

FINAL PLAT L&B DEVELOPMENT

AN ADDITION TO SEDGWICK COUNTY A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 2 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 JANUARY 20, 2020 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:

THAT PART OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 15, T29S, R2W OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SE1/4, 1256.92 FEET EAST OF THE SW CORNER OF SAID SE1/4; THENCE N01°11'18"E PARALLEL WITH THE WEST LINE OF SAID SE1/4, 1362.45 FEET TO THE NORTH LINE OF SAID SOUTH HALF; THENCE S89°51'02"E, 614.15 FEET; THENCE S89°11'18"W PARALLEL WITH THE WEST LINE OF SAID SE1/4, 1365.27 FEET TO THE SOUTH LINE OF SAID SE1/4; THENCE N89°35'16"W ALONG SAID SOUTH LINE, 614.15 FEET TO THE POINT OF BEGINNING CONTAINING 19.229 ACRES MORE OR LESS.

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

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 "L&B DEVELOPMENT" AN ADDITION TO SEDGWICK COUNTY, KANSAS. THE STREET IS 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. THE FLOODWAY RESERVE 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, 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. THE MINIMUM PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES IS HEREBY GRANTED AS INDICATED ON THE FACE OF THE PLAT.

JOSHUA M. LONG, OWNER

JENNIFER L. LONG, OWNER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS _____ DAY OF _____, 20____, BY JOSHUA M. LONG AND JENNIFER L. LONG, HUSBAND AND WIFE.

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____

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

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "L&B DEVELOPMENT" 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
CHARLES A. WARREN

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

MORTGAGE HOLDERS

WE, GARDEN PLAIN STATE BANK, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "L&B DEVELOPMENT."

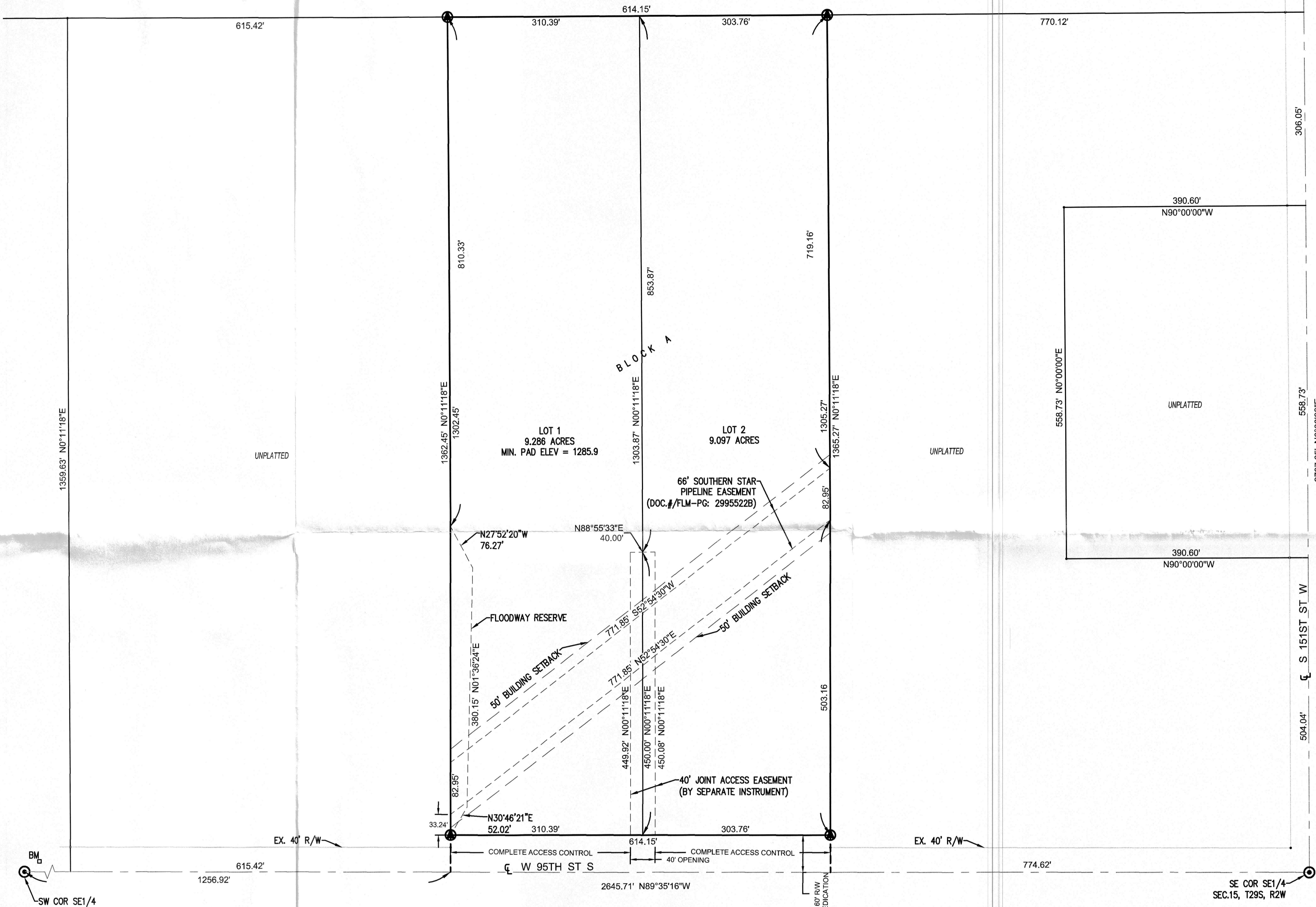
GARDEN PLAIN STATE BANK

PATRICK F. WALDEN, PRESIDENT/CEO

STATE OF KANSAS) SS
SEDGWICK COUNTY)

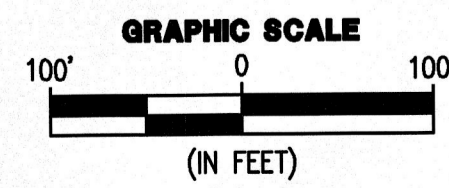
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS _____ DAY OF _____, 20____ BY PATRICK F. WALDEN, PRESIDENT/CEO.

SEAL OR STAMP _____ NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____



LEGEND

- "ARMSTRONG" CAPPED REBAR SET
- SEDG CO. ALUMINUM CAPPED BAR FOUND
- 1/2" IRON PIPE FOUND
- #5 REBAR FOUND
- POWER POLE



CLOSURE COMPUTATION
PERIMETER=3,956.02
AREA=19.229 ACRES
NORTHING ERROR=0.0033
EASTING ERROR=0.0045
ERROR OF CLOSURE=0.0056
PRECISION=1:706,432

BENCHMARK:
CHISELED SQUARE CUT ON NE HEADWALL OF BRIDGE APPROXIMATELY 2.054' WEST OF THE INTERSECTION OF 151ST W AND 95TH ST SOUTH. ELEV. = 1286.81 (NAVOD88)

OWNERS:
JOSHUA M. LONG AND JENNIFER L. LONG
4526 S DORIS CT
WICHITA KS, 67215

NOTE: BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A., ON OR ABOUT JANUARY 20, 2020.

SURVEYOR:
ARMSTRONG LAND SURVEY, P.A.
1601 E. HARRY
WICHITA, KANSAS 67211
(316) 263-0082

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\rosas\Documents\Projects\2020\20200604\DWG\1&B Development - Plat.dwg TAB NAME: FP USER: rosas Date: 6/4/2020 10:41 AM PLOTTED: 6/4/2020 10:41 AM