

FINAL PLAT YSIDRO 5TH ADDITION

A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 9, TOWNSHIP 28 SOUTH, RANGE 1 EAST
OF THE 6TH PRINCIPAL MERIDIAN, WICHITA,
SEDGWICK COUNTY, KANSAS

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "YSIDRO 5TH 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
MICHAEL C. GREENE

ATTEST: _____, SECRETARY
SCOTT A. WADLE

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
SEDGWICK COUNTY, KANSAS
TRICIA L. ROBELLO, PS #1246

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 AND A BLOCK TO BE KNOWN AS "YSIDRO 5TH ADDITION" IN WICHITA, SEDGWICK COUNTY, KANSAS. ACCESS CONTROLS ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AS INDICATED ON THE FACE OF THE PLAT. THE OWNERSHIP AND MAINTENANCE OF THE CITY OF WICHITA FLOODWAY LEVEE IS HEREBY DEDICATED TO THE CITY OF WICHITA. AN EXISTING STRUCTURE ENCLOSES THE 20 FOOT FRONT-YARD SETBACK BY APPROXIMATELY 13 FEET. NO ENLARGEMENT OF THE BUILDING IN SUCH AREA WILL BE ALLOWED AND IF REMOVED, ALL SUBSEQUENT REBUILDING SHALL OBSERVE BUILDING SETBACKS. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY FENCES, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS THE USE OF EASEMENT PERMIT IS OBTAINED FROM THE CITY OF WICHITA PUBLIC WORKS & UTILITIES DEPARTMENT. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT.

MARKSR LLC
MARK YSIDRO, OWNER OF MARKSR LLC

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: _____

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

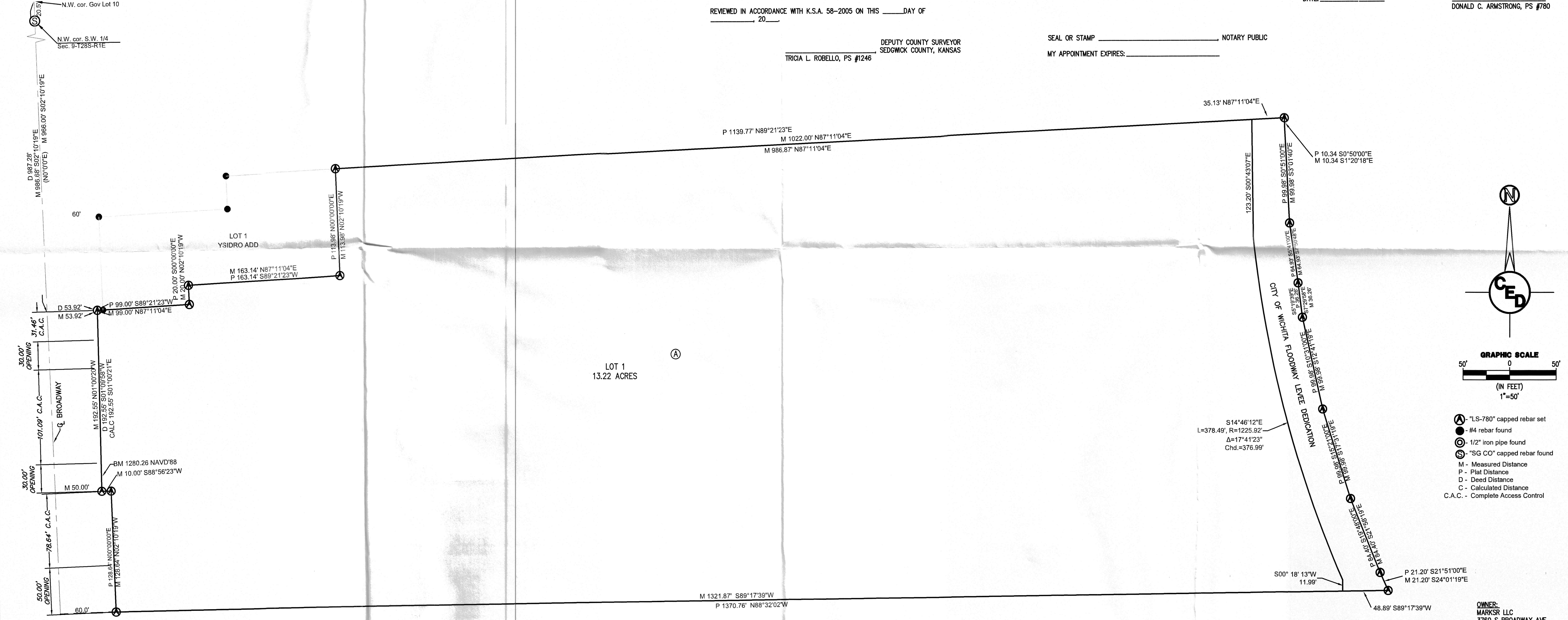
I, THE UNDERSIGNED, REGISTERED PROFESSIONAL SURVEYOR IN SAID STATE, DO HEREBY CERTIFY THAT UNDER MY SUPERVISION, THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED BY ARMSTRONG LAND SURVEY, P.A., ON OR ABOUT JANUARY 12, 2021 AND THAT THE ACCOMPANYING FINAL PLAT PREPARED AND ALL THE MONUMENTS SHOWN HEREIN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, UNLESS OTHERWISE NOTED, TO THE BEST OF MY KNOWLEDGE AND IS DESCRIBED AS FOLLOWS:
LEGAL DESCRIPTION:

COMMENCING AT A NORTHWEST CORNER OF GOVERNMENT LOT 10, AS ESTABLISHED BY DISTRICT COURT CASE NO. 19897 IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, THENCE S00°00'00"E ALONG THE WEST LINE OF SAID SW1/4, 987.28 FEET; THENCE N89°21'23"E PARALLEL WITH THE NORTH LINE OF SAID SW1/4, A DISTANCE OF 53.92 FEET FOR A POINT OF BEGINNING, SAID POINT BEING THE EAST LINE OF U.S. HIGHWAY #81; THENCE S01°09'58"W ALONG SAID EAST LINE 192.55 FEET; THENCE S88°53'18"E, A DISTANCE OF 232.97 FEET; THENCE N00°19'03"E, A DISTANCE OF 97.99 FEET; THENCE N88°13'21"E, A DISTANCE OF 30.38 FEET; THENCE N01°02'51"E, A DISTANCE OF 121.06 FEET; THENCE S89°21'23"W, A DISTANCE OF 163.14 FEET; THENCE S00°00'00"W, A DISTANCE OF 20.01 FEET; THENCE S89°21'23"W, A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING.

ALONG WITH LOT 2, BLOCK A, YSIDRO ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

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



FILE LOCATION: C:\Users\ArcefiRosas\Documents\Projects\2020\202022894.DWG\Ysidro 5th Addition.dwg - TAB NAME: FP - USER: RosasArcefi - SWED: 4/6/2021 11:11 PM - PLOT: 4/6/2021 11:12 PM

BENCHMARK:
CORNER OF CONCRETE PAD APPROXIMATELY
144.8' NORTH AND 13.8' WEST OF THE
SOUTHWEST PROPERTY CORNER OF LOT 1,
BLOCK A, YSIDRO 5TH ADDITION.
ELEV. = 1280.26 (NAVD88)

CLOSURE COMPUTATION
PERIMETER=3,637.14'
AREA=13.70 ACRES
NORTHING ERROR=0.0036
EASTING ERROR=0.0065
ERROR OF CLOSURE=0.0075
PRECISION=1:484,952

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