

# FINAL PLAT HOPPER WINDWALKER ADDITION

AN ADDITION TO SEDGWICK COUNTY  
A PORTION OF THE WEST HALF OF SECTION 26, TOWNSHIP 28 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 APRIL 23, 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:**

A TRACT OF LAND IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 3 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N00°00'00"E (ASSUMED BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 607.30 FEET TO A POINT 1981.43 FEET NORMALLY DISTANT SOUTHERLY OF THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AND CONVEYED IN THE STATUTORY WARRANTY DEED RECORDED IN FILM 2337 AT PAGE 1777; THENCE N88°29'00"E PARALLEL WITH AND 1981.43 FEET NORMALLY DISTANT SOUTHERLY OF THE NORTH LINE OF SAID NORTHWEST QUARTER, (AND ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED AND CONVEYED IN THE STATUTORY WARRANTY DEED RECORDED IN FILM 2125 AT PAGE 625), 1608.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND, (FILM 2125, PAGE 625), AND FOR A POINT OF BEGINNING, THENCE CONTINUING N88°29'00"E PARALLEL WITH AND 1981.43 FEET NORMALLY DISTANT SOUTHERLY OF THE NORTH LINE OF SAID NORTHWEST QUARTER, (AND ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED AND CONVEYED IN THE WARRANTY DEED RECORDED IN FILM 482 AT PAGE 220), 1031.58 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT OF LAND, (FILM 482, PAGE 220); THENCE S00°05'45"E ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, AND ALONG THE EAST LINE OF SAID TRACT OF LAND (FILM 482, PAGE 220), 1903.25 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND, (FILM 482, PAGE 220); THENCE S88°30'43"W ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT OF LAND, (FILM 482, PAGE 220); THENCE S88°30'43"W ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER, AND ALONG THE SOUTH LINE OF SAID TRACT OF LAND, (FILM 482, PAGE 220), 1927.84 FEET TO A POINT 715.28 FEET EASTERLY OF THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESIGNATED AS NUMBER 5, SAID TRACT OF LAND BEING DESCRIBED AND CONVEYED IN THE SPECIAL WARRANTY DEED RECORDED IN DOC.#/FLM-PG: 29330664; THENCE N00°00'00"E PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, AND ALONG THE EAST LINE OF SAID TRACT OF LAND, (NUMBER 5, DOC.#/FLM-PG: 29330664), AND ALONG THE EAST LINE OF A TRACT OF LAND DESIGNATED AS NUMBER 2 IN SAID SPECIAL WARRANTY DEED, (DOC.#/FLM-PG: 29330664), 924.83 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND, (NUMBER 2, DOC.#/FLM-PG: 29330664); SAID NORTHEAST CORNER ALSO BEING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED AND CONVEYED IN THE STATUTORY WARRANTY DEED RECORDED IN FILM 2578 AT PAGE 1713; THENCE N90°00'00"E ALONG THE SOUTH LINE OF SAID TRACT OF LAND, (FILM 2578, PAGE 1713), 79.08 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND, (FILM 2578, PAGE 1713), SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED AND CONVEYED IN THE QUIT CLAIM DEED RECORDED IN DOC.#/FLM-PG: 29258091; THENCE N75°09'40"E ALONG THE SOUTH LINE OF SAID TRACT OF LAND, (DOC.#/FLM-PG: 29258091), 622.13 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND, (DOC.#/FLM-PG: 29258091); THENCE N04°40'43"E ALONG THE EAST LINE OF SAID TRACT OF LAND, (DOC.#/FLM-PG: 29258091), 392.45 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND, (DOC.#/FLM-PG: 29258091); SAID NORTHEAST CORNER ALSO BEING ON THE CENTERLINE OF THE EASEMENT FOR RIGHT-OF-WAY RECORDED IN FILM 1367 AT PAGE 12, SAID NORTHEAST CORNER ALSO BEING ON THE SOUTH LINE OF THE TRACT OF LAND DESCRIBED AND CONVEYED IN THE CORPORATION WARRANTY DEED RECORDED IN FILM 2125 AT PAGE 625; THENCE EASTERLY ALONG THE CENTERLINE OF SAID EASEMENT FOR RIGHT-OF-WAY, (FILM 1367, PAGE 12), AND ALONG THE SOUTH LINE OF SAID TRACT OF LAND, (FILM 2125, PAGE 625), BEING A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°08'12" AND HAVING A RADIUS OF 536.08 FEET, AN ARC DISTANCE OF 76.13 FEET, (HAVING A CHORD LENGTH OF 76.07 FEET BEARING S81°15'50"E), TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND, (FILM 2125, PAGE 625); THENCE N12°48'15"E ALONG THE EAST LINE OF SAID TRACT OF LAND, (FILM 2125, PAGE 625), 474.04 FEET TO THE POINT OF BEGINNING. ALL PUBLIC EASEMENTS AND DEDICATIONS BEING VACATED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

**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 STREETS TO BE KNOWN AS "HOPPER WINDWALKER ADDITION" AN ADDITION TO SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE CUL-DE-SAC SHALL BE A MINIMUM OF A 48-FOOT DRIVABLE SURFACE PER SEDGWICK COUNTY FIRE CODE. THE CONTINGENT RIGHT-OF-WAY DEDICATION SHALL BECOME EFFECTIVE UPON THE FILING OF THE PLAT. THE CONSTRUCTION OF THE STREET WITHIN THE CONTINGENT RIGHT-OF-WAY DEDICATION SHALL BE REQUIRED UPON THE PLATTING OF ANY ADJACENT SUBDIVISION HAVING A STREET CONNECTING THERETO. THE COSTS OF CONSTRUCTING SAID STREET ARE TO BE BORNE BY THE PERSON(S) OR AGENCY THAT OWNS SAID ADJACENT SUBDIVISION. THE TEMPORARY CUL-DE-SAC EASEMENT IS FOR STREET PURPOSES AND THE VACATION OF THE TEMPORARY CUL-DE-SAC EASEMENT WILL BE EFFECTIVE UPON THE EXTENSION OF THE STREET. THE DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR DRAINAGE PURPOSES AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR DRAINAGE PURPOSES. THE FLOODWAY RESERVE EASEMENT IS HEREBY RESERVED FOR FLOODWAY RESERVE PURPOSES AND SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1-5, 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 EASEMENT, 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. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE SUBDIVISION AND ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER, AND UNOBTAINED TO ALLOW FOR THE CONVEYANCE OF STORMWATER. THE MINIMUM PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES IS HEREBY GRANTED AS INDICATED ON THE FACE OF THE PLAT.

JAMES W. HOPPER

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY JAMES W. HOPPER.

SEAL OR STAMP \_\_\_\_\_ NOTARY PUBLIC

MY APPOINTMENT EXPIRES: \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**

THIS PLAT OF "HOPPER WINDWALKER 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

**MORTGAGE HOLDERS**

WE, CITIZENS STATE BANK, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "HOPPER WINDWALKER ADDITION."

CITIZENS STATE BANK

ROGER BROWN, CONSUMER LENDER

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ROGER BROWN, CONSUMER LENDER.

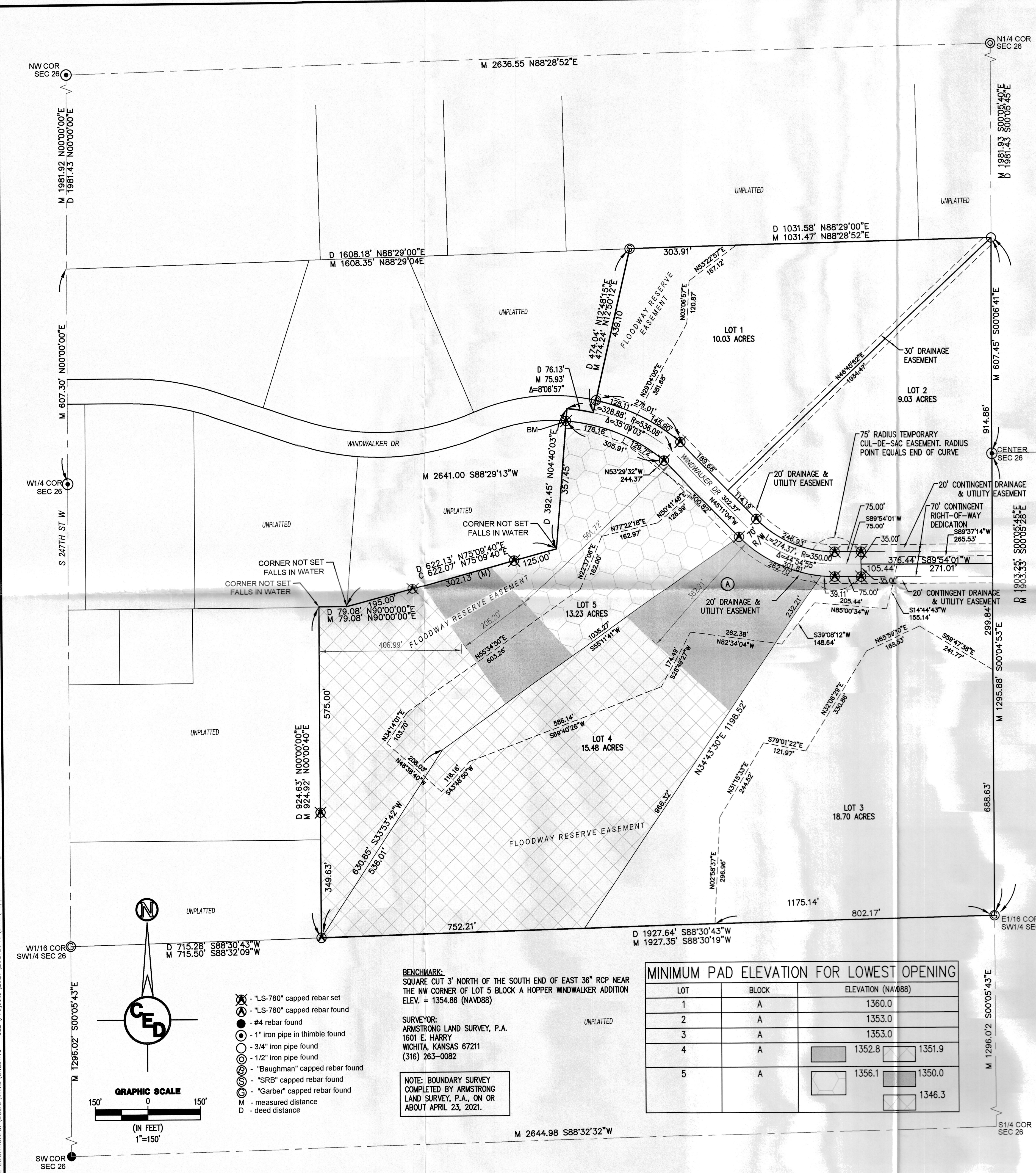
SEAL OR STAMP \_\_\_\_\_ NOTARY PUBLIC

MY APPOINTMENT EXPIRES: \_\_\_\_\_

DRAWINGS PREPARED BY:  
**CERTIFIED ENGINEERING DESIGN, P.A.**

**CED** 1935 WEST MAPLE STREET  
WICHITA, KANSAS 67213  
PH: (316) 262-8808  
FAX: (316) 262-1669

SHEET 1  
TOTAL 1



**BENCHMARK:**  
SQUARE CUT 3" NORTH OF THE SOUTH END OF EAST 36" RCP NEAR THE NW CORNER OF LOT 5 BLOCK A HOPPER WINDWALKER ADDITION ELEV. = 1354.86 (NAVD88)

**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 APRIL 23, 2021.**

- ⊗ - "LS-780" capped rebar set
- ⊙ - "LS-780" capped rebar found
- ⊙ - #4 rebar found
- ⊙ - 1" iron pipe in thimble found
- ⊙ - 3/4" iron pipe found
- ⊙ - 1/2" iron pipe found
- ⊙ - "Baughman" capped rebar found
- ⊙ - "SRB" capped rebar found
- ⊙ - "Garber" capped rebar found
- M - measured distance
- D - deed distance

FILE LOCATION: C:\Users\Vanilla\OneDrive - CED\Projects\2021\2945\DWG\Hopper Plats.dwg TAB NAME: FP USER: imilis SAVED: 7/26/2021 11:03 AM PLOTTED: 7/26/2021 11:04 AM