

FINAL PLAT (ONE-STEP)

ALLEE ESTATES

A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN IN 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 April 13, 2023 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:

DESCRIPTION:

Portions of the East Half of the Southeast Quarter of Section 35, Township 28 South, Range 3 West of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on May 26, 2023 as follows:

Beginning at the Southwest corner of the East Half of the Southeast Quarter of Section 35, Township 28 South, Range 3 West of the 6th Principal Meridian; thence with a bearing North 00°38'29" West (basis of bearings is NAD 83 Kansas South Zone) along the West line of the East Half of said Southeast Quarter 720.60 feet; thence North 89°27'11" East parallel with the South line of said Southeast Quarter 329.53 feet; thence South 00°38'29" East 720.60 feet to the South line of said Southeast Quarter; thence South 89°27'11" West along the South line of said Southeast Quarter 329.95 feet to the point of beginning containing 5.455 Acres.

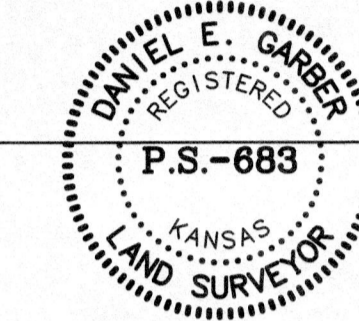
AND ALSO

Beginning at the Northeast corner of the Southeast Quarter of Section 35, Township 28 South, Range 3 West of the 6th Principal Meridian; thence with a bearing South 00°38'56" East (basis of bearings is NAD 83 Kansas South Zone) along the East line of said Southeast Quarter 718.10 feet; thence South 89°27'11" West parallel with the South line of said Southeast Quarter 668.20 feet; thence North 00°38'56" West parallel with the East line of said Southeast Quarter 714.66 feet to the North line of said Southeast Quarter; thence North 89°09'27" East along the North line of said Southeast Quarter 668.20 feet to the point of beginning containing 10.989 Acres.

AND ALSO

Commencing at the Northeast corner of the Southeast Quarter of Section 35, Township 28 South, Range 3 West of the 6th Principal Meridian; thence with a bearing South 00°38'56" East (basis of bearings is NAD 83 Kansas South Zone) along the East line of said Southeast Quarter 902.90 feet for the point of beginning; thence continuing South 00°38'56" East along the East line of said Southeast Quarter 450.70 feet; thence South 89°27'11" West parallel with the South line of said Southeast Quarter 543.27 feet; thence North 00°38'56" West parallel with the East line of said Southeast Quarter 450.70 feet; thence North 89°27'11" East parallel with the South line of said Southeast Quarter 543.27 feet to the point of beginning containing 5.621 Acres.

Date: November 15, 2023.



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 on the accompanying plat into Lots, Blocks, and Streets under the name of "ALLEE ESTATES", a portion of the Southeast Quarter Section 35, Township 28 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas; The streets are 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. Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(a) as amended; 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.

Ronald L. Allee _____ Annette R. Allee _____
Ronald L. Allee, Co-Trustee _____ Annette R. Allee, Co-Trustee _____

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 Ronald L. Allee, Annette R. Allee and Ronald L. Allee, Co-Trustees of the Annette R. Allee Revocable Trust and the Ronald L. Allee Trust, 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

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, the undersigned, do hereby certify that I have reviewed this plat on this _____ day of _____, 20____. This plat has been reviewed for filing, pursuant to K.S.A. 58-2005 and K.S.A. 58-2001 for content only and is in compliance with those provisions. No other warranties are extended or implied.

Tricia L. Robello, P.S.# 1246

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat of "ALLEE ESTATES", a portion of the Northwest Quarter Section 35, Township 28 South, Range 3 West of the 6th Principal Meridian, 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

ATTEST:

Scott A. Wadle _____ Secretary

GOVERNING BODY CERTIFICATE

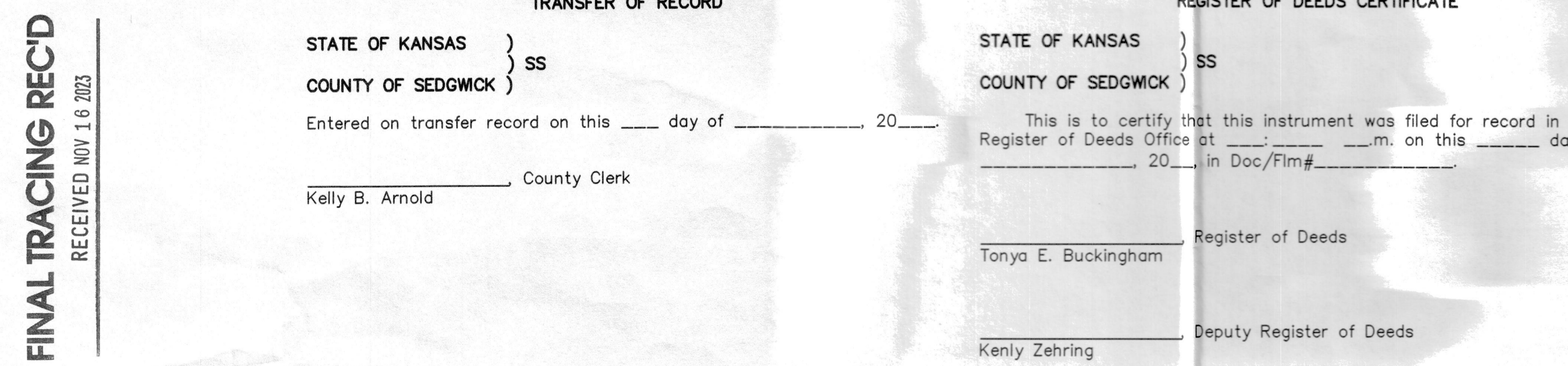
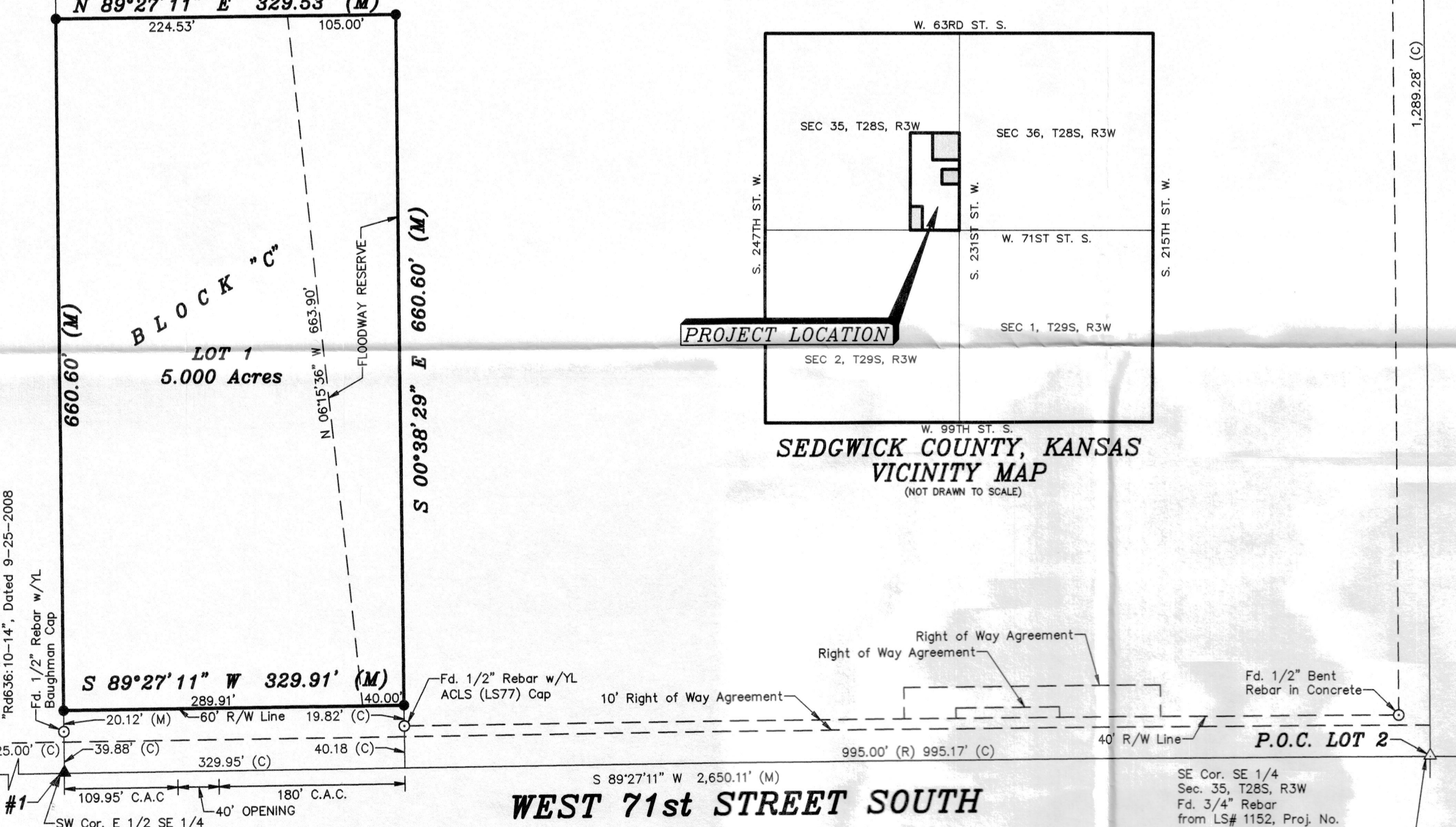
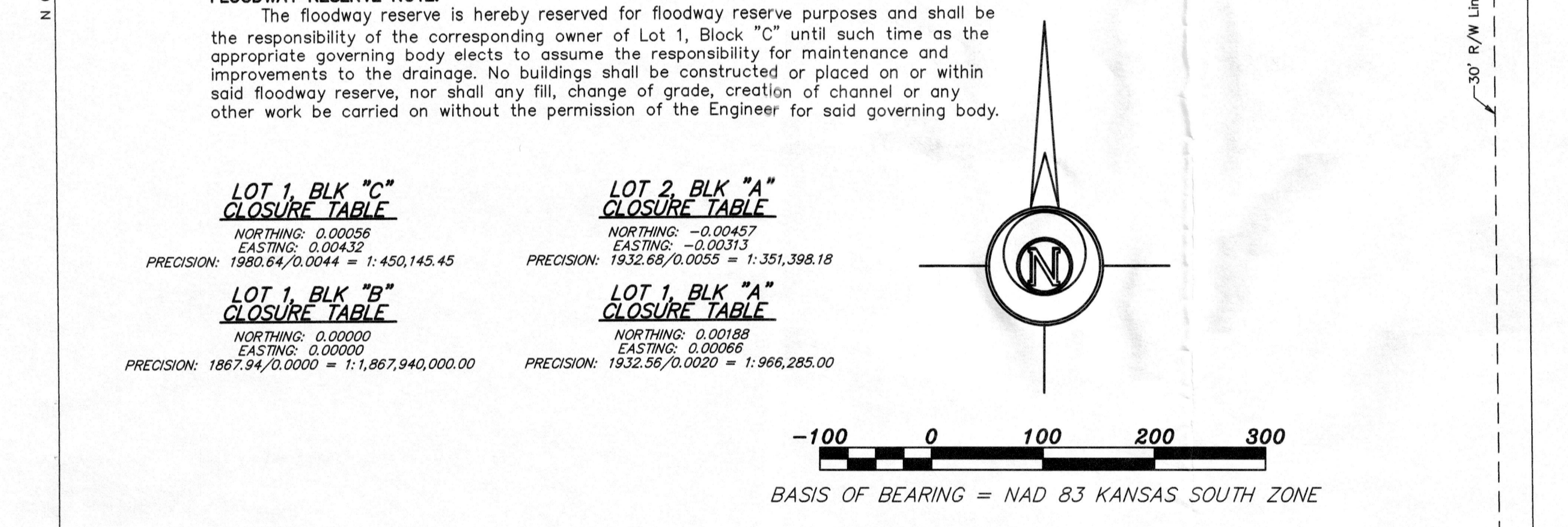
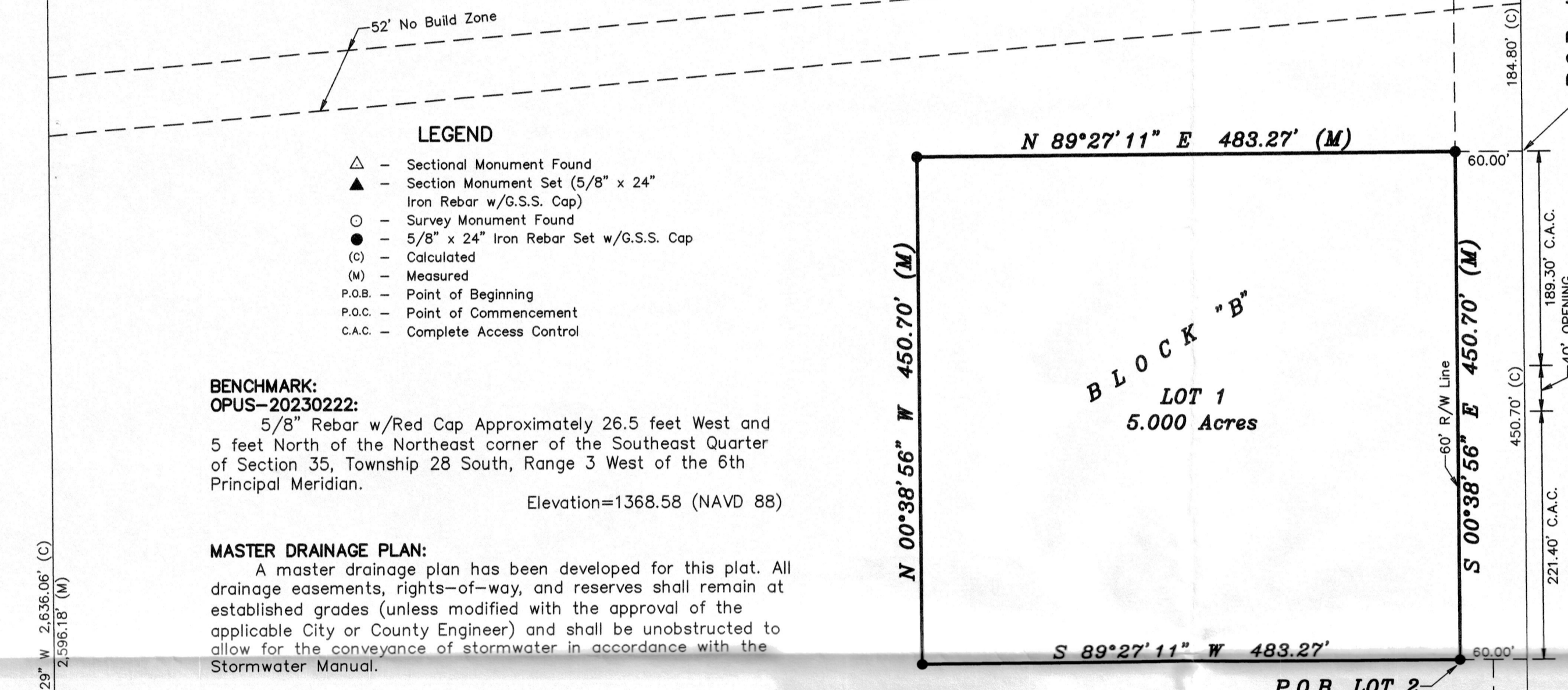
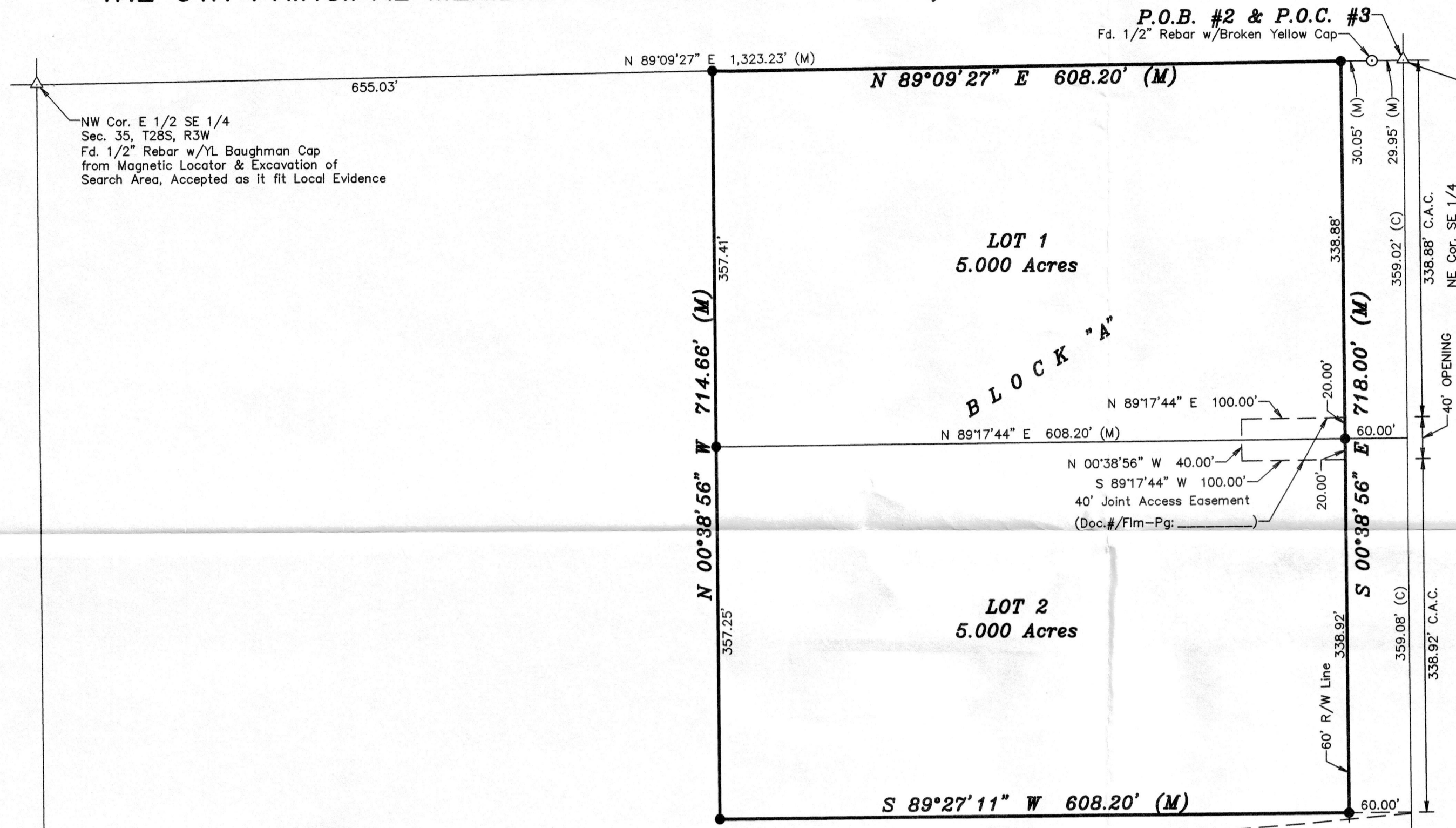
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this _____ day of _____, 20____

Peter F. Meitzner, First District _____ Chairman

ATTEST:

Kelly B. Arnold _____ County Clerk



CITY HALL - ENGINEERING
MAIL STOP 1-71
Jrc/af/Rosaz
FOR YOUR FILES

FINAL TRACING RECD
RECEIVED NOV 16 2023

TRANSFER OF RECORD
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS
Entered on transfer record on this _____ day of _____, 20____
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 Doc/Film# _____
Tonya E. Buckingham _____ Register of Deeds
Kenly Zehring _____ Deputy Register of Deeds

FINAL PLAT (ONE-STEP) ALLEE ESTATES SEDGWICK COUNTY, KANSAS
Prepared By: Garber Surveying Service, P.A.
HUTCHINSON 2908 North Plum St. 67502
Branch Offices: MANHATTAN Ph. 785-320-4810
MCPIERSON Ph. 620-241-4441 NEWTON Ph. 316-283-5053
SALINA Ph. 785-404-6302 WICHITA Ph. 316-266-9933
Drawn By: EWS Scale: 1"=100' Date of Field Work: April 13, 2023 Job No:
Checked By: DEG Date: 11/15/2023 Sheet 1 of 1 Sheet(s) G2023-222