

FINAL PLAT
IRMA HERNANDEZ ADDITION
AN ADDITION TO SEDGWICK COUNTY
A PORTION OF THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 28 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL
MERIDIAN, SEDGWICK COUNTY, KANSAS

TRANSFER RECORD
ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 20____

KELLY B. ARNOLD
COUNTY CLERK

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 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:

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____

TONYA BUCKINGHAM
REGISTER OF DEEDS

KENLY ZEHRING
DEPUTY

LEGAL DESCRIPTION
A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE
2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS DESCRIBED AS COMMENCING AT
THE NORTHWEST CORNER OF SAID SECTION 13; THENCE S90°00'00"E, ALONG THE NORTH
LINE OF SAID NORTHWEST QUARTER 726.31 FEET TO THE POINT OF BEGINNING; THENCE
CONTINUE S90°00'00"E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 357.46
FEET; THENCE S01°19'38"E, 564.54 FEET; THENCE N89°23'07"W, 80.00 FEET; THENCE
S00°36'53"W, 125.00 FEET; THENCE N89°23'07"W, 269.00 FEET; THENCE N01°41'20"W,
PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, 685.93 FEET TO THE
POINT OF BEGINNING. SUBJECT TO ROAD RIGHTS OF WAY OF RECORD.

ALL PUBLIC EASEMENTS AND DEDICATIONS BEING VACATED BY VIRTUE OF K.S.A.
12-512b, AS AMENDED.
ARMSTRONG LAND SURVEY, P.A.
DATE: _____
DONALD C. ARMSTRONG, PS #780

PLANNING COMMISSION CERTIFICATE
THIS PLAT OF "IRMA HERNANDEZ 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

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 A LOT, A
BLOCK, AND A STREET TO BE KNOWN AS "IRMA HERNANDEZ 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. THE
FLOODWAY RESERVE EASEMENT IS HEREBY RESERVED FOR FLOODWAY RESERVE
PURPOSES AND SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1, 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. 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 UNOBTSTRUCTED TO ALLOW FOR THE
CONVEYANCE IN ACCORDANCE WITH THE STORMWATER MANUAL, THE PIPELINE LOCATED
IN THE BLANKET EASEMENT AND RECORDED IN MISC. BK. 623, PAGE 170; LAST
ASSIGNED AS FILM 2480, PAGE 1766, IN FAVOR OF CITIES SERVICE OIL COMPANY;
LAST ASSIGNED TO SEMINOLE TRANSPORTATION AND GATHERING, INC. DOES NOT CROSS
THE PROPERTY DESCRIBED HEREIN.

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____

PETER F. MEITZNER, FIRST DISTRICT
CHAIRMAN
ATTEST: _____ COUNTY CLERK
KELLY B. ARNOLD

IRMA YOLANDA HERNANDEZ, OWNER
GUADALUPE HERNANDEZ, OWNER

GOVERNING BODY 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____

BRANDON J. WHIPPLE
MAYOR
ATTEST: _____ CITY CLERK
KAREN SUBLETT

STATE OF KANSAS) SS
SEDGWICK COUNTY)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 20____, BY IRMA YOLANDA HERNANDEZ AND GUADALUPE
HERNANDEZ, HUSBAND AND WIFE.

MORTGAGE HOLDERS
WE, COMMUNITY NATIONAL BANK & TRUST, HOLDERS OF A MORTGAGE OF THE ABOVE
DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "IRMA HERNANDEZ ADDITION."
COMMUNITY NATIONAL BANK & TRUST

CORI NICE, CONSUMER LENDER
STATE OF KANSAS) SS
SEDGWICK COUNTY)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 20____, BY CORI NICE, CONSUMER LENDER.

NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

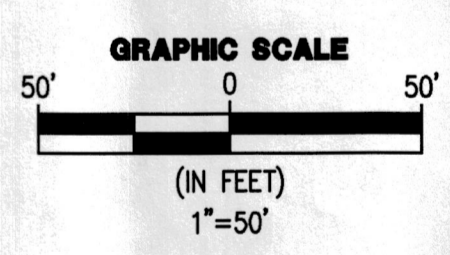
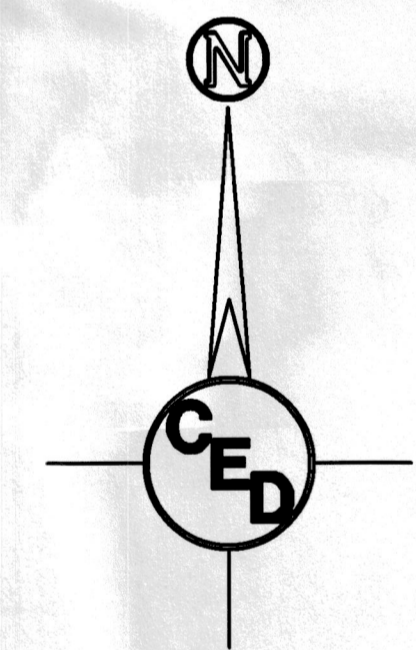
SEAL OR STAMP _____ NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

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 #1246

MINIMUM PAD ELEVATION FOR
LOWEST OPENING

LOT	BLOCK	ELEVATION (NAVD88)
1	A	1347



- Ⓐ - "LS-780" capped rebar set
- Ⓚ - Unknown capped rebar found
- Ⓛ - 1" iron pipe in thimble found
- Ⓜ - "LS 59" capped rebar found
- Ⓝ - "Baughman" capped rebar found
- M - Measured Distance
- D - Described Distance
- C.A.C. - Complete Access Control


OWNERS:
IRMA YOLANDA HERNANDEZ &
GUADALUPE HERNANDEZ
2619 W COLUMBINE LN
WICHITA, KS 67204

BENCHMARK:
CHISLED SQUARE CUT ON SOUTH HUB
GUARD OF RCB APPROXIMATELY 40.5'
NORTH AND 35.5' WEST OF THE
NORTHWEST PROPERTY CORNER OF LOT
1, BLOCK A, IRMA HERNANDEZ ADDITION.
ELEV. = 1346.18 (NAVD88)

CLOSURE COMPUTATION
PERIMETER=2,081.93'
AREA=5.37 ACRES
NORTHING ERROR=0.0050
EASTING ERROR=0.0011
ERROR OF CLOSURE=0.0051
PRECISION=1:408,222

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 MARCH 10, 2021.

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: G:\Users\arcebi\Documents\2021\2822\DWG\Hernandez Plot.dwg - CED\Projects\2021\2822\DWG\Hernandez Plot.dwg - USER: arcebi2 - SAVED: 5/10/2021 11:38 AM - PLOTTED: 5/10/2021 11:38 AM

