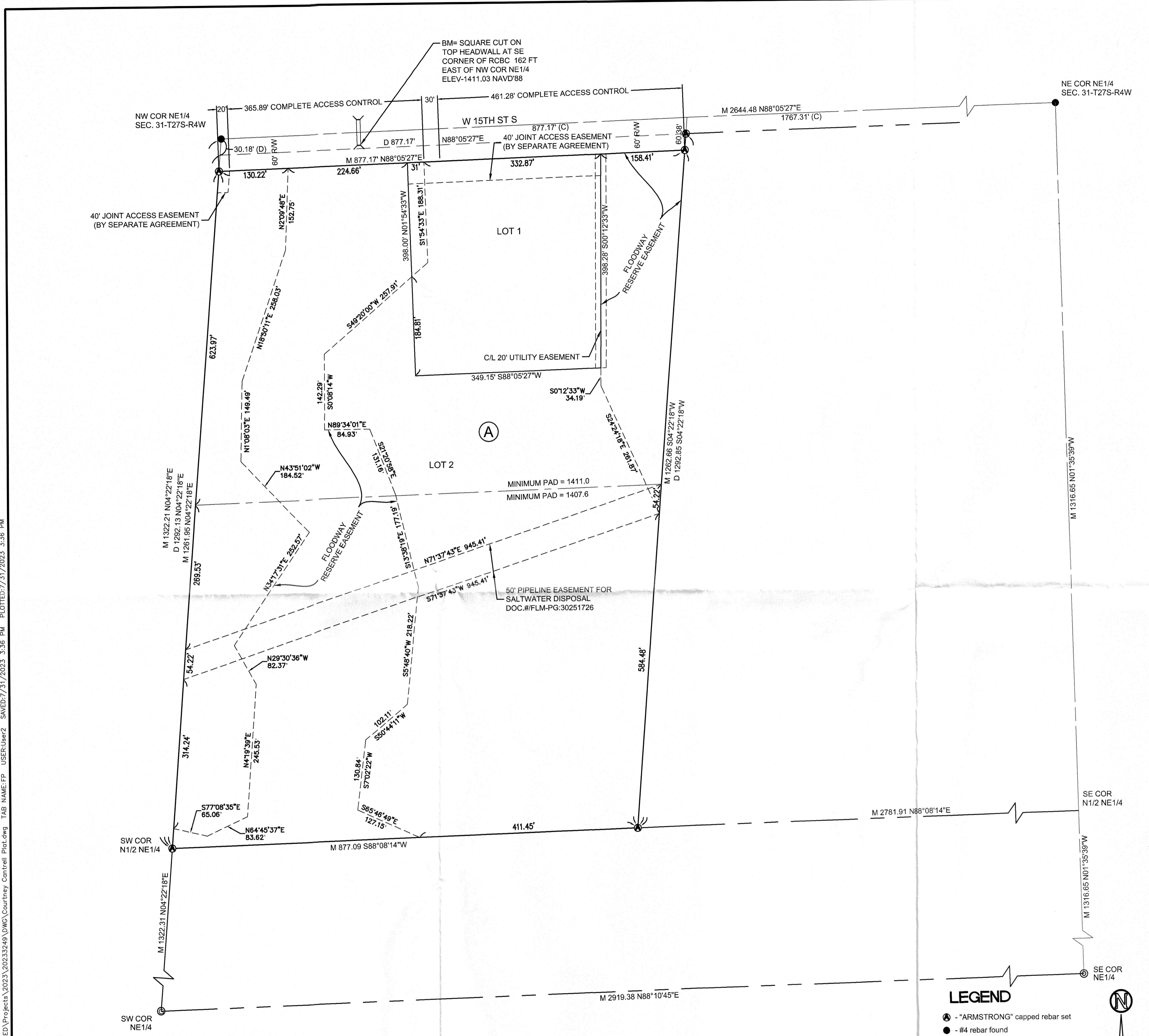


# FINAL PLAT CANTRELL FARMS ADDITION

AN ADDITION TO SEDGWICK COUNTY  
 A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST  
 QUARTER OF SECTION 31 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 APRIL 3, 2023 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 NORTH HALF OF THE NORTHEAST QUARTER SECTION 31, TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER THEREOF; THENCE S04°22'18"W ALONG THE WEST LINE OF SAID NORTH HALF, A DISTANCE OF 30.18 FEET TO THE SOUTH LINE OF US HIGHWAY 54 RIGHT OF WAY FOR A POINT OF BEGINNING; THENCE N88°05'27"E ALONG THE SOUTH LINE OF SAID RIGHT OF WAY BEING PARALLEL WITH THE NORTH LINE OF SAID NORTH HALF, A DISTANCE OF 877.17 FEET; THENCE S04°22'18"W PARALLEL WITH THE WEST LINE OF SAID NORTH HALF, A DISTANCE OF 1292.85 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE S88°08'14"W ALONG THE SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 877.09 FEET TO THE WEST LINE OF SAID NORTH HALF; THENCE N04°22'18"E ALONG THE WEST LINE OF SAID NORTH HALF, A DISTANCE OF 1292.13 FEET TO THE POINT OF BEGINNING CONTAINING 25.871 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, PA  
 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 "CANTRELL FARMS 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. LOT 2, BLOCK A AND THE UNPLATTED ADJACENT PROPERTY TO THE WEST SHALL SHARE A JOINT DRIVEWAY IN THE JOINT ACCESS EASEMENT SHOWN HEREON. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. MINIMUM PAD ELEVATIONS FOR LOWEST OPENING ARE SHOWN IN THE ACCOMPANYING TABLES A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. THE FLOODWAY RESERVE EASEMENT IS HEREBY RESERVED FOR FLOODWAY PURPOSES AND SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 AND 2. UNTIL SUCH TIME AS THE APPROPRIATE GOVERNING BODY ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENTS TO THE DRAINAGE. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED ON OR WITHIN SAID FLOODWAY RESERVE EASEMENT, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR ANY OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE ENGINEER FOR SAID GOVERNING BODY. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION. 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. THE UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

CANTRELL FARMS, LLC  
 COURTNEY CANTRELL, OWNER  
 STEVEN CANTRELL, OWNER

STATE OF KANSAS) SS  
 SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_, BY COURTNEY AND STEVEN CANTRELL, OWNERS OF CANTRELL FARMS, LLC.

SEAL OR STAMP \_\_\_\_\_, NOTARY PUBLIC  
 MY APPOINTMENT EXPIRES: \_\_\_\_\_

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  
 TRICIA L. ROBELLO, PS #1246

### PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "CANTRELL FARMS ADDITION", 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  
 ANN M. FOX  
 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\_\_\_\_

ARMSTRONG LAND SURVEY, PA  
 DATE: \_\_\_\_\_ DONALD C. ARMSTRONG, PS #780

### 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

### MORTGAGE HOLDERS

WE, HEARTLAND CREDIT UNION, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "CANTRELL FARMS ADDITION."

HEARTLAND CREDIT UNION  
 \_\_\_\_\_  
 AMY BRENNAN, VICE PRESIDENT

STATE OF KANSAS) SS  
 SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_, BY AMY BRENNAN, VICE PRESIDENT.

SEAL OR STAMP \_\_\_\_\_, NOTARY PUBLIC  
 MY APPOINTMENT EXPIRES: \_\_\_\_\_

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

SHEET 1  
 TOTAL 1

| LOT            | BLOCK | ELEVATION (NAVD88) |
|----------------|-------|--------------------|
| 1              | A     | 1411.0'            |
| N 1/2 OF LOT 2 | A     | 1411.0'            |
| S 1/2 OF LOT 2 | A     | 1407.6'            |

**CLOSURE COMPUTATION**  
 PERIMETER=4,339.24'  
 AREA=25.871 ACRES  
 NORTHING ERROR=0.0055  
 EASTING ERROR=0.0017  
 ERROR OF CLOSURE=0.0058  
 PRECISION=1:748,145

**BENCHMARK:**  
 SQUARE CUT ON TOP OF AT SE CORNER OF REINFORCED CONCRETE BOX CULVERT LOCATED 162 EAST OF THE NW CORNER OF THE NE 1/4 OF SECTION 31, T27S, R4W  
 ELEV. = 1411.03 (NAVD88)

**SURVEYOR:**  
 ARMSTRONG LAND SURVEY, P.A.  
 1601 E HARRY ST  
 WICHITA, KS 67211  
 316-263-0082

**NOTE: BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A. ON OR ABOUT APRIL 3, 2023.**

