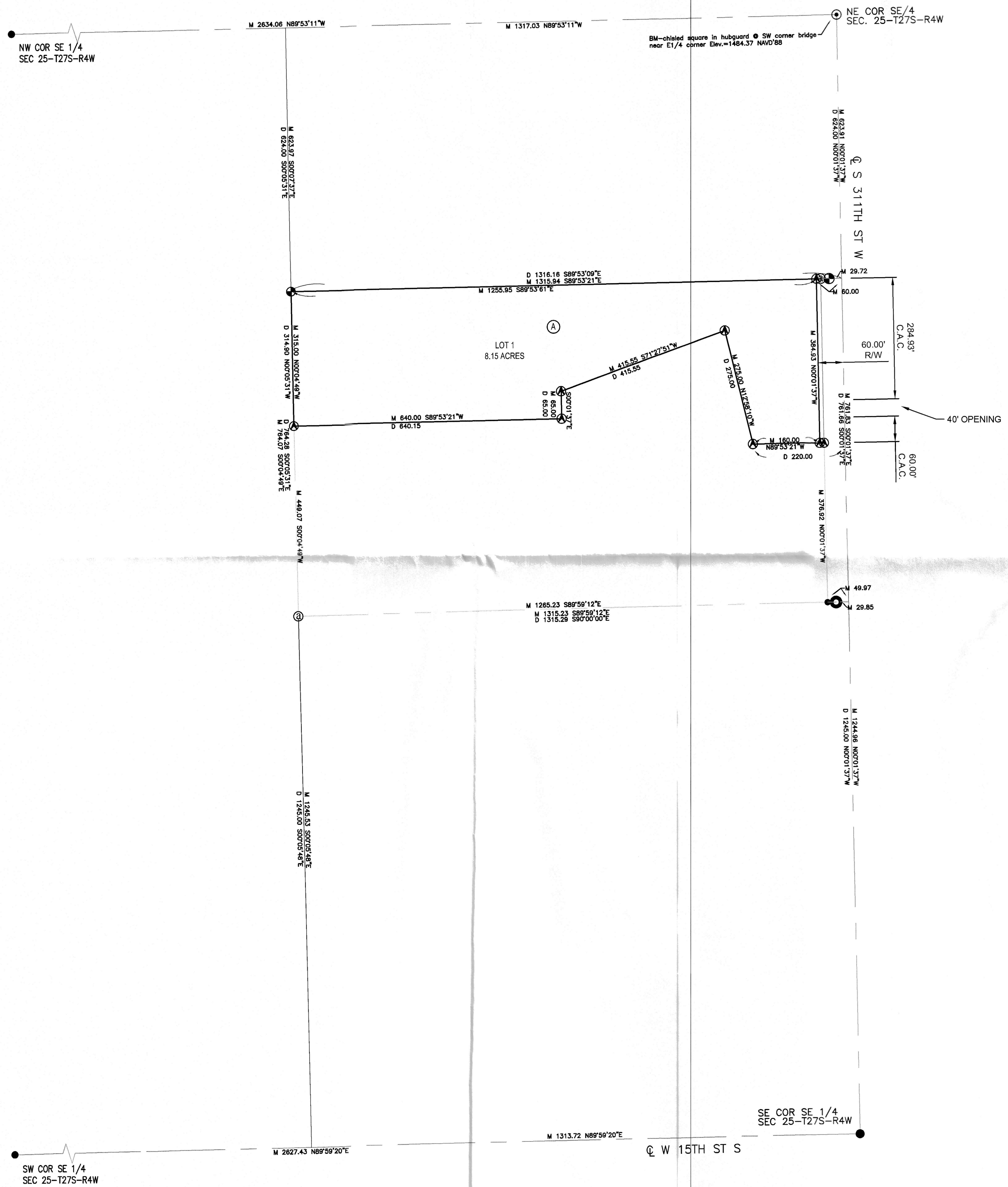


FINAL PLAT  
**J. B. FOSTER ADDITION**  
AN ADDITION TO SEDGWICK COUNTY  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, SEDGWICK COUNTY, KANSAS



**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 DECEMBER 21, 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:**

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF SAID SE1/4 1621.83 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SE1/4, THENCE N89°53'21"W, A DISTANCE OF 220.00 FEET; THENCE N12°58'10"W, A DISTANCE OF 275.00 FEET; THENCE S71°27'51"W, A DISTANCE OF 415.55 FEET; THENCE S00°01'37"E PARALLEL WITH THE EAST LINE OF SAID SE1/4, A DISTANCE OF 65.00; THENCE S89°53'21"W, A DISTANCE OF 640.15 FEET TO THE WEST LINE OF SAID EAST HALF; THENCE N00°05'31"W ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 314.90; THENCE S89°53'09" PARALLEL WITH THE NORTH LINE OF SAID SE1/4, A DISTANCE OF 1316.16 FEET TO THE EAST LINE OF SAID SE1/4, THENCE S00°01'37"E ALONG THE EAST LINE OF SAID SE1/4, A DISTANCE OF 384.83 FEET TO THE POINT OF BEGINNING, CONTAINING 8.589 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS OF RECORD.

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 "J. B. FOSTER ADDITION" AN ADDITION TO 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. 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 UNOBTSTRUCTED TO ALLOW FOR THE CONVEYANCE IN ACCORDANCE WITH THE STORMWATER MANUAL.

J. BRIAN FOSTER AND KIMBERLY R. FOSTER REVOCABLE TRUST UAD MAY 13, 2013; AND  
KIMBERLY R. FOSTER TRUST UNDER AGREEMENT DATED APRIL 21, 2020

J. BRIAN FOSTER, CO-TRUSTEE) SS KIMBERLY R. FOSTER, CO-TRUSTEE)

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY J. BRIAN FOSTER AND KIMBERLY R. FOSTER, CO-TRUSTEES.

SEAL OR STAMP \_\_\_\_\_ NOTARY PUBLIC

MY APPOINTMENT EXPIRES: \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**

THIS PLAT OF "J. B. FOSTER 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  
WILLIAM M. JOHNSON

ATTEST: \_\_\_\_\_ SECRETARY  
SCOTT A. WADLE

**COUNTY COMMISSIONER'S CERTIFICATE**

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_ CHAIRMAN  
DAVID T. DENNIS, THIRD DISTRICT

ATTEST: \_\_\_\_\_ COUNTY CLERK  
KELLY B. ARNOLD

**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  
TRIGIA L. ROBELLO, PS #1246

OWNER:  
BRIAN & KIMBERLY FOSTER  
1324 N. SEDGWICK ST.  
GARDEN PLAIN, KS 67050  
(316) 253-8115

SUBDIVIDER:  
LOGAN MILLS  
1935 W. MAPLE ST.  
WICHITA, KS 67213  
(316) 262-8808

DATE OF PREPARATION:  
JANUARY 27, 2022

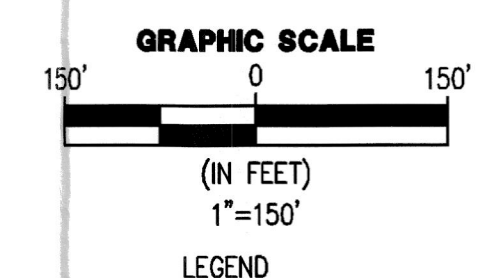
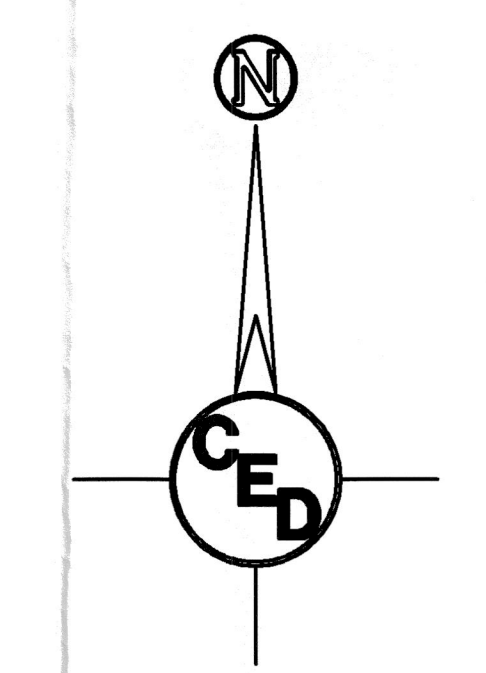
SURVEYOR:  
ARMSTRONG LAND SURVEY, P.A.  
1601 E. HARRY  
WICHITA, KANSAS 67211  
(316) 263-0082

NOTE: BOUNDARY SURVEY  
COMPLETED BY ARMSTRONG  
LAND SURVEY, P.A., ON OR  
ABOUT DECEMBER 21, 2021.

DRAWINGS PREPARED BY:

**CERTIFIED ENGINEERING DESIGN, P.A.**  
1935 WEST MAPLE STREET  
WICHITA, KANSAS 67213  
PH: (316) 262-8808  
FAX: (316) 262-1669

<b>CED</b>	SHEET 1
	TOTAL 1



- LEGEND**
- Ⓐ - "LS 780" capped rebar set
  - Ⓢ - "LS 780" capped rebar found
  - Ⓐ - "Alpha" capped rebar found
  - Ⓢ - Nail in lead pug found
  - - #4 rebar found
  - - #5 rebar found
  - M - Measured distance and bearing
  - D - Described distance and bearing
  - C.A.C. - Complete Access Control

BENCHMARK:  
CHISLED SQUARE IN HUBGUARD AT SW  
CORNER BRIDGE NEAR E1/4 CORNER  
ELEV. = 1484.37 (NAVD88)

FILE LOCATION: C:\Users\vaughn\OneDrive - CED\Projects\2021\2021-30-47\Draws\Final Plat.dwg TAB NAME: FP USER: vaughnp DATE: 7/27/2022 2:48 PM PLOTTED: 7/27/2022 2:51 PM