

FINAL PLAT NOWAK ACRES

AN ADDITION TO SEDGWICK COUNTY
A PORTION OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 27 SOUTH, RANGE 4 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 OCTOBER 28, 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 WEST HALF OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 35, TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER THEREOF; THENCE S88°30'46"W, ALONG THE NORTH LINE OF SAID NW1/4, A DISTANCE OF 674.23 FEET; THENCE S13°36'32"E, A DISTANCE OF 858.96 FEET; THENCE S17°29'54"E, A DISTANCE OF 487.26 FEET TO A POINT 1340 FEET NORTH OF THE SOUTH LINE OF SAID NW1/4; THENCE N89°34'49"E PARALLEL WITH THE SOUTH LINE OF SAID NW1/4, A DISTANCE OF 330.00 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF; THENCE N00°12'02"W ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 1314.64 FEET TO THE POINT OF BEGINNING.

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, A RESERVE, AND A STREET TO BE KNOWN AS "NOWAK ACRES" 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. RESERVE "A" AS SHOWN IS RESERVED FOR PRIVATE DRIVE PURPOSES, PUBLIC UTILITIES, AND DRAINAGE. RESERVE "A" SHALL BE ACCESSED BY LOTS 2 AND 3, BLOCK A AND IS TO BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 2 AND 3, BLOCK A. THE FLOODWAY RESERVE EASEMENT IS HEREBY RESERVED FOR FLOODWAY RESERVE PURPOSES AND SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 3, BLOCK A, UNTIL SUCH A 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. 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.

JOHN G. NOWAK, OWNER

JUDITH A. NOWAK, OWNER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____ 20____, BY JOHN G. NOWAK AND JUDITH A. NOWAK, HUSBAND AND WIFE.

SEAL OR STAMP _____ NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "NOWAK ACRES" 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

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 #1246

OWNERS:
JOHN G. NOWAK AND JUDITH A. NOWAK
1660 S 343RD ST W
CHENEY, KS 67025

BENCHMARK:
SQUARE CUT IN SOUTH HUBGUARD
OF R0BC APPROX. 505' EAST AND
28' SOUTH OF NW COR NW1/4.
ELEV. = 1424.33 (NAVD88)

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

CLOSURE COMPUTATION
PERIMETER=3,665.09'
AREA=15.43 ACRES
NORTHING ERROR=0.0063
EASTING ERROR=0.0021
ERROR OF CLOSURE=0.0066
PRECISION=1:555,317

NOTE: BOUNDARY SURVEY
COMPLETED BY ARMSTRONG
LAND SURVEY, P.A., ON OR
ABOUT OCTOBER 28, 2020.

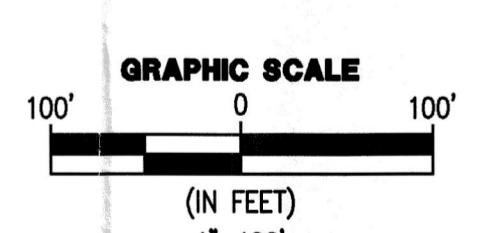
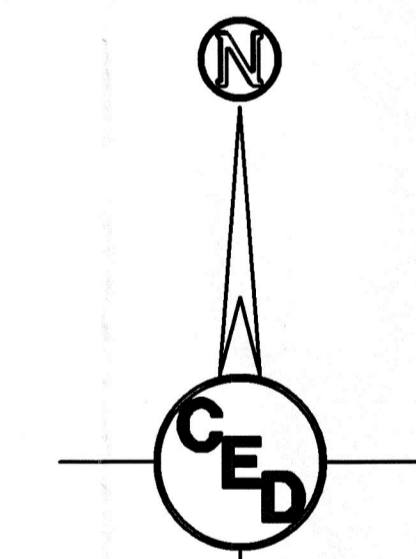
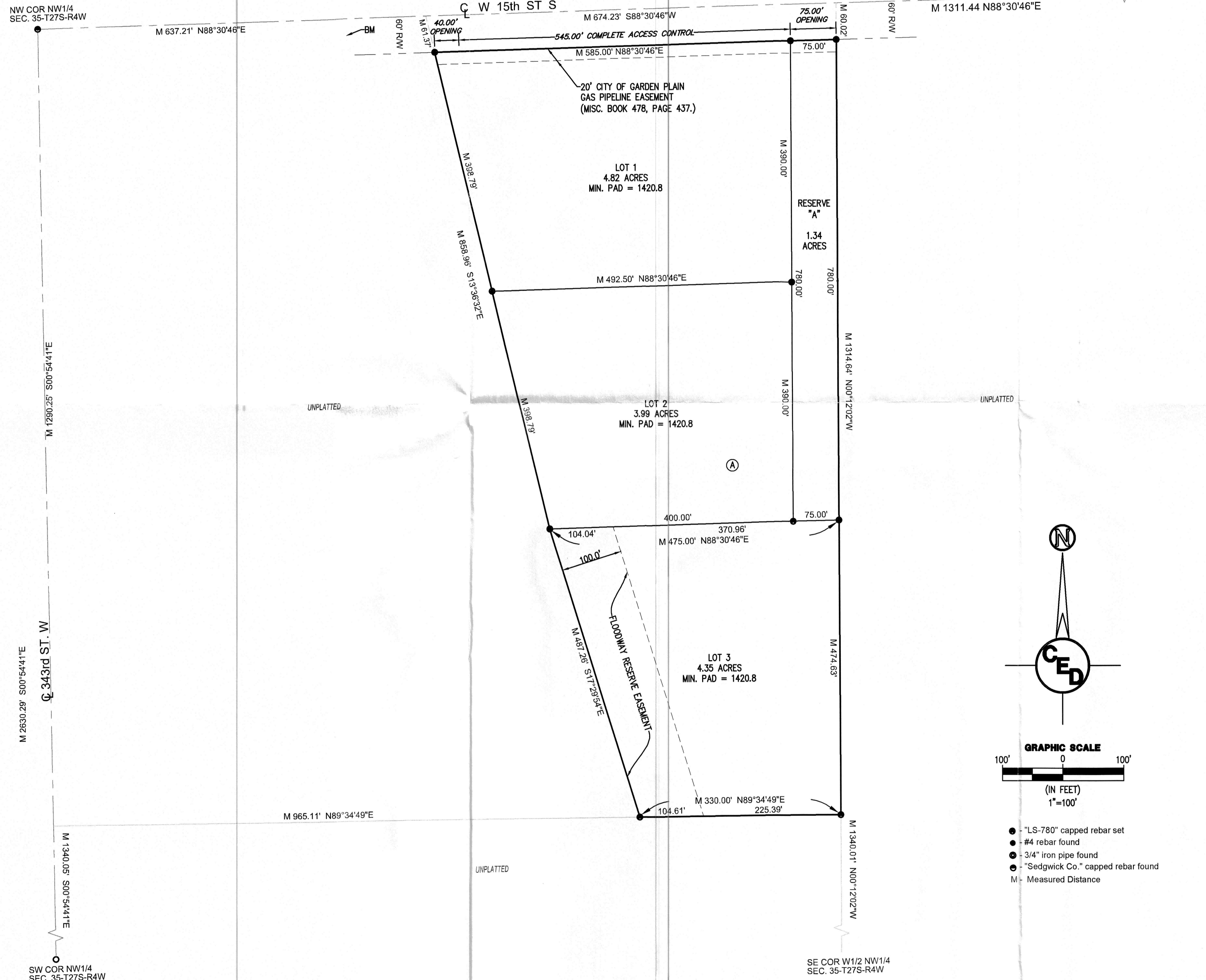
DRAWINGS PREPARED BY:

CERTIFIED ENGINEERING DESIGN, P.A.



1935 WEST MAPLE STREET
WICHITA, KANSAS 67213
PH: (316) 262-8808
FAX: (316) 262-1669

SHEET 1
TOTAL 1



- "LS-780" capped rebar set
- #4 rebar found
- 3/4" iron pipe found
- "Sedgwick Co." capped rebar found
- M: Measured Distance

FILE LOCATION: C:\Users\arcefi\OneDrive - CED\Projects\2020\20202890\DWG\Nowak.dwg USER: arcefi TAB NAME: FPP USER: arcefi DATE: 12/23/2020 2:33 PM PLOTTED: 12/23/2020 2:33 PM