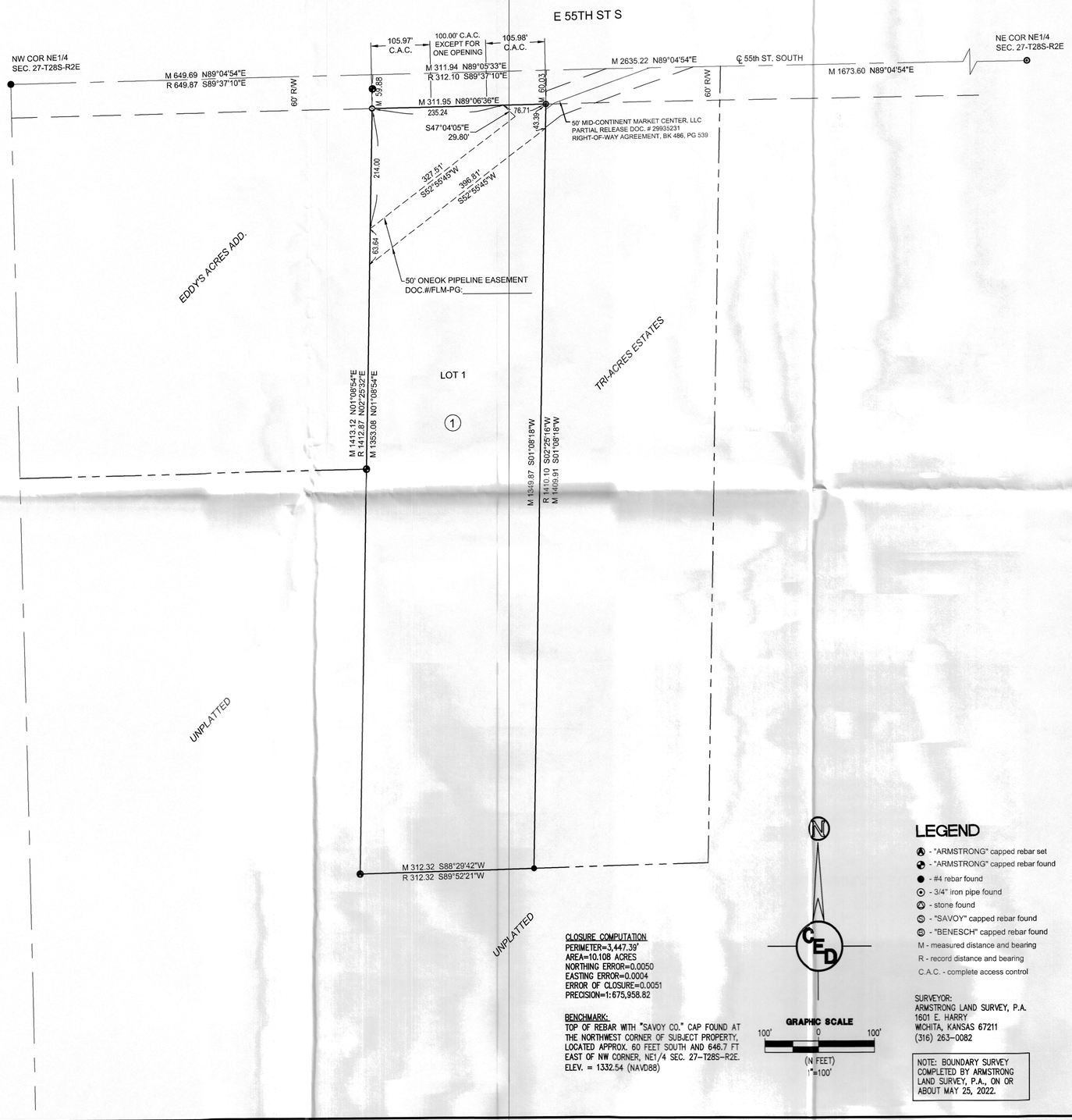
FINAL TRACING REC'D
RECEIVED AUG 19 2022

CITY HALL - ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES

FINAL PLAT
STARRY SKY ESTATE
AN ADDITION TO SEDGWICK COUNTY
A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 2 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS



CLOSURE COMPUTATION
PERIMETER=3,447.39'
AREA=10.108 ACRES
NORTHING ERROR=0.0050
EASTING ERROR=0.0004
ERROR OF CLOSURE=0.0051
PRECISION=1:675,958.82

BENCHMARK:
TOP OF REBAR WITH "SAVOY CO." CAP FOUND AT THE NORTHWEST CORNER OF SUBJECT PROPERTY, LOCATED APPROX. 60 FEET SOUTH AND 646.7 FT EAST OF NW CORNER, NE1/4 SEC. 27-T28S-R2E. ELEV. = 1332.54 (NAVD88)

GRAPHIC SCALE
100' 0 100'
(N FEET)
1"=100'

LEGEND
- "ARMSTRONG" capped rebar set
- "ARMSTRONG" capped rebar found
- #4 rebar found
- 3/4" iron pipe found
- stone found
- "SAVOY" capped rebar found
- "BENESCH" capped rebar found
- M - measured distance and bearing
- R - record distance and bearing
- C.A.C. - complete access control

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 MAY 25, 2022.

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 MAY 25, 2022 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 NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER, 649.87 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE S89°37'10"E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 312.10 FEET; THENCE S2°25'16"W, 1410.10 FEET; THENCE S89°52'21"W, 312.32 FEET; THENCE N2°25'32"E, 1412.87 FEET TO THE POINT 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 "STARRY SKY ESTATE" 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. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHT-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES (UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICATION CITY OR COUNTY ENGINEER) AND SHALL BE UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL.

_____
STEPHEN M. EDDY, OWNER

_____
LISA M. EDDY, OWNER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____ 20___, BY STEPHEN M. EDDY AND LISA M. EDDY, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

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 SEDGWICK COUNTY, KANSAS

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "STARRY SKY ESTATE", AN ADDITION TO SEDGWICK COUNTY, KANSAS 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

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

SHEET 1
TOTAL 1

FILE LOCATION: C:\Users\User2\OneDrive - CED\Projects\2022\2022127\OWC\Starry Sky Estate - Plot.dwg TAB NAME:FP USER:User2 SAVED:8/10/2022 8:18 PM PLOTTED:8/10/2022 8:19 PM