

FINAL PLAT

SEDGWICK COUNTY FIRE STATION NO. 31 ADDITION

AN ADDITION TO SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, Curtis W. Luttrell, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "SEDGWICK COUNTY FIRE STATION NO. 31 ADDITION" an addition to Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth in the accompanying plat and described herein:

A tract of land in the Southeast Quarter of Section 10, Township 26 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas described as follows:

BEGINNING at the Northeast corner of Lot 10, Block 3, Gresl Addition to Andale, Sedgwick County, Kansas; thence West along the North line of said Gresl Addition a distance of 295.16 feet; thence North parallel with the East line of said Southeast Quarter a distance of 295.16 feet; thence East parallel with the North line of said Gresl Addition a distance of 295.16 feet to a point on the West line of Deed to the State of Kansas for Highway Purposes, recorded in Deed Book 1315, Page 276, said point being 60 feet West of the East line of the Southeast Quarter of Section 10; thence South parallel with the East line of said Southeast Quarter a distance of 295.16 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 87,118 square feet or 2.00 acres of land, more or less.

All easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended. An easement for signs recorded on Doc.#/Flm-Pg: 29503407 are not replatted by K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ___ day of ___, 2019.



Curtis W. Luttrell, P.S. #1238
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot and a Block, the same to be known as "SEDGWICK COUNTY FIRE STATION NO. 31 ADDITION" an addition to Sedgwick County, Kansas.

Easements for the construction and maintenance of drainage, utilities, and sanitary sewer, as indicated hereon, are hereby granted to the public.

A master drainage plan has been developed for this plat. Lot 1, Block 1 is required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" table shown hereon.

Reserves A and B are platted for conveyance of cross-lot drainage, drainage facilities (including but not limited to drainage structures and detention/retention ponds), open space, berms, landscaping, irrigation, signs, sidewalks, fences, lighting, utilities confined by easement (platted or otherwise separate instrument), and parking. The reserves are hereby reserved for the stated uses and shall be owned and maintained by the owner of Lot 1, Block 1, and/or their successors and/or assigns, or 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 drainage reserves, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permissions of the Engineer for said governing body.

All abutters rights of access to or from over and across the east line of "SEDGWICK COUNTY FIRE STATION NO. 31 ADDITION", are hereby granted to the appropriate governing body, provided however two full movement openings shall be allowed as indicated hereon.

Joan S. Sigg Revocable Trust dated May 13, 1998 and
Elmer J. Sigg Revocable Trust dated May 13, 1998

Gary Sigg, Co-Trustee

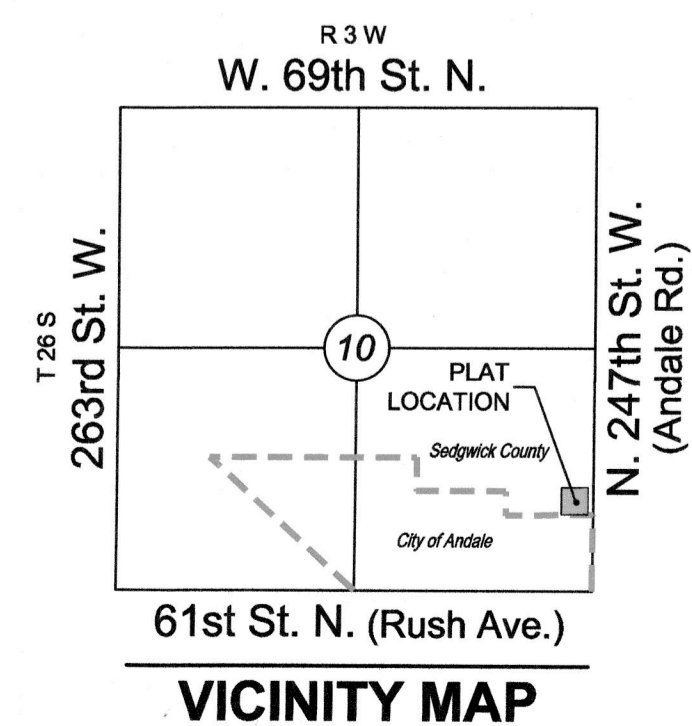
Mary Christensen, Co-Trustee

STATE OF KANSAS, SEDGWICK COUNTY) ss:
Be it remembered that on this ___ day of ___, 2019, Gary Sigg and Mary Christensen, Co-Trustees of the Joan S. Sigg Revocable Trust dated May 13, 1998 and the Elmer J. Sigg Revocable Trust dated May 13, 1998, before me, a notary public in and to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

_____, Notary Public

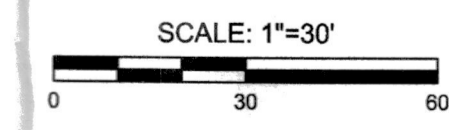
My Term Expires: _____



LOT	BLOCK	ELEVATION NAVD 88
1	1	1430.1

LEGEND

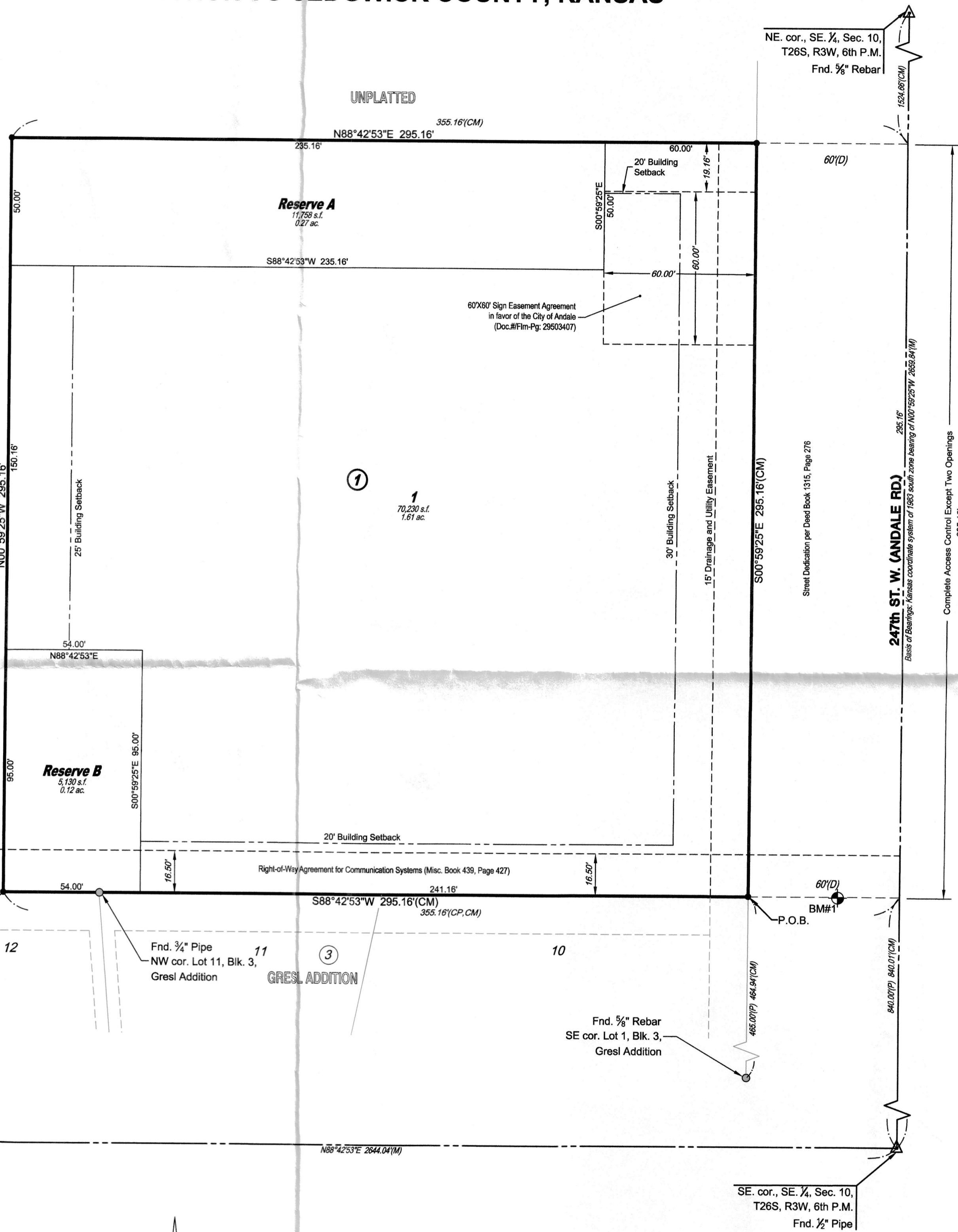
- Date of Survey: 8/14/19
- △ = Section Corner Monument Found
 - = Found monument (see annotation for type)
 - = Set 1/2" rebar w/ MKEC CLS 39 id. cap
 - ⊕ = Benchmark
 - (M) = Measured
 - (P) = Platted
 - (D) = Described
 - (CM) = Calculated from Measurement
 - (CP) = Calculated from Plat
 - 1 = Lot
 - ① = Block



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N00°59'25"W on the east line of the Southeast Quarter, Section 10, Township 26 South, Range 3 West of the 6th Principal Meridian. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

BENCHMARKS

- BM#1 3/4" rebar, 14 feet west of west edge of pavement of 247th St. West, 7 feet northwest of Andale city limits sign, 30 feet east and 25 feet north of power pole. Elev. = 1425.64' NAVD 88
- BM#2 Cotton gin spike in power pole on south side of south drive into residence on the east side of 247th St. West, 200 feet north of Andale city limits sign. Elev. = 1429.14' NAVD 88



PLANNING COMMISSION CERTIFICATE

This plat of "SEDGWICK COUNTY FIRE STATION NO. 31 ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this ___ day of ___, 2019.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By _____
Charles A. Warren, Chair

Attest:

Dale Miller, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Board of County Commissioners of Sedgwick County, Kansas dated this ___ day of ___, 2019.

David T. Dennis, Chairman,
Third District,
Sedgwick County Board of Commissioners

Attest:

Kelly B. Arnold, County Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ___ day of ___, 2019, at ___ o'clock ___ M; and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest:

Kenly Zehring, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ___ day of ___, 2019.

Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of ___, 2019.

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



SUB2019-0036 SEDGWICK COUNTY FIRE STATION NO. 31 ADDITION

L:\Projects\2019\01\0036 - Fire Station No. 31 - 1957 CADSHS\ESR CHM\Plat1957.dwg 10/23/19 04:56:06 PM CMT