIC SCALE
100' 0 100'
(IN FEET)
1"=100'

○ = ½"x24" Rebar Set w/ I.D. Cap "JLA 921"
△ = Section Corner Found
M = Measured
C = Calculated
R = JLA Survey, 2009
C.A.C. = Complete Access Control

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN SAID STATE, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED BY JAMES L. ARMOUR ON OR ABOUT JANUARY 21, 2021 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:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 1 WEST OF THE 6TH P.M.; THENCE N 01° 04' 50"W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 666.67 FEET TO A POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF SAID NORTHWEST QUARTER; THENCE CONTINUING N 01° 04' 50"W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 600.00 FEET; THENCE N 87° 43' 17"E PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SAID NW/4, 551.15 FEET; THENCE S 01° 04' 50"E, 600.00 FEET; THENCE S 87° 43' 17"W ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, 551.15 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS AND ROAD RIGHTS OF WAY OF RECORD.

ALL PUBLIC EASEMENTS AND DEDICATIONS BEING VACATED BY VIRTUE OF K.S.A. 12–512b, AS AMENDED.

JAMES L. ARMOUR

DATE: _____

_____
JAMES L. ARMOUR, PS #921

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 LOTS, A BLOCK, AND A STREET TO BE KNOWN AS "HOPKINS ADDITION" AN ADDITION TO SEDGWICK COUNTY, KANSAS. THE STREETS ARE 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. LOTS 1 AND 2, BLOCK A SHALL SHARE A JOINT DRIVEWAY IN THE JOINT ACCESS EASEMENT SHOWN HEREON. RESPONSIBILITY AND COSTS FOR MAINTENANCE SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF SAID LOTS 1 AND 2. LOT 3, BLOCK A AND ADJACENT PROPERTY TO THE NORTH SHALL SHARE A JOINT DRIVEWAY IN THE JOINT ACCESS EASEMENT SHOWN HEREON. RESPONSIBILITY AND COSTS FOR MAINTENANCE SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF SAID LOT 3 AND ADJACENT PROPERTY TO THE NORTH. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT.

JAMES L. ARMOUR & CONSTANCE S. ARMOUR LIVING TRUST

_____
JAMES L. ARMOUR, TRUSTEE

_____
CONSTANCE S. ARMOUR, TRUSTEE

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____ 20___, BY JAMES L. ARMOUR AND CONSTANCE S. ARMOUR, HUSBAND AND WIFE.

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "HOPKINS 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
MICHAEL C. GREENE

ATTEST: _____, SECRETARY
SCOTT A. WADLE

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
PETER F. MEITZNER, FIRST DISTRICT

ATTEST: _____, COUNTY CLERK
KELLY B. ARNOLD

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

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

TRUSTEE(S):
JAMES L. ARMOUR & CONSTANCE S. ARMOUR LIVING TRUST
6101 S 167TH ST W
CLEARWATER, KS 67026

SURVEYOR:
JAMES L. ARMOUR, PS 921
6101 S 167TH ST W
CLEARWATER, KANSAS 67026
(620) 545–7136

NOTE: BOUNDARY SURVEY COMPLETED BY JAMES L. ARMOUR ON OR ABOUT JANUARY 21, 2021.

BENCHMARK:
TOP OF IRON PIN AT THE SW PROPERTY CORNER OF LOT 1, BLOCK A, HOPKINS ADDITION.
ELEV. = 1309.05 (NAVD88)

CLOSURE COMPUTATION
PERIMETER=2,302.30'
AREA=7.59 ACRES
NORTHING ERROR=0.0000
EASTING ERROR=0.0000
ERROR OF CLOSURE=0.0000
PRECISION=1:∞

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:C:\Users\cpaswyer2\OneDrive – CED\Projects\2021\2021293\1\DWG\Hopkins Addition.dwg TAB NAME:FP USER:cpaswyer2 SAVED:3/9/2021 3:00 PM PLOTTED: 3/9/2021 3:01 PM