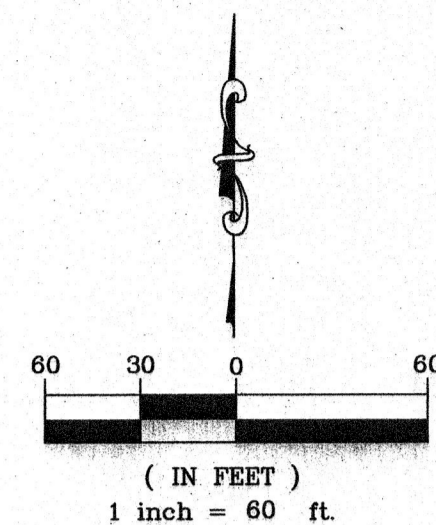


# Schmeidler 2nd Addition Sedgwick County, Kansas

Part of the NW 1/4, Section 14, Township 28 South, Range 2 East



### Legend

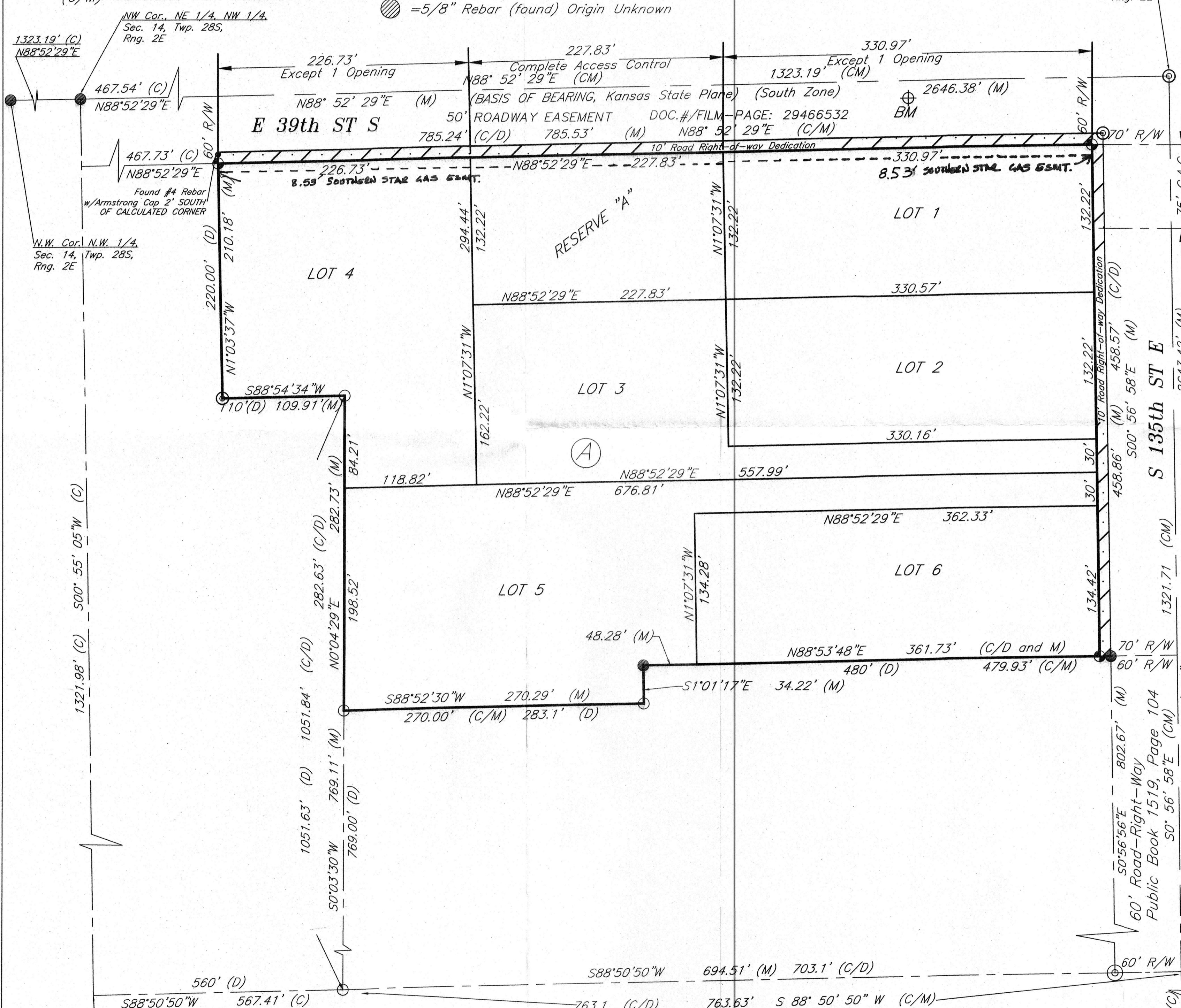
- (M) = Measured
- (P) = Platted
- (D) = Described on Deed
- (C) = Calculated
- (C/D) = Calculated from Described
- (C/M) = Calculated from Measured

- = 1/2" Rebar (found) w/Armstrong
- ⊙ = 1/2" Iron Pipe (found)
- ⊕ = 1/2" Rebar (Set) KEMPA CLS 157
- ⊗ = 1/2" Rebar (found) Baughman Cap
- ⊘ = 5/8" Rebar (found) Origin Unknown

### Minimum Pad Elevation:

Lot 1	1372.00 (NAVD88)
Lot 2	1372.00 (NAVD88)
Lot 3	1372.00 (NAVD88)
Lot 4	1372.00 (NAVD88)

N.E. Cor. N.W. 1/4  
Sec. 14, Twp. 28S  
Rng. 2E



### Benchmark:

RAILROAD SPIKE IN POWER POLE

37' ± North & 169' ± West of Northeast Corner of Lot 1, Block A Schmeidler 2nd Add.

Elev. = 1372.38 (NAVD88)

Calculated Corner  
SW Cor., of the North 1/2, of the East 1/2, of NW 1/4, Sec. 14, Twp. 28S, Rng. 2E

S.E. Cor. N.W. 1/4  
Sec. 14, Twp. 28S,  
Rng. 2E  
Found-4' x 4' stone

### SURVEYOR'S CERTIFICATION:

State of Kansas )  
County of Sedgwick )SS

I, Keith A. Severns, a professional land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on the 26th day of February, 2020 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

### LEGAL DESCRIPTION:

Two tracts of land located in the Northwest Quarter of Section 14, Township 28 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as:

Parcel 1: Beginning at a point on the North line of the Northwest Quarter of Section 14, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, and 60 feet West of the Northeast corner of the Northwest Quarter of said Section 14; thence West along the North line of said Section 14, a distance of 420 feet; thence South parallel with the East line of the Northwest Quarter of said Section 14, a distance of 518.57 feet; thence East 420 feet; thence North 518.57 feet to the point of beginning. The North 50 feet thereof being reserved for road purposes and subject to any easements and restriction of record, if any.

Parcel 2: A tract beginning at a point on the North line of the Northwest Quarter of Section 14, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, and 480 feet West of the Northeast corner of the East Half of the Northwest Quarter of said Section 14; thence west along the North line of said Section 14, a distance of 375.24 feet; thence south parallel with the East line of the Northwest Quarter of said Section 14, a distance of 270 feet; thence east parallel with the North line of said Section 14, a distance of 110 feet; thence southwesterly a distance of 1051.63 feet, more or less to a point on the South line of the North Half of the East Half of the Northwest Quarter of said Section 14, and 560 feet east of the Southwest corner of the North Half of the East Half of the Northwest Quarter of said Section 14; thence east along the South line of the North Half of the East Half of the Northwest Quarter of said Section 14, a distance of 283.1 feet; thence north a distance of 1321.63 feet to the point of beginning. The North 50 feet thereof being reserved for road.

EXCEPT that part described as beginning 480 feet West and 552.63 feet South of the Northeast Corner of the Northwest Quarter of Section 14, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence South 769 feet to the South line of the North Half of said Northwest Quarter; thence West 283.10 feet; thence North 769 feet; thence East 283.10 feet to the point of beginning.

All easements and rights-of-way within said tract are hereby vacated by virtue of K.S.A. 12-512b, as amended.



Keith A. Severns, P.S. #1355

### OWNER'S CERTIFICATION:

State of Kansas )  
County of Sedgwick )SS

This is to certify that the undersigned owner of the land described in the Surveyor's Certificate, have caused the same to be surveyed and subdivided on the accompanying plat into Lots, A Block and A Reserve and Streets, under the name of Schmeidler 2nd Addition, Sedgwick County, Kansas, that all highways, streets, alleys, easements and public grounds 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; the access controls are hereby granted to the appropriate governing body as shown herein. Reserve "A" shall be designated for drainage, stormwater detention, landscaping, open space, signage and utilities confined to easements. Reserve "A" shall be owned and maintained by the Homeowners of said addition. A drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or unobstructed to allow for the conveyance of stormwater. Minimum Pad Elevation for lowest opening to structures for lots shall be as shown on face of said plat. 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. All abutter's right of access is hereby granted to the appropriate governing body as shown on the plat.

By: Thomas Schmeidler  
HERR SCHMADER LLC, OWNER, Thomas Schmeidler, Manager on Behalf of LLC

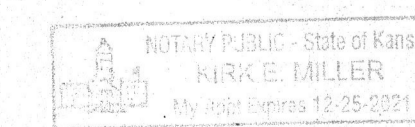
### NOTARY'S CERTIFICATION:

State of Kansas )  
County of Sedgwick )SS

The foregoing instrument was acknowledged before me on this 7th day of December, 2020, by Herr Schmader LLC, Owner of Schmeidler 2nd Addition, Thomas Schmeidler, Manager on behalf of said LLC.

W. E. Miller  
Notary Public

My Commission Expires: 12-25-2021



### PLANNING COMMISSION CERTIFICATION:

State of Kansas )  
County of Sedgwick )SS

This plat was approved by the "Wichita-Sedgwick County Metropolitan Area Planning Commission".

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

"Wichita-Sedgwick County Metropolitan Area Planning Commission"

William M. Johnson, Chairman

ATTEST:

Scott A. Wadle, Secretary

### GOVERNING BODY CERTIFICATION:

State of Kansas )  
County of Sedgwick )SS

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners, Sedgwick County, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Peter F. Meitzner, First District, Chairman

ATTEST:

Kelly B. Arnold, County Clerk

### TRANSFER RECORD:

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Kelly B. Arnold, County Clerk

### REGISTER OF DEEDS CERTIFICATION:

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 \_\_\_\_\_ o'clock \_\_\_\_\_ M., on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Tonya Buckingham, Register of Deeds

ATTEST:

Kenly Zehring, Deputy

### COUNTY SURVEYOR'S CERTIFICATION:

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

PROJ: # 19147 08/10/20

**KEMILLER**  
ENGINEERING PA  
117 E. Lewis, Wichita, KS 67202 (316)264-0242

