

**OWNER'S CERTIFICATE AND DEDICATION**

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and a Block, and a Street to be known as "NIXON ACRES ADDITION", an Addition to Sedgwick County, Kansas. The STREETS are hereby dedicated to and for the use of the public. The CONTINGENT STREET DEDICATION is hereby dedicated to and for the use of the public and shall become effective upon the removal of the existing building or in the event the appropriate governing body determines a need for the right-of-way for any street related purposes. The ACCESS EASEMENT is hereby granted to the owners of Lots 2 & 3 for ingress and egress to their respective lots. The UTILITY EASEMENTS are hereby granted to the public as indicated for the construction and maintenance of all public utilities. ACCESS CONTROLS are hereby granted to the appropriate governing body as indicated on the face of the plat.

Patrick D. Nixon, (Owner) Sally J. Nixon, (Owner)

State of Kansas, County of Sedgwick, KS )  
This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Patrick D. Nixon and Sally J. Nixon.

\_\_\_\_\_, Notary Public  
My commission expires: \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**

This plat of "NIXON ACRES ADDITION", an Addition to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By \_\_\_\_\_, Chairman  
William M. Johnson

ATTEST:  
\_\_\_\_\_, Secretary  
Scott A. Wadle

**GOVERNING BODY CERTIFICATE**

This plat is approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners, Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_, Chairperson  
David T. Dennis, Third District

ATTEST:

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

**COUNTY CLERK TRANSFER RECORD**

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

**REGISTER OF DEEDS' CERTIFICATE**

State of Kansas, County of Sedgwick, KS )  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_, Register of Deeds  
Tonya Buckingham

\_\_\_\_\_, Deputy  
Kenly Zehring

1641 N. Andover Rd.  
Andover, KS 67002  
P:316-425-7770 F:316-425-7773

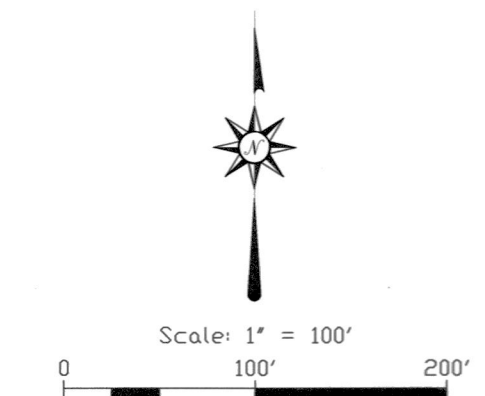


PROJECT NUMBER  
21-12-203  
SHEET  
1 OF 1

**FINAL PLAT**  
**NIXON ACRES ADDITION**  
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, T-29-S, R-2-W OF THE 6th P.M., SEDGWICK COUNTY, KANSAS



LINE	BEARING	DISTANCE
L1	S 00°53'41" E	30.00'
L2	S 89°06'19" W	57.00'
L3	N 00°53'41" W	30.00'
L4	S 89°06'19" W	57.00'



**LEGEND**

- (M) = Measured Bearing/Distance
- (CM) = Calc'd from Measured
- (AS) = per Armstrong Survey (Doc.#29701639)
- = SET 1/2" Iron Bar w/ orange cap stamped "Merestone CLS-179"
- ⊙ = Section Corner Found
- ⊙ = Found Iron Bar w/ Armstrong LS-780 cap.
- ⊙ = Benchmark
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning

**SURVEY NOTES:**

1. Date of Preparation: March 17th, 2022.
2. Date of Topography: December 13-17th, 2021.
3. Zoning for both tracts to remain "RR".
4. Setbacks
  - 4.1. Front: 30'
  - 4.2. Rear: 25'
  - 4.3. Side: 20'
5. A master grading plan for drainage is on file with the Sedgwick County Public Works Department.
6. Subject tracts have a gross area of 25.06 Acres (1,091,724 Sq. Ft.)±.
7. Easement and Right-of-Way granted to John D. Daldom, as set forth in the instrument filed as Book 772, Page 433, said easement is not definite and appears to be a blanket easement over and across the SW/4 of the SE/4 of Section 34-T29S-R2W.

**SURVEYOR'S CERTIFICATE AND DESCRIPTION**

State of Kansas, County of Sedgwick, SS)  
We, Merestone Surveying LLC, Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "NIXON ACRES ADDITION", an Addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as:

**Tract 1:**  
That part of the Southwest Quarter of the Southeast Quarter of Section 34, Township 29 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas described as: Beginning at a point on the Southwest corner thereof; thence N89°06'19"E along the South line of said Southwest Quarter of the Southeast Quarter, 556.12 feet; thence N00°32'59"E, 465.01 feet; thence N85°36'54"W, 569.90 feet to the West line of said Southwest Quarter of the Southeast Quarter, thence S00°51'17"E along said West line, 517.30 feet to the point of beginning.

**TOGETHER WITH**

**Tract 2:**  
That part of the Southwest Quarter of the Southeast Quarter of Section 34, Township 29 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas described as: Beginning at a point on the South line of said Southwest Quarter of the Southeast Quarter, said point being 556.12 feet East of the Southwest corner thereof; thence N 00°32'59" E, 465.01 feet; thence N 85°36'54" W, 569.90 feet to the West line of said Southwest Quarter of the Southeast Quarter; thence N 00°51'17" W along said West line, 803.84 feet to the Northwest corner of said Southwest Quarter of Southeast Quarter; thence N 89°06'46"E along said North line, 746.45 feet; thence S 12°31'57" E 429.83 feet; thence S 04°12'36" E, 348.46 feet; thence S 01°21'44" W, 552.60 feet to the South line of said Southwest Quarter of the Southeast Quarter; thence S 89°06'19" W along said South line, 276.34 feet to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

Todd P. Hornbaker, P.S. #1532  
Merestone Surveying LLC, (CLS-179)

**COUNTY SURVEYOR'S CERTIFICATE**

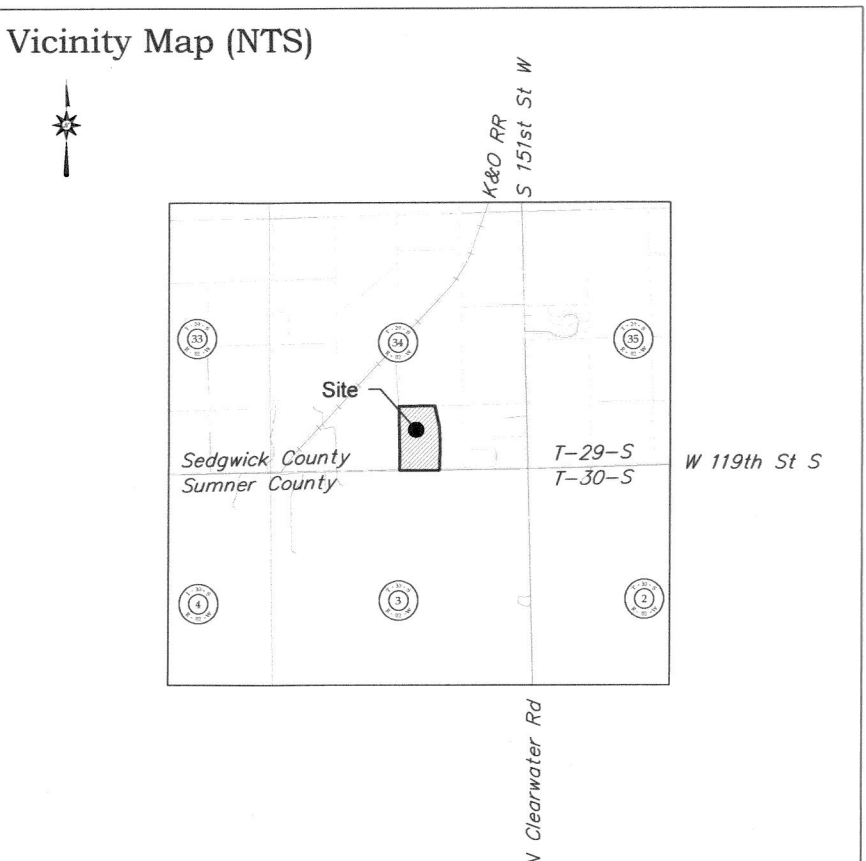
Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Tricia L. Robello, P.S. 1246  
Deputy County Surveyor  
Sedgwick County, Kansas

**MORTGAGE HOLDER CERTIFICATE**

We, the undersigned, holders of a mortgage on the property described in the Surveyor's Certificate and Description shown on this plat, consent to the preparation and recording of the "NIXON ACRES ADDITION" subdivision plat, an addition to Sedgwick County, Kansas, and to the dedication of all tracts of land shown on the final plat.  
SIERRA PACIFIC MORTGAGE COMPANY, INC.

State of Kansas, County of Sedgwick, SS )  
This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_ of SIERRA PACIFIC MORTGAGE COMPANY, INC.  
\_\_\_\_\_, Notary Public  
My commission expires: \_\_\_\_\_



Drawing Name: K:\CAD\Subdivisions\21-12-203 Nixon Acres Final\DWG\20-12-203 Nixon Acres\_FINAL.dwg