

FINAL TRACING REC'D

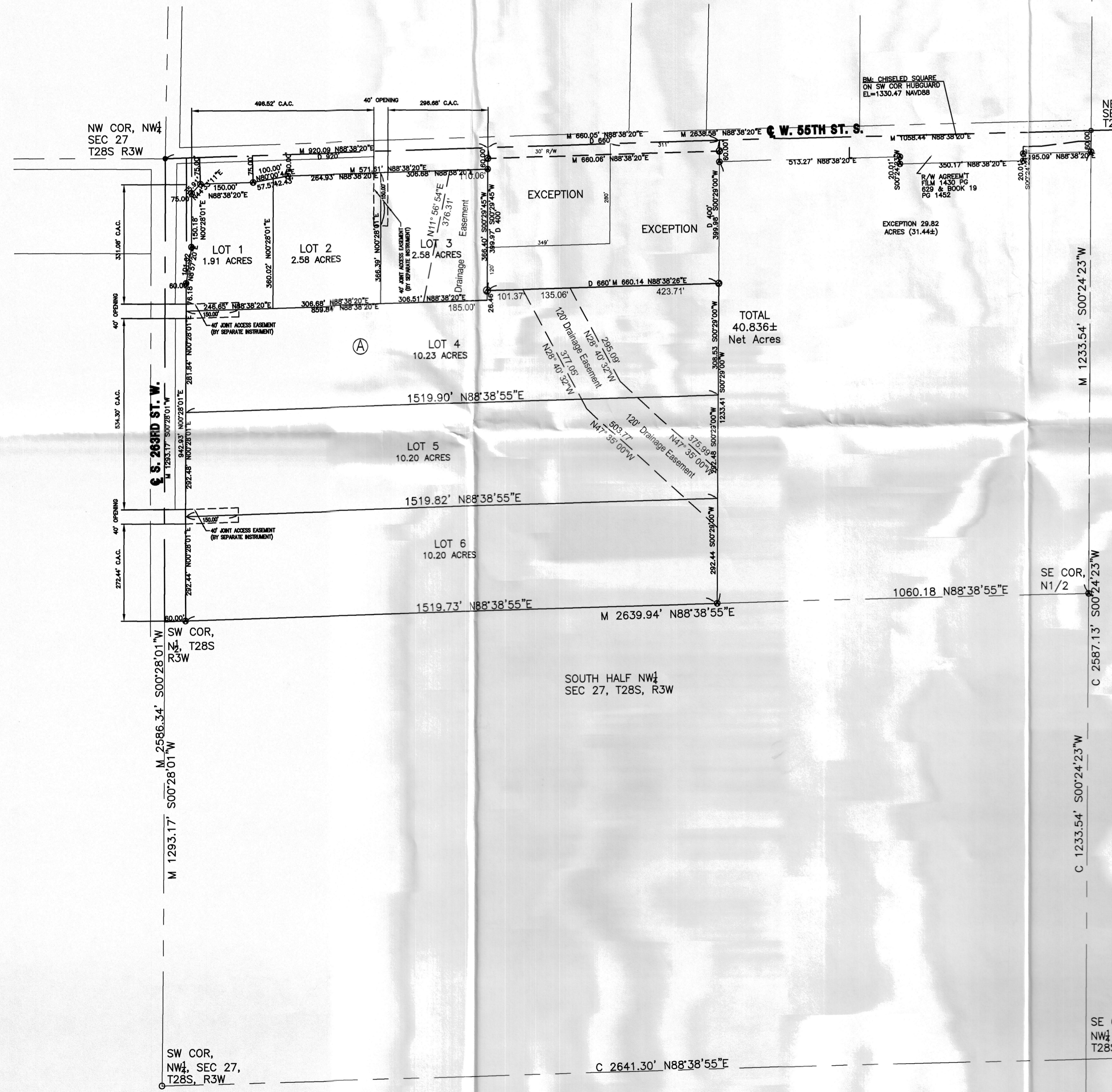
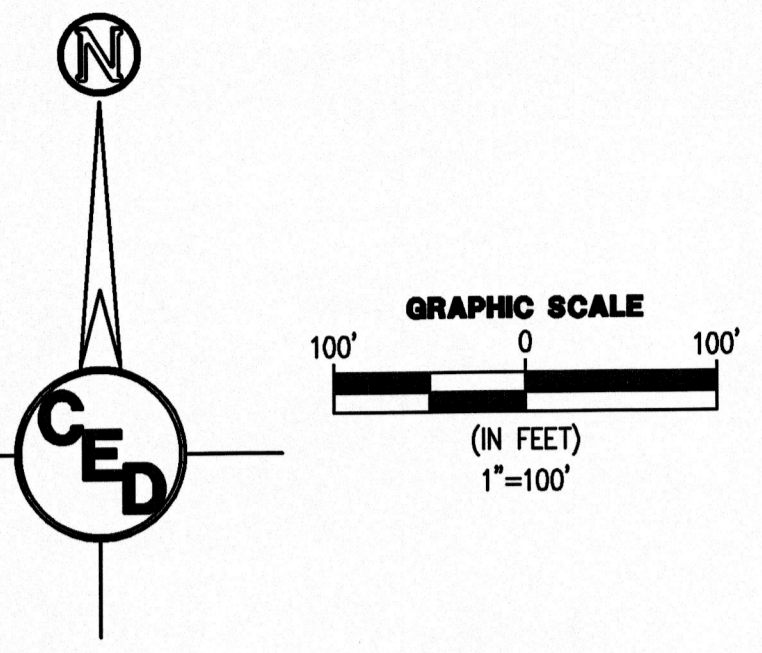
RECEIVED AUG 31 2021

CITY HALL - ENGINEERING  
MAIL STOP 1-71

Arcei Rosas

FOR YOUR FILES

FINAL PLAT  
HOWELL FIRST ADDITION  
AN ADDITION TO SEDGWICK COUNTY  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 27,  
TOWNSHIP 28 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, SEDGWICK COUNTY, KANSAS



**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 DONN ARMSTRONG ON OR ABOUT MARCH 10, 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:**  
NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 3 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; EXCEPT A TRACT OF LAND DESCRIBED AS BEGINNING AT A POINT 920 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 349 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, 280 FEET; THENCE WEST 349 FEET; THENCE NORTH 280 FEET TO THE POINT OF BEGINNING; AND EXCEPT A TRACT BEGINNING AT A POINT 920 FEET EAST AND 280 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 120 FEET; THENCE EAST 660 FEET; THENCE NORTH 400 FEET; THENCE WEST 311 FEET; THENCE SOUTH 280 FEET; THENCE WEST 349 FEET TO THE POINT OF BEGINNING; AND EXCEPT A TRACT BEGINNING AT THE NORTHEAST CORNER OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE S00°24'23"W ALONG THE EAST LINE OF SAID NORTH HALF A DISTANCE OF 1293.56 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF; THENCE S88°38'55"W ALONG THE SOUTH LINE OF SAID NORTH HALF A DISTANCE OF 1060.18 FEET; THENCE N00°29'00"E A DISTANCE OF 1293.33 FEET TO THE NORTH LINE OF SAID NORTH HALF; THENCE N88°38'20"E ALONG SAID NORTH LINE A DISTANCE OF 1058.44 FEET TO THE POINT OF BEGINNING.

**PLANNING COMMISSION CERTIFICATE**  
THIS PLAT OF "HOWELL FIRST 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

ALL PUBLIC EASEMENTS AND DEDICATIONS BEING VACATED BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.  
ARMSTRONG LAND SURVEY, P.A.  
DATE: \_\_\_\_\_  
DONN 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 LOTS, A BLOCK, AND A STREET TO BE KNOWN AS "HOWELL FIRST ADDITION" AN ADDITION TO SEDGWICK COUNTY, KANSAS. THE STREET RIGHT OF WAYS 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 4, BLOCK A, AND LOTS 2 AND 3, BLOCK A AND LOTS 5 AND 6, 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 LISTED ADJACENT LOTS SHOWN HEREON. RESPONSIBILITY AND COSTS FOR MAINTENANCE SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF ADJACENT LOTS. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES/UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER AND SHALL BE UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL.

KWH INVESTMENTS, LLC, A KANSAS LIMITED LIABILITY COMPANY  
\_\_\_\_\_ REGISTER OF DEEDS  
TONYA BUCKINGHAM  
\_\_\_\_\_ DEPUTY  
KENLY ZEHRING

STATE OF KANSAS) SS  
SEDGWICK COUNTY)  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY KALEB W. HOWELL, MANAGING MEMBER, KWH INVESTMENTS, LLC.

SEAL OR STAMP \_\_\_\_\_ NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

**MORTGAGE HOLDERS**  
WE, THE CITIZENS STATE BANK OF CHENEY, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "HOWELL FIRST ADDITION."  
THE CITIZENS STATE BANK OF CHENEY  
\_\_\_\_\_ ROGER BROWN, PRESIDENT

STATE OF KANSAS) SS  
SEDGWICK COUNTY)  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ROGER BROWN, PRESIDENT.

SEAL OR STAMP \_\_\_\_\_ NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

**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  
TRICIA L. ROBELLO, PS #246

⊕ - power pole  
⊙ - "ARMSTRONG" capped rebar set  
⊙ - 3/4" iron pipe found  
⊙ - 1/2" iron pipe found  
⊙ - 1" iron pipe found  
⊙ - "Baughman" capped rebar found  
⊙ - #6 rebar found  
M - measured distance  
D - deed distance  
C - calculated distance  
CAC-complete access control

**BENCHMARK:**  
CHISEL SQUARE ON SW COR HUBGUARD  
ELEV. = 1330.47 (NAVD88)

**CLOSURE COMPUTATION**  
PERIMETER=2302.30'  
AREA=37.69 ACRES  
NORTHING ERROR=0.0014  
EASTING ERROR=0.0175  
ERROR OF CLOSURE=0.0000088  
PRECISION=1:131,560

NOTE: BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A., ON OR ABOUT MARCH 10, 2021.

PLAT 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\hforaker\OneDrive - CED\Projects\2021\20212995\DWG\Howell Plat-DP 08-02-21.dwg TAB NAME: FFP USER: hforaker SAVED: 8/31/2021 10:04 AM PLOTTED: 8/31/2021 10:05 AM