

# FINAL PLAT WILDFLOWER RANCH

A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN IN SEDGWICK COUNTY, KANSAS

### LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, professional land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on December 24, 2019 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

**DESCRIPTION:**  
A portion of the Northwest Quarter of the Northwest Quarter of Section 27, Township 27 South, Range 3 West of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described as follows:  
Commencing at the Northwest corner of the Northwest Quarter of Section 27, Township 27 South, Range 3 West of the 6th Principal Meridian; thence with a bearing North 89°12'37" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter 1,247.49 feet for the point of beginning; thence continuing North 89°12'37" East along the North line of said Northwest Quarter 65.00 feet to the Northeast corner of the Northwest Quarter of said Northwest Quarter; thence South 01°12'18" East along the East line of the Northwest Quarter of said Northwest Quarter 1,320.97 feet to the Southeast corner of the Northwest Quarter of said Northwest Quarter; thence South 89°20'44" West along the South line of the Northwest Quarter of said Northwest Quarter 501.75 feet; thence North 65°22'09" East 354.62 feet; thence North 32°28'37" East 200.94 feet; thence North 01°12'18" West 948.37 feet to the point of beginning containing **3.093 Acres**.

### COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS  
Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_ day of \_\_\_\_\_, 2020.

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

### PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS  
This plat of "WILDFLOWER RANCH", a subdivision of a portion of the Northwest Quarter of Section 27, Township 27 South, Range 3 West of the 6th Principal Meridian in Sedgwick County, Kansas; has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita Kansas.  
Dated this \_\_\_ day of \_\_\_\_\_, 2020.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

By \_\_\_\_\_ Chair  
Charles A. Warren  
ATTEST:  
\_\_\_\_\_  
Secretary  
Scott A. Wadle

### GOVERNING BODY CERTIFICATE

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS  
This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this \_\_\_ day of \_\_\_\_\_, 2020.  
\_\_\_\_\_  
Chairman  
Peter F. Meltzner, First District  
ATTEST:  
\_\_\_\_\_  
County Clerk  
Kelly B. Arnold

### OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS  
This is to certify that the undersigned, owners of the land described in the Surveyor's Certificate; has caused the same to be surveyed and subdivided on the accompanying plat into a Lot, a Block and a Street under the name of "WILDFLOWER RANCH", a subdivision of a portion of the Northwest Quarter of Section 27, Township 27 South, Range 3 West of the 6th Principal Meridian, in Sedgwick County, Kansas; that all easements and public rights-of-way as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations, and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas. Access controls are hereby granted to the appropriate governing body.  
Property Owner: Citizens Bank of Kansas:  
Marilyn A. Schaaf-Fluharty Ben Drouhard, Community Bank President

### NOTARY CERTIFICATE

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS  
**BE IT REMEMBERED:**  
That on this \_\_\_ day of \_\_\_\_\_, 2020 A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Marilyn A. Schaaf-Fluharty, who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.  
**IN TESTIMONY WHEREOF:**  
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.  
My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

### NOTARY CERTIFICATE

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS  
**BE IT REMEMBERED:**  
That on this \_\_\_ day of \_\_\_\_\_, 2020 A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Ben Drouhard, Community Bank President of Citizens Bank of Kansas who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.  
**IN TESTIMONY WHEREOF:**  
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.  
My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

### REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS  
This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_ m. on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in Book \_\_\_\_\_ Page \_\_\_\_\_.  
\_\_\_\_\_  
Register of Deeds  
Tonya E. Buckingham  
\_\_\_\_\_  
Deputy Register of Deeds  
Kenly Zehring

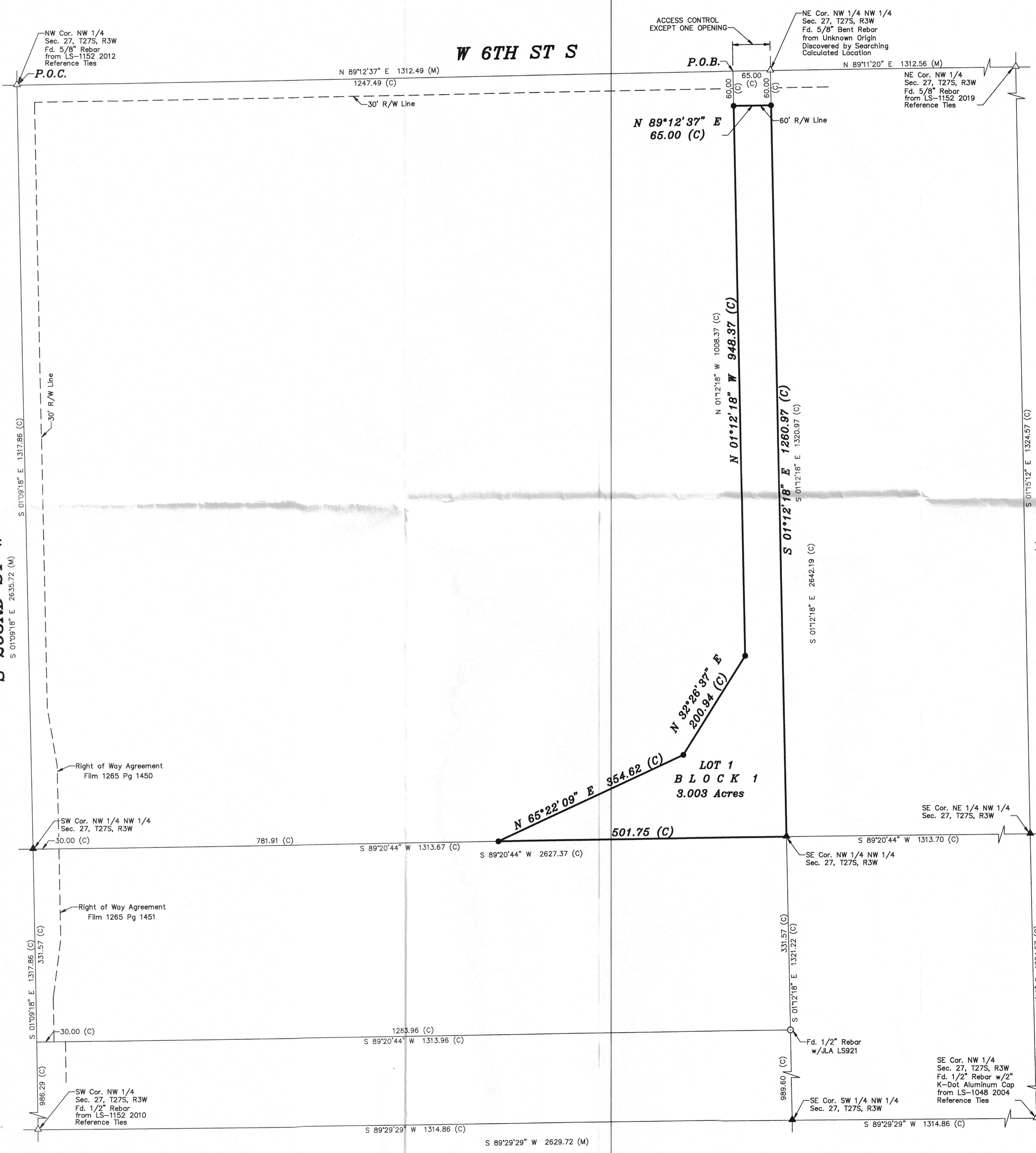
### TRANSFER OF RECORD

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS  
Entered on transfer record on this \_\_\_ day of \_\_\_\_\_, 2020.  
\_\_\_\_\_  
County Clerk  
Kelly B. Arnold

**FLOOD NOTE:**  
According to Flood Insurance Rate Map No. 20173C0145G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within Zone "X", which is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

**BENCHMARK:**  
**OPUS-20190755:**  
5/8" Rebar w/Pink GSS Cap located approximately 6.4 feet South and 1438.5 feet East of the Northwest Corner of the Northwest Quarter of Section 27, Township 27 South, Range 3 West of the 6th Principal Meridian in Sedgwick County, Kansas.  
Elevation=1488.83 (NAVD88)

Prepared For:  
**WILDFLOWER RANCH**  
Description:  
**A PORTION OF THE NW 1/4 SECTION 27, T27S, R3W SEDGWICK COUNTY, KANSAS**  
Prepared By:  
**Garber Surveying Service, P.A.**  
**GSS**  
HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401  
MCPHERSON (Branch Office) 115 East Marlin 67460 Ph. 620-241-4441 Fax 620-241-4458  
NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073  
MANHATTAN (Branch Office) 3226 Kimball Ave Ste. #2 66503 Ph. 785-320-4810  
Drawn By: EWS Scale: 1"=100' Date of Fieldwork: December 24, 2019 Job No:  
Checked By: DEG Date: 05/21/2020 Sheet 1 of 1 Sheet(s) **G2019-755**



**LEGEND**  
▲ - Sectional Monument Found  
▲ - Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap)  
○ - Survey Monument Found  
● - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap  
(C) - Calculated  
(M) - Measured  
P.O.B. - Point of Beginning  
P.O.C. - Point of Commencement

**CLOSURE TABLE**  
NORTHING: 0.00629  
EASTING: 0.00239  
PRECISION: 3451.65/0.0067 = 1:51571.64

**Scale:** -100 0 100 200 300  
**BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE**

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Prof. Data & Time Thursday, May 21, 2020 4:16:32 PM Dwg Path \\gss\Projects\2019\20190755\_C&D\dwg\_20190755.FP