

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS
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

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS
This plat of "H&J HOMESTEADS", a subdivision of a portion of the Northwest Quarter of Section 25, Township 25 South, Range 1 East 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.
Date this ___ day of ___, 2022.
Wichita-Sedgwick County Metropolitan Area Planning Commission

By William M. Johnson, Chair
ATTEST: Scott A. Wadle, Secretary

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 ___, 2022.
David T. Dennis, Third District, Chairman
ATTEST: Kelly B. Arnold, County Clerk

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___.
Tonya E. Buckingham, Register of Deeds
Kenly Zehring, Deputy Register of Deeds

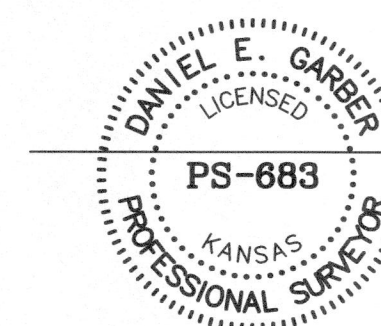
FINAL PLAT (ONE-STEP)
H&J HOMESTEADS

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, 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 March 2, 2022 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.
The West 660 feet of the North Half of the Northwest Quarter of Section 25, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas.

Date June 13, 2022.



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; have caused the same to be surveyed and subdivided on the accompanying plat into Lots, a Block and Streets under the name of "H&J HOMESTEADS", a portion of the Northwest Quarter of Section 25, Township 25 South, Range 1 East 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; access controls are hereby granted to the appropriate governing body as indicated on the face of the plat. The drainage easements are hereby granted to the public as indicated for drainage purposes. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities; 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.

Rochelle Helgesen, Owner
Stephanie L. Jennings, Owner
Zachary Helgesen, Owner

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED: That on this ___ day of ___, 20__ A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Rochelle Helgesen and Zachary Helgesen, who are known to me to be the same persons 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

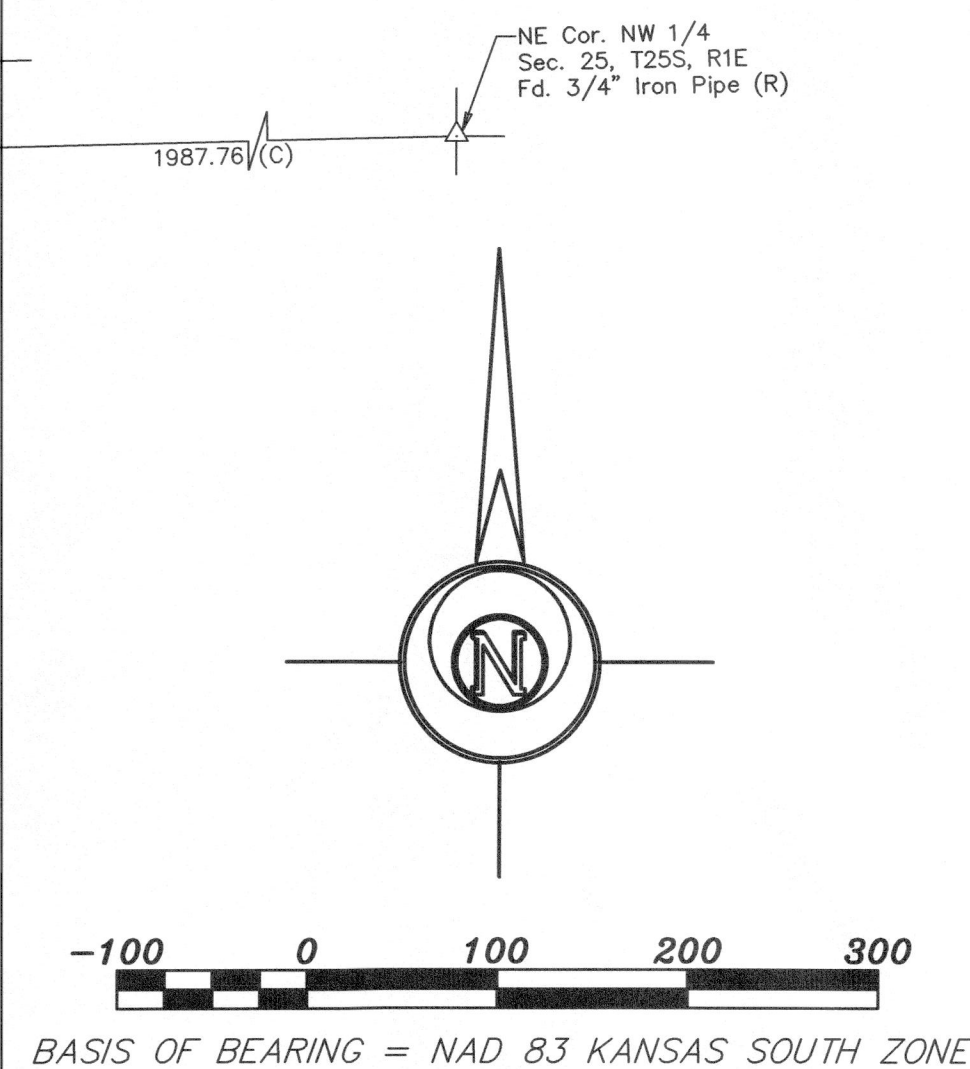
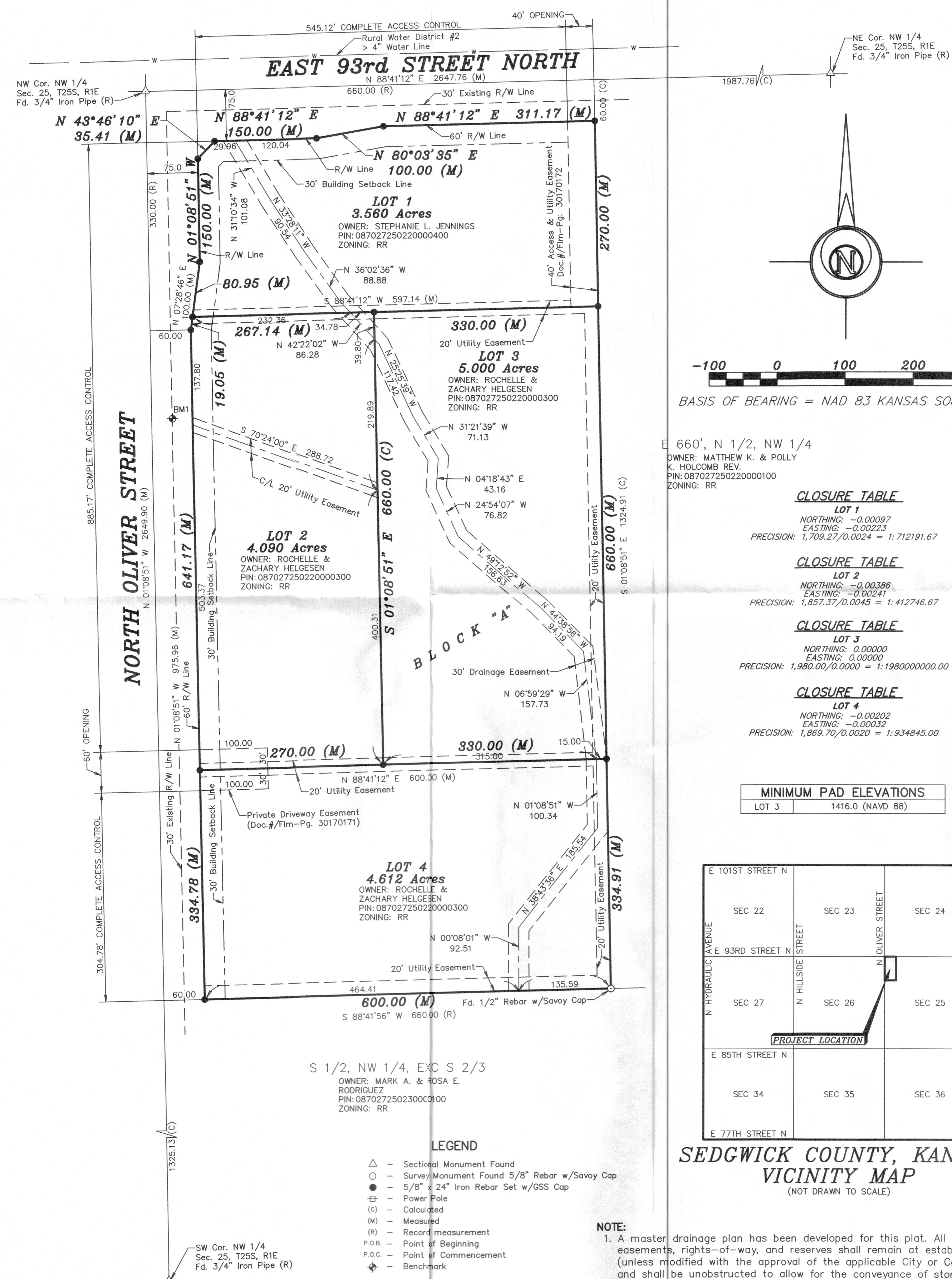
BE IT REMEMBERED: That on this ___ day of ___, 20__ A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Stephanie L. Jennings, who is known to me to be the same persons who executed the foregoing plat and the within instrument of writing.

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

BENCHMARK:

BM1: Railroad Spike in East face of Power Pole approximately located ±476 feet South and ±40 East of the Northwest Corner of the Northwest Quarter, Section 25, Township 25 South, Range 1 East of the 6th Principal Meridian in Sedgwick County, Kansas.
Elevation=1422.88 (NAVD88)



660', N 1/2, NW 1/4
OWNER: MATTHEW K. & POLLY K. HOLCOMB REV.
PIN: 087027250220000100
ZONING: RR

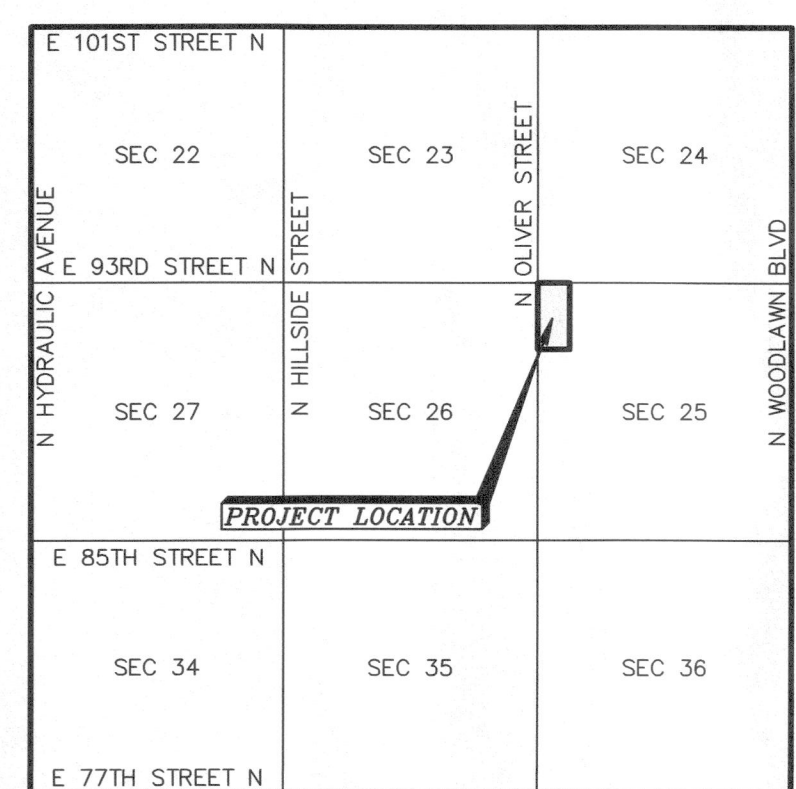
CLOSURE TABLE
LOT 1
NORTHING: -0.00097
EASTING: -0.00223
PRECISION: 1.70927/0.0024 = 1:712191.67

CLOSURE TABLE
LOT 2
NORTHING: -0.00386
EASTING: -0.00241
PRECISION: 1.85737/0.0045 = 1:412746.67

CLOSURE TABLE
LOT 3
NORTHING: 0.00000
EASTING: 0.00000
PRECISION: 1.98000/0.0000 = 1:1980000000.00

CLOSURE TABLE
LOT 4
NORTHING: -0.00202
EASTING: -0.00032
PRECISION: 1.86970/0.0020 = 1:934845.00

Table with 2 columns: LOT, MINIMUM PAD ELEVATIONS. LOT 3: 1416.0 (NAVD 88)



SEDGWICK COUNTY, KANSAS VICINITY MAP (NOT DRAWN TO SCALE)

- LEGEND
- Sectional Monument Found
- Survey Monument Found 5/8" Rebar w/Savoy Cap
- 5/8" x 24" Iron Rebar Set w/GSS Cap
- Power Pole
- Calculated
- Measured
- Record measurement
- Point of Beginning
- Point of Commencement
- Benchmark

NOTE:
1. A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.
2. The pipeline within the easement recorded in Misc. Book 455, Pg. 260 (if any) does not cross subject property.
3. The easement for water lines recorded in Doc.#/Film-Pg. 29637771 lies within the public road right-of-way.

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