

FINAL PLAT WHEAT FLATS

AN ADDITION TO SEDGWICK COUNTY, KANSAS.

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, THE UNDERSIGNED, LICENSED PROFESSIONAL SURVEYOR IN SAID STATE, DO HEREBY CERTIFY THAT UNDER MY SUPERVISION, THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED BY CERTIFIED ENGINEERING DESIGN, P.A., ON OR ABOUT MAY 28, 2021 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:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 3 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KS.

ALL PUBLIC EASEMENTS AND DEDICATIONS BEING VACATED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

MORTGAGE HOLDERS

WE, LEGACY BANK, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "WHEAT FLATS".

LEGACY BANK

LARRY ECK, CONSUMER LENDER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____ 20____, BY LARRY ECK, CONSUMER LENDER.

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "WHEAT FLATS" 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

WILLIAM M. JOHNSON

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

LOGAN J. MILLS, PS #1700
CERTIFIED ENGINEERING DESIGN, P.A.

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 "WHEAT FLATS", AN ADDITION TO SEDGWICK COUNTY, KANSAS. THE STREETS ARE 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. LOT 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 LOT 1 AND LOT 2. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. THE FLOODWAY RESERVE EASEMENT IS HEREBY RESERVED FOR FLOODWAY PURPOSES AND SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1, 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 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. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES (UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER) AND SHALL BE UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE IN ACCORDANCE WITH THE STORMWATER MANUAL.

MARCUS SOMES, OWNER

LEAH SOMES, OWNER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 20____, BY MARCUS SOMES AND LEAH SOMES, HUSBAND AND WIFE.

SEAL OR STAMP _____, NOTARY PUBLIC

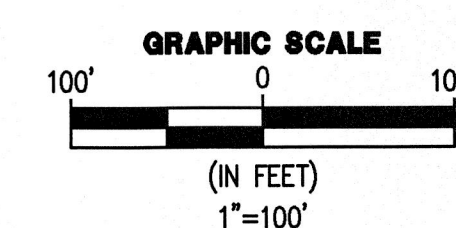
MY APPOINTMENT EXPIRES: _____

MINIMUM PAD ELEVATION FOR LOWEST OPENING

LOT	BLOCK	ELEVATION (NAVD88)
1	A	1469.0
2	A	N/A

LEGEND:

- △ - FOUND SECTION CORNER AS NOTED
- - 1/2" REBAR W/ "CED" CAP (SET)
- - 1/2" REBAR (FOUND)
- ⊗ - REBAR W/ "BAUGHMAN" CAP (FOUND)
- C.A.C. - COMPLETE ACCESS CONTROL
- (M) - MEASURED
- (C) - CALCULATED



BENCHMARKS:
TOP OF BAUGHMAN PROPERTY PIN CAP AT THE NORTHWEST CORNER OF LOT 1, BLOCK A, WHEAT FLATS ADDITION.
ELEV. = 1469.56 (NAVD88)

**CITY HALL - ENGINEERING
MAIL STOP 1-71**
Arceli Rosas
FOR YOUR FILES

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

FINAL TRACING REC'D
RECEIVED NOV 30 2021

FILE LOCATION: C:\Users\jmillis\OneDrive - CED\Projects\2021\20212981\DWG\Wheat Flats - Plat.dwg TAB NAME: FP USER: jmillis SAVED: 11/9/2021 4:19 PM PLOTTED: 11/9/2021 4:19 PM