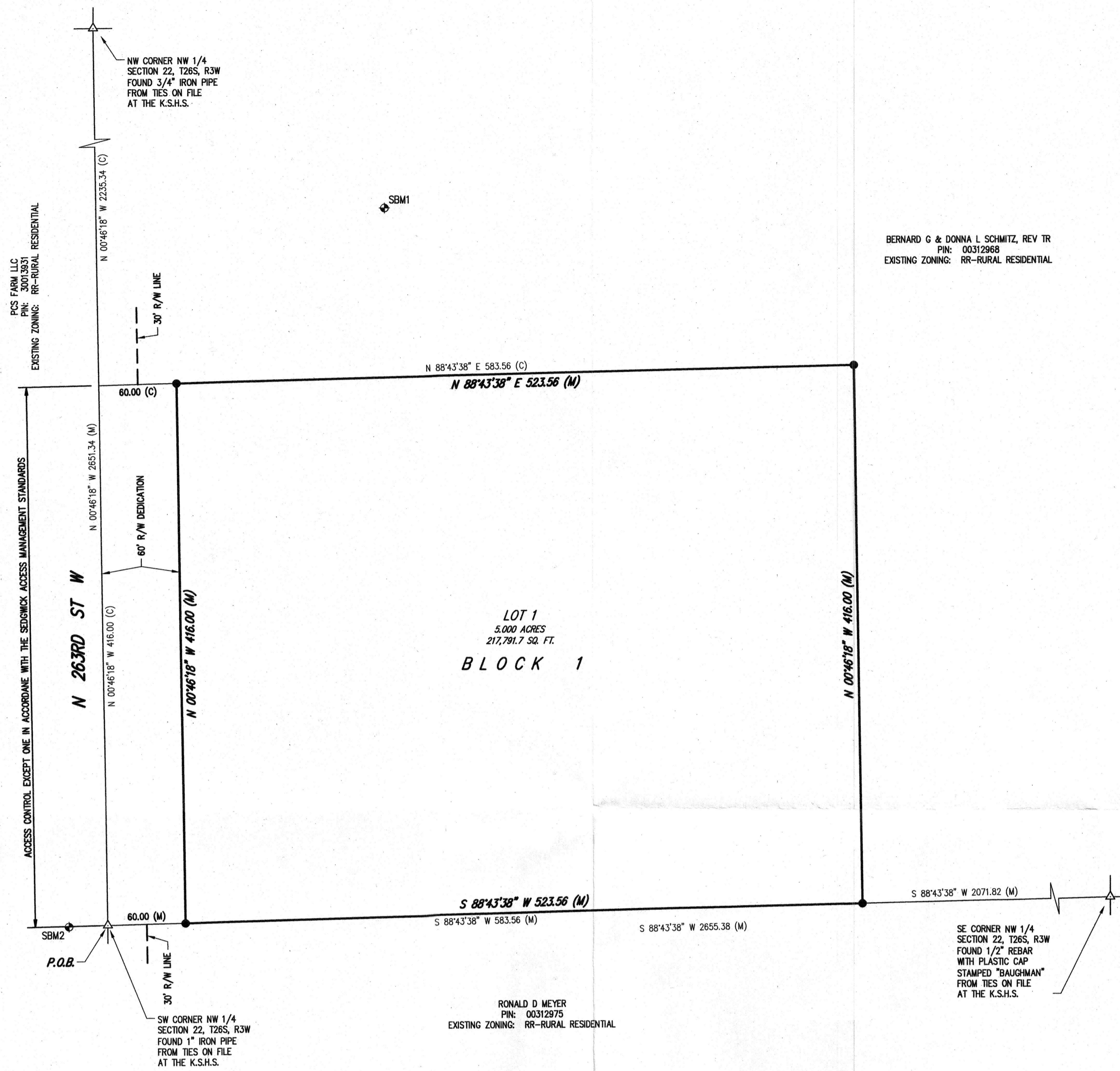


FINAL PLAT

# L&M ESTATES

AN ADDITION TO, SEDGWICK COUNTY, KANSAS.



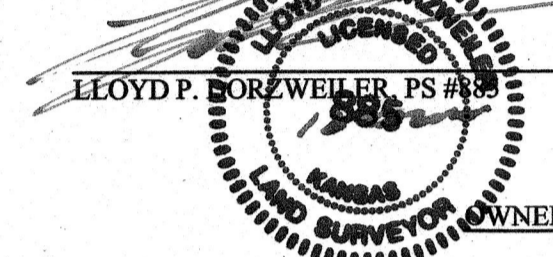
BERNARD G & DONNA L SCHMITZ, REV TR  
 P/N: 00312968  
 EXISTING ZONING: RR-RURAL RESIDENTIAL

### SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, LLOYD P. DORZWEILER, A LICENSED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED ON THIS 18<sup>TH</sup> DAY OF December, 2020 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:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°46'18" WEST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 416.00 FEET; THENCE NORTH 88°43'38" EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER 583.56 FEET; THENCE SOUTH 00°46'18" EAST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER 416.00 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88°43'38" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 583.56 FEET TO THE POINT OF BEGINNING, CONTAINING 5.573 ACRES.

EXISTING PUBLIC EASEMENTS AND DEDICATIONS ARE BEING VACATED BY VIRTUE OF K.S.A. 12-512B AS AMENDED.



LLOYD P. DORZWEILER, PS #2888  
 SURVEYOR  
 STATE OF KANSAS )  
 SEDGWICK COUNTY )

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE; HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO A LOT, A BLOCK AND A STREET UNDER THE NAME OF L&M ESTATES, AN ADDITION TO SEDGWICK COUNTY, KANSAS.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.  
 ACCESS CONTROLS SHALL BE AS DEPICTED ON THE FACE OF THE PLAT AND ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER.

OWNER: BERNARD G. SCHMITZ AND DONNA L. SCHMITZ REVOCABLE TRUST  
 TRUSTEE / POWER OF ATTORNEY: RHONDA WENDLER

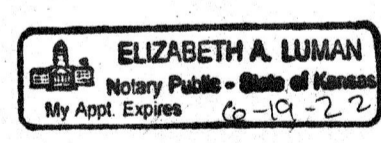
*Rhonda Wendler (Trustee)*  
 RHONDA WENDLER, TRUSTEE / POWER OF ATTORNEY

### NOTARY CERTIFICATE

STATE OF KANSAS )  
 SEDGWICK COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>TH</sup> DAY OF December, 2020, BY RHONDA WENDLER, TRUSTEE / POWER OF ATTORNEY WHO CAN SIGN FOR THE TRUST.

*Elizabeth A. Luman*, NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 6-19-22



### COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS )  
 SEDGWICK COUNTY )

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO K.S.A. 58-2005 AND K.S.A. 58-2001 FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

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

### PLANNING COMMISSION CERTIFICATE

THIS PLAT OF L&M ESTATES, AN ADDITION TO SEDGWICK COUNTY, KANSAS HAS BEEN APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

MICHAEL C. GREENE, CHAIR

SCOTT A. WADLE, SECRETARY

### COUNTY COMMISSIONER'S CERTIFICATE

STATE OF KANSAS )  
 SEDGWICK COUNTY )

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PETER F. MEITZNER, FIRST DISTRICT

ATTEST:

KELLY B. ARNOLD, COUNTY CLERK

### TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KELLY B. ARNOLD, COUNTY CLERK

### REGISTER OF DEEDS

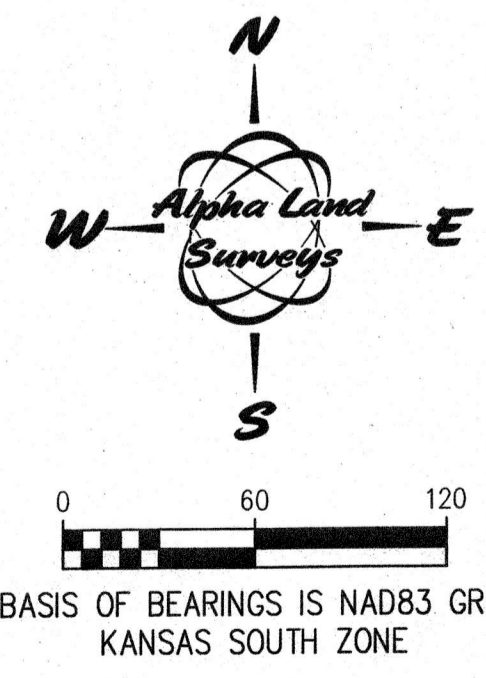
STATE OF KANSAS, CITY OF WICHITA ) SS:  
 THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT \_\_\_\_\_ (A.M.) (P.M.), ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TONYA BUCKINGHAM, REGISTER OF DEEDS

KENLY ZEHRING, DEPUTY

### LEGEND OF SYMBOLS & ABBREVIATIONS

- △ SECTION SUBDIVISION CORNER FOUND
- SET 1/2" REBAR WITH CAP STAMPED "ALPHA CLS-184"
- N. NORTH
- S. SOUTH
- E. EAST
- W. WEST
- ° DEGREES
- ' FEET OR MINUTES
- " INCHES OR SECONDS
- SQ. SQUARE
- FT. FEET
- VOL. VOLUME
- PG. PAGE
- O.R. OFFICIAL RECORD
- C. CALCULATED
- R. RECORD
- M. MEASURED
- R/W RIGHT OF WAY
- POB POINT OF BEGINNING



BASIS OF BEARINGS IS NAD83 GRID KANSAS SOUTH ZONE

### BENCH MARKS

VERTICAL DATUM (NAVD88): ELEVATION BASED UPON GPS OBSERVATION SUBMITTED TO NATIONAL GEODETIC SURVEY & PROCESSED THROUGH OPUS SOFTWARE.

SITE BENCHMARK 1:  
 PLUS CUT ON SOUTH HEADWALL OF FIELD CHECK  
 APPROXIMATELY 552.2 FEET NORTH AND 215.3 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 22, T26S, R3W  
 ELEVATION=1492.16 (NAVD88)

SITE BENCHMARK 2:  
 TOP OF 1/2" REBAR WITH ORANGE PLASTIC CAP STAMPED "DURR" APPROXIMATELY 1.0 FEET SOUTH AND 30.0 FEET WEST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 22, T26S, R3W  
 ELEVATION=1494.52 (NAVD88)

### FLOOD NOTE

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND REGULATORY FLOODWAY AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS, COMMUNITY PANEL NUMBER 20173C0145G. EFFECTIVE DATE DECEMBER 22, 2016.

FINAL TRACING REC'D

12-22-20

**Alpha Land Surveys, Inc.**  
 102 EAST 4TH AVENUE  
 HUTCHINSON, KANSAS 67501  
 PH: (620) 728-0012 FAX: (620) 728-0413

SURVEY DATE: 08/27/2020	PLOT DATE: 11/27/2020
DRAWN BY: RDB	PROJ. NO.: 200148P
CHECKED BY: LPD	SHEET 1 OF 1