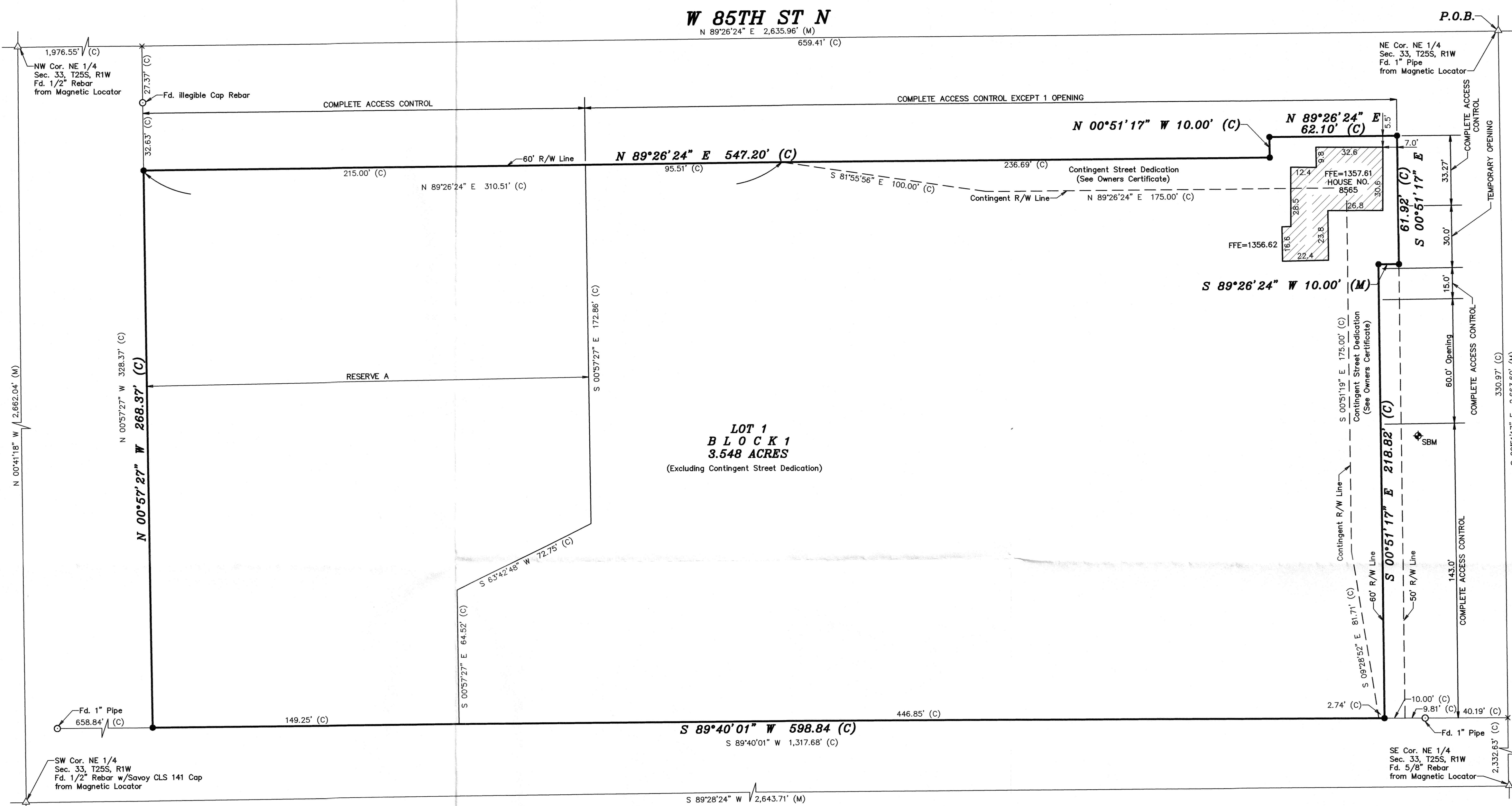


FINAL PLAT (ONE STEP)

WESTRIDGE 1 ADDITION

A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 25 SOUTH,
RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN IN SEDGWICK COUNTY, KANSAS



W 85TH ST N
N 89°26'24" E 2,635.96' (M)
659.41' (C)

**LOT 1
BLOCK 1
3.548 ACRES**
(Excluding Contingent Street Dedication)

N 71ST ST W (NORTH RIDGE ROAD)

SITE BENCHMARK:
1/2" Red Capped Rebar approximately 38.88 feet West and 195.12 feet South of the Northeast Corner of the Northeast Quarter, Section 33, Township 25 South, Range 1 West.
Elevation=1356.98 (NAVD88)

FLOOD NOTE:
According to Flood Insurance Rate Map No. 20173C0183G (dated December 22, 2016) published by the Federal Emergency Management Agency, the above described property lies within Zone "X", which is defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

GENERAL NOTES:
1.) Minimum Pad Elevation for Lot 1, Block 1 is 1361.50 feet (NAVD88).
2.) Reserve A is reserved for drainage purposes only and shall be owned and maintained by the owner of Lot 1, Block 1.

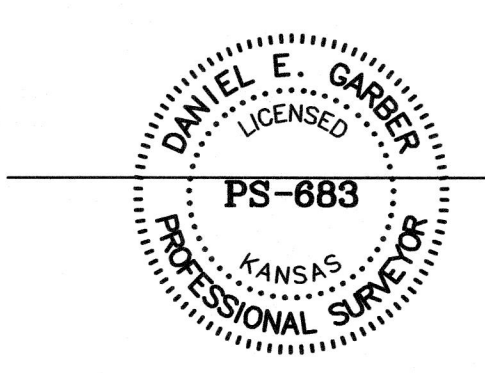
LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION
I, the undersigned, Professional Land Surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on April 30, 2019 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

E 1/2 OF TRACT BEG 2331 FT N SE COR NE1/4 N TO N LI W 1318.3 FT S 330.15 FT M-L E TO BEG E 40 FT FOR RD SEC 33-25-1W, Sedgwick County, Kansas more particularly described as follows:
A portion of the Northeast Quarter of Section 33, Township 25 South, Range 1 West of the 6th Principal Meridian in Sedgwick County, Kansas more particularly described as follows:
Beginning at the Northeast corner of the Northeast Quarter of Section 33, Township 25 South, Range 1 West of the 6th Principal Meridian; thence with a bearing South 00°51'17" East (basis of bearings is NAD 83 Kansas South Zone) along the East line of said Northeast Quarter 330.97 feet; thence South 89°40'01" West 658.84 feet; thence North 00°57'27" West 328.37 feet to the North line of said Northeast Quarter; thence North 89°26'24" East along the North line of said Northeast Quarter 659.41 feet to the point of beginning containing **4.988 Acres** subject to any easements or record.

OWNER'S CERTIFICATE AND DEDICATION
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This is to certify that the undersigned, Owner of the land described in the Surveyor's Certificate, has caused the same to be surveyed and subdivided under the accompanying plat into a lot, a block and streets under the name of "WESTRIDGE 1 ADDITION", a subdivision of a portion of the Northeast Quarter of Section 33, Township 25 South, Range 1 West of the 6th Principal Meridian, in Sedgwick County, Kansas; that all easements and public sites 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; 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. The contingent street dedication is hereby dedicated to and for the use of the public, contingent upon the removal, eradication, or vacancy of the existing dwelling. Complete access control except one opening is hereby granted along W 85TH ST N. Complete access control except one opening and one temporary opening is hereby granted along N 71ST ST W. The temporary opening will be automatically vacated and the existing driveway closed upon the construction of a shoulder improvement project by Sedgwick County. No enlargement of the existing building in the building setback area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks. Reserve A is reserved for drainage purposes only and shall be owned and maintained by the owner of Lot 1, Block 1.

WESTRIDGE 1, LLC
Dan Walter, President



Date July 24, 2023.

CITY HALL - ENGINEERING
MAIL STOP 1-71

Notary Certificate
Arceli Rosas
Notary Public
FINAL TRACING REC'D
RECEIVED JUL 31 2023

BE IT REMEMBERED:
That on this _____ day of _____, 2023 A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Dan Walter, President of Westridge 1, LLC, 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
COUNTY SURVEYOR'S CERTIFICATE
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS
Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2023.

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 "WESTRIDGE 1 ADDITION", a subdivision of a portion of the Northeast Quarter of Section 33, Township 25 South, Range 1 West 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.
Dated this ____ day of _____, 2023.
Wichita-Sedgwick County Metropolitan Area Planning Commission

By _____ Chair
Ann M. Fox
ATTEST:

Secretary
Scott A. Wadle

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 _____, 2023.

Chairman
Peter F. Meitzner, First District
ATTEST:

County Clerk
Kelly B. Arnold

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 _____, 2023,
in Book ____ Page ____

Register of Deeds
Tonya E. Buckingham

Deputy Register of Deeds
Kenly Zehring

TRANSFER OF RECORD
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS
Entered on transfer record on this ____ day of _____, 2023.

County Clerk
Kelly B. Arnold

FINAL PLAT		Description: WESTRIDGE 1 ADDITION SEDGWICK COUNTY, KANSAS	
Prepared By: GSS Garber Surveying Service, P.A.			
HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401		McPHERSON (Branch Office) 115 East Marlin 67460 Ph. 620-241-4441 Fax 620-241-4458	
NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073		MANHATTAN (Branch Office) 3226 Kimball Ave Ste.#2 66503 Ph. 785-326-4810	
Drawn By: EWS	Scale: 1"=30'	Date of Field Work: April 30, 2019	Job No:
Checked By: DEG	Date: 03/23/2020	Sheet 1 of 1 Sheet(s)	G2019-240

REVISED:07/24/2023
REVISED:06/16/2023

LEGEND
 △ - Sectional Monument Found
 ○ - Survey Monument Found
 ● - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
 (C) - Calculated
 (M) - Measured
 FFE - Finish Floor Elevation
 SBM - Site Benchmark

CLOSURE TABLE
 NORTHING: -0.00096
 EASTING: -0.00450
 PRECISION: 1/777,24/0.0046 = 1:386,358.70

VICINITY MAP
NOT TO SCALE

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE