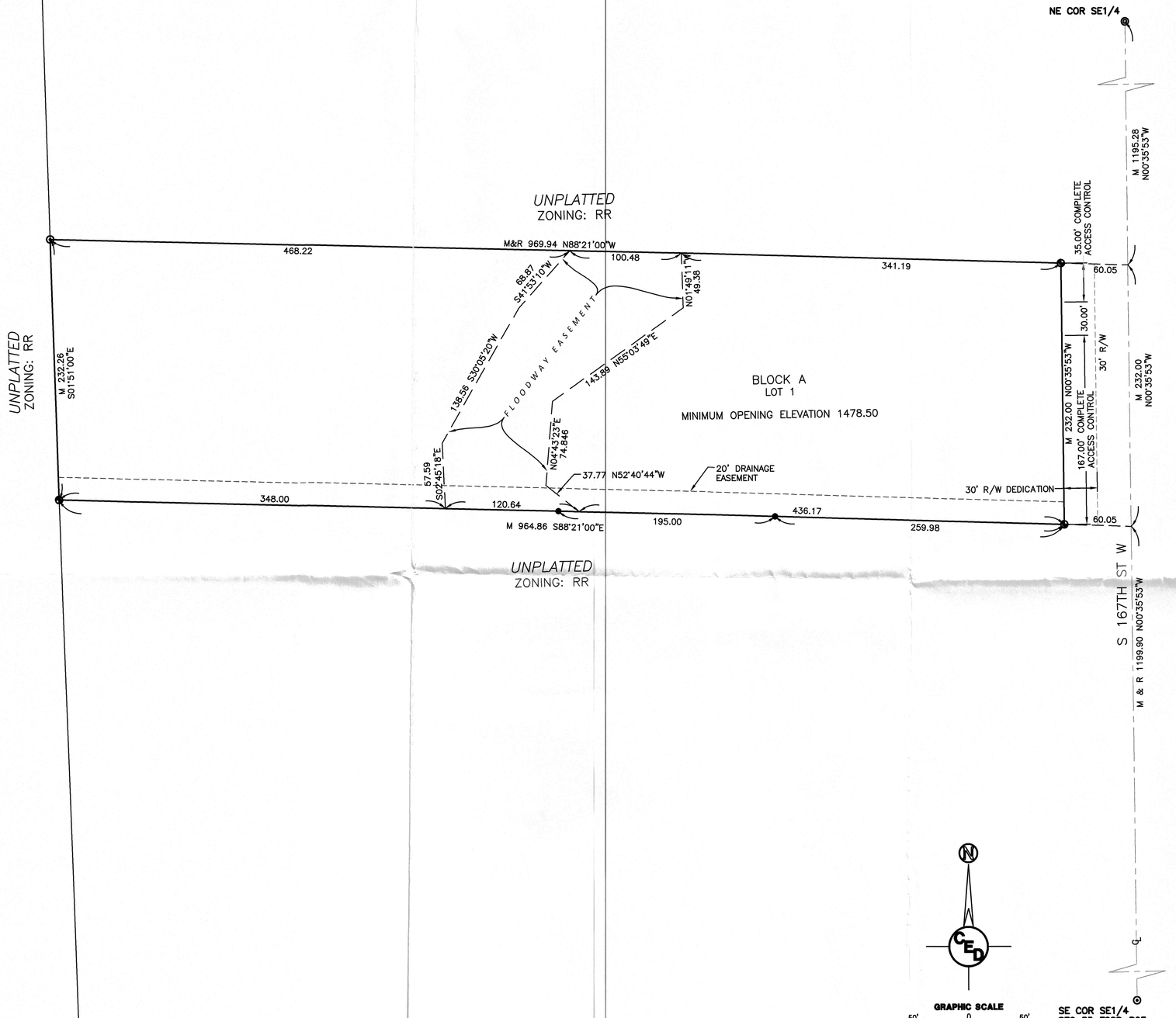
FINAL TRACING REC'D 1-04-19

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

FINAL PLAT
WIESNER ADDITION
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 28 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 FEBRUARY 14, 2018 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 SOUTHEAST QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER THEREOF; THENCE N00°35'53"W ALONG THE EAST LINE OF SAID SE1/4, A DISTANCE OF 1199.90 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N00°35'53"W ALONG SAID EAST LINE, A DISTANCE OF 232.00 FEET; THENCE N88°21'00"W, A DISTANCE OF 969.94 FEET; THENCE S01°51'00"E, A DISTANCE OF 232.26 FEET; THENCE S88°21'00"E, A DISTANCE OF 964.86 FEET TO THE POINT OF BEGINNING, CONTAINING 5.148 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS OF RECORD.

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 A LOT, A BLOCK, AND A STREET TO BE KNOWN AS "WIESNER ADDITION" IN SEDGWICK COUNTY, KANSAS. THE FLOODWAY EASEMENT IS FOR FLOODWAY PURPOSES AND SHALL BE THE RESPONSIBILITY OF LOT 1, WIESNER ADDITION, UNTIL SUCH TIME AS THE APPROPRIATE GOVERNING BODY ELECTS TO ASSUME THE RESPONSIBILITY OF MAINTENANCE AND IMPROVEMENTS TO THE DRAINAGE. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED ON OR WITHIN SAID FLOODWAY EASEMENTS. THERE SHALL NOT BE ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL, OR ANY OTHER WORK CARRIED ON IN SAID FLOODWAY EASEMENTS WITHOUT THE PERMISSION OF THE ENGINEER FOR THE APPROPRIATE 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. DRAINAGE EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR DRAINAGE PURPOSES. THE MINIMUM BUILDING PAD ELEVATIONS FOR THE LOWEST OPENING TO THE STRUCTURES SHALL BE AS INDICATED ON THE PLAT. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ACCESS CONTROL IS HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AS INDICATED ON THE FACE OF THE PLAT.

LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL.

THIS PROPERTY IS WITHIN A ZONE IDENTIFIED BY THE SEDGWICK COUNTY PUBLIC WORKS DEPARTMENT AS LIKELY TO HAVE GROUNDWATER AT SOME OR ALL TIMES WITHIN TEN FEET OF THE GROUND SURFACE ELEVATION. BUILDING WITH SPECIALLY ENGINEERED FOUNDATIONS OR WITH THE LOWEST FLOOR OPENING ABOVE GROUNDWATER IS RECOMMENDED AND OWNERS SEEKING BUILDING PERMITS ON THIS PROPERTY WILL BE SIMILARLY ADVISED. MORE DETAILED INFORMATION ON RECORDED GROUNDWATER ELEVATIONS IN THE VICINITY OF THIS PROPERTY IS AVAILABLE IN THE SEDGWICK COUNTY PUBLIC WORKS DEPARTMENT.

_____
DARRYL A. WIESNER, OWNER

_____
SARA J. WIESNER, OWNER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____ 20___, BY DARRYL A. WIESNER & SARA J. WIESNER, HUSBAND AND WIFE.

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "WIESNER ADDITION" 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
CINDY MILES

ATTEST: _____, SECRETARY
DALE MILLER

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
DAVID T. DENNIS, THIRD 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
JUDY J. PAGET

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
SEDGWICK COUNTY, KANSAS

MORTGAGE HOLDERS

WE, INTRUST BANK, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "WIESNER ADDITION."

INTRUST BANK

_____
BRENDA NEPPL, CONSUMER LENDER

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

LEGEND

- M MEASURED DISTANCE
- R RECORD DISTANCE
- "LS-780" CAPPED REBAR SET
- #4 REBAR AND LATH SET
- UNKNOWN CAPPED REBAR FOUND
- 3/4" IRON PIPE FOUND

BENCHMARK:
60D NAIL LOCATED IN POWER POLE APPROXIMATELY 1,374' NORTH & 43' WEST OF SE CORNER OF SE1/4 OF SECTION 33, T28S, R2W
ELEV = 1388.66 NAVD88

CLOSURE COMPUTATION
PERIMETER=2,399.06'
AREA=5.148 ACRES
NORTHING ERROR=0.0053
EASTING ERROR=0.0014
ERROR OF CLOSURE=0.0055
PRECISION=1: 436,193

OWNERS:
WIESNER DARRYL A & SARA J
7111 S 167TH ST W
CLEARWATER, KS 67026

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

NOTE: BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A., ON OR ABOUT FEBRUARY 14, 2018.

CIVIL 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: S:\Drawing Files\Projects\20182560\DWG\Wiesner Plat.dwg TAB NAME:Final USER:cnguyen SAVED:11/19/2018 9:13 AM PLOTTED:11/19/2018 9:14 AM