

FINAL PLAT YSIDRO 4TH ADDITION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL
MERIDIAN, WICHITA, 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 AUGUST 14, 2019 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:

TRACT 1: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE WEST 180.5 FEET; THENCE SOUTH 300 FEET; THENCE WEST 286.4 FEET; THENCE SOUTH 300 FEET; THENCE EAST 476.6 FEET MORE OR LESS TO THE EAST LINE OF THE NORTHWEST QUARTER; THENCE NORTH 600 FEET TO BEGINNING, EXCEPT THAT PART CONDEMNED BY THE CITY OF WICHITA IN DISTRICT COURT CASE NO. C-19427.

TRACT 2: COMMENCING 901.9 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE SOUTH 300 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 200 FEET; THENCE EAST 425 FEET; THENCE NORTH 200 FEET; THENCE WEST 425 FEET TO THE PLACE 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 A LOT, A BLOCK, AND A STREET TO BE KNOWN AS "YSIDRO 4TH ADDITION" IN WICHITA, 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. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY FENCES, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS A USE OF EASEMENT PERMIT IS OBTAINED FROM THE CITY OF WICHITA PUBLIC WORKS & UTILITIES DEPARTMENT. THE FLOODPLAIN RESERVE EASEMENTS ARE HEREBY RESERVED FOR FLOODPLAIN RESERVE PURPOSES AND SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1, BLOCK A, 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 FLOODPLAIN RESERVE EASEMENT WITHOUT THE PERMISSION OF THE ENGINEER FOR SAID APPROPRIATE GOVERNING BODY. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. THE PROPERTY IS WITHIN A ZONE IDENTIFIED BY THE CITY ENGINEER'S OFFICE AS LIKELY TO HAVE GROUNDWATER AT SOME OR ALL TIMES WITHIN TEN FEET OF THE GROUND SURFACE ELEVATION. BUILDING WITH A 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 CITY ENGINEER'S OFFICE.

MARKSR LLC

MARK YSIDRO, OWNER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

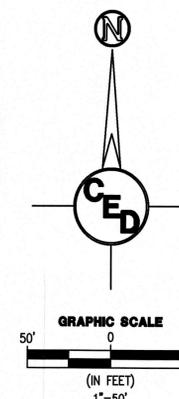
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF ____ 20____, BY MARK YSIDRO, OWNER OF MARKSR LLC.

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

LEGEND

- M MEASURED DISTANCE
- D DEED DISTANCE
- "ARMSTRONG" CAPPED REBAR SET
- "G&A" CAPPED REBAR FOUND
- IRON IN THIMBLE FOUND
- #5 REBAR FOUND
- "SRB" CAPPED REBAR FOUND
- 3/4" IRON PIPE FOUND



CLOSURE COMPUTATION
PERIMETER=2,788.29'
AREA=5.00 ACRES
NORTHING ERROR=0.1064
EASTING ERROR=0.2284
ERROR OF CLOSURE=0.2520
PRECISION=1:11,065

BENCHMARK:
SQUARE CUT ON INLET APPROXIMATELY 52'
WEST OF NE 1/4 CORNER.
ELEV. = 1277.27 (NAVD88)

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "YSIDRO 4TH 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
CHARLES A. WARREN

ATTEST: _____, SECRETARY
SCOTT KNEBEL

GOVERNING BODY CERTIFICATE

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE WICHITA CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS ____ DAY OF ____ 20____

_____, MAYOR
BRANDON J. WHIPPLE

ATTEST: _____, CITY CLERK
KAREN SUBLETT

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

MORTGAGE HOLDERS

WE, COMMUNITY BANK OF WICHITA, INC., HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "YSIDRO 4TH ADDITION."

COMMUNITY BANK OF WICHITA, INC.

_____, CONSUMER LENDER
BRAD BUGNER

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF ____ 20____, BY BRAD BUGNER, CONSUMER LENDER.

OWNER:
MARKSR LLC
3760 S BROADWAY AVE
WICHITA KS, 67216

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 AUGUST 14, 2019.

CIVIL DRAWINGS PREPARED BY:

CERTIFIED ENGINEERING DESIGN, P.A.



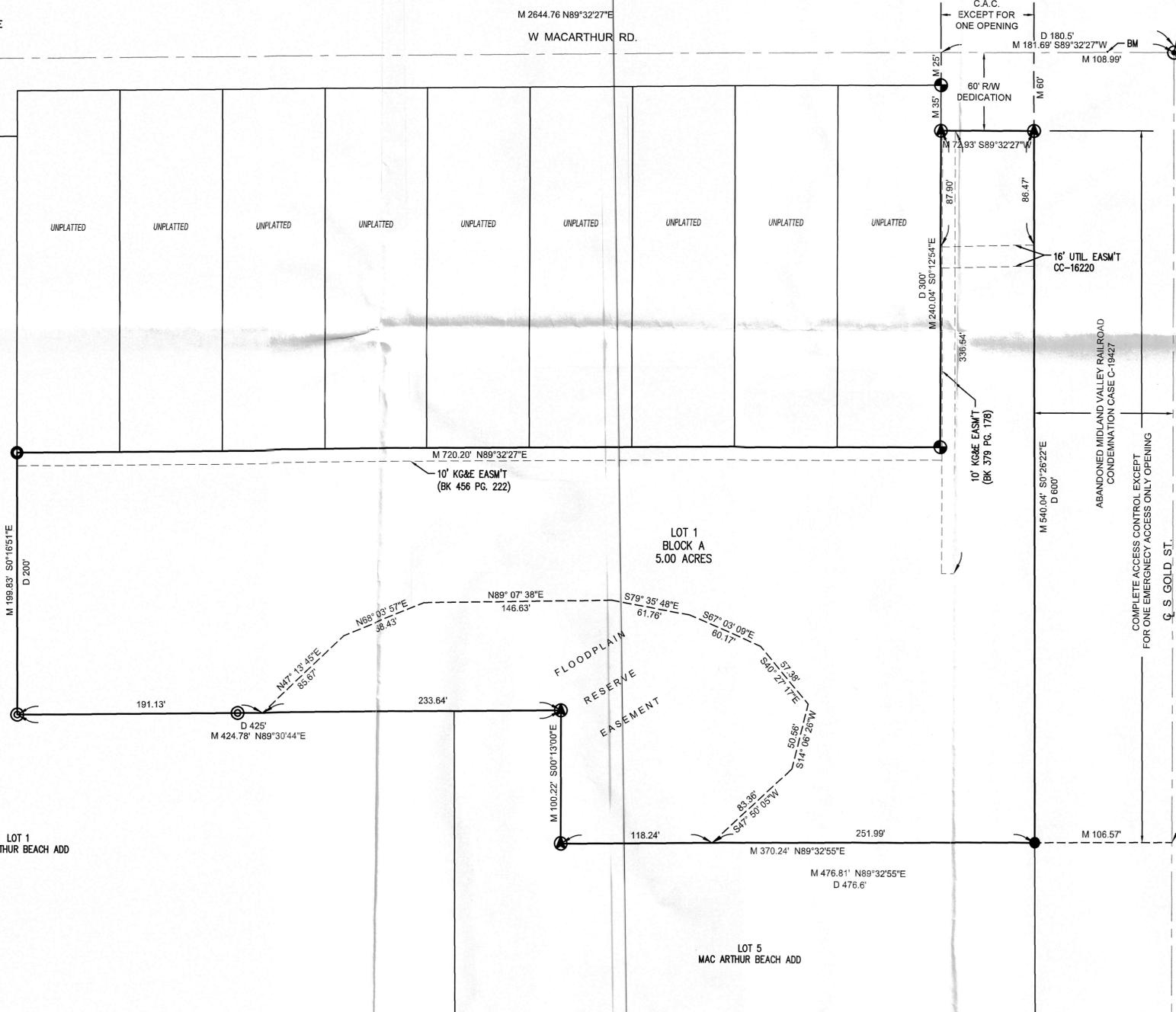
1935 WEST MAPLE STREET
WICHITA, KANSAS 67213
PH: (316) 262-8808
FAX: (316) 262-1669

SHEET 1
TOTAL 1

NW COR NW 1/4
SEC 17, T28S, R1E

M 2644.76 N89°32'27"E
W MACARTHUR RD.

NE COR NW 1/4
SEC 17, T28S, R1E



LOT 1
MAC ARTHUR BEACH ADD

LOT 5
MAC ARTHUR BEACH ADD