

FINAL PLAT
MARGIE CONYAC ADDITION
AN ADDITION TO SEDGWICK COUNTY, KANSAS.

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, THE UNDERSIGNED, LICENSED PROFESSIONAL SURVEYOR IN KANSAS, DO HEREBY CERTIFY THAT UNDER MY SUPERVISION, THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED BY CERTIFIED ENGINEERING DESIGN, P.A., ON OR ABOUT OCTOBER 11, 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:

A tract in the Southwest Quarter of Section 4, Township 27 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas described as:

COMMENCING at the Southeast Corner of said Southwest Quarter; THENCE S89°10'00"W, along the South line of said Southwest Quarter, 500 feet to the point of BEGINNING; THENCE continuing S89°10'00"W along the South line of said Southwest Quarter, 363.00 feet; THENCE N01°44'17"W parallel with the East line of the Southwest Quarter, 600.00 feet; THENCE N89°10'00"E parallel with the South line of said Southwest Quarter, 363.00 feet; THENCE S01°44'17"E parallel with the East line of said Southwest Quarter, 600.00 feet to the point of BEGINNING, subject to any easements and/or right(s) of way of record.

ALL PUBLIC EASEMENTS AND DEDICATIONS BEING VACATED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

LOGAN J. MILLS, PS #1700
CERTIFIED ENGINEERING DESIGN, P.A.

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, BLOCK, AND STREET TO BE KNOWN AS "MARGIE CONYAC 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. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. 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 UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE IN ACCORDANCE WITH THE STORMWATER MANUAL.

MARGIE K. CONYAC REVOCABLE
TRUST DATED JANUARY 27, 2006

MARGIE K. CONYAC, TRUSTEE

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF ____ 20____, BY MARGIE K. CONYAC, TRUSTEE.

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "MARGIE CONYAC 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 _____
ROBERT DOOL, CHAIR

ATTEST: _____
SCOTT A. WADLE, SECRETARY

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
RYAN BATY, FOURTH 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
TRICIA L. ROBELLO, PS #1246

SURVEYOR:
CERTIFIED ENGINEERING DESIGN, P.A.
1935 W. MAPLE
WICHITA, KANSAS 67213
(316) 262-8808

OWNER:
MARGIE K. CONYAC REVOCABLE
TRUST DATED JANUARY 27, 2006
3610 N. 263RD W.
ANDALE, KS 67001

NOTE: BOUNDARY SURVEY COMPLETED BY CERTIFIED ENGINEERING DESIGN, P.A., ON OR ABOUT OCTOBER 11, 2023.

BENCHMARK:
BRASS USGS DISC ON THE EAST END OF THE NORTH HUBGAARD OF AN RCB LOCATED APPROX. 80 FT WEST OF THE INTERSECTION OF 279TH AND 21ST.
ELEV. = 1522.94 (NAVD88)

CERTIFIED ENGINEERING DESIGN, P.A.

CED 1935 WEST MAPLE STREET SHEET 1
WICHITA, KANSAS 67213 TOTAL 1
PH: (316) 262-8808
FAX: (316) 262-1669

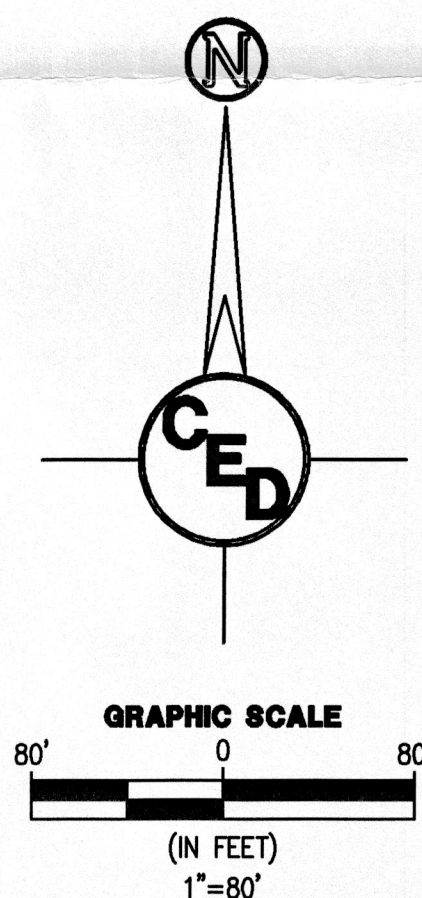
NW COR. SW 1/4
SEC. 4, T27S, R3W
FD. 1/4" PIPE

N88° 59' 43"E 2640.40' (M)

NE COR. SW 1/4
SEC. 4, T27S, R3W
FD. 1/4" PIPE

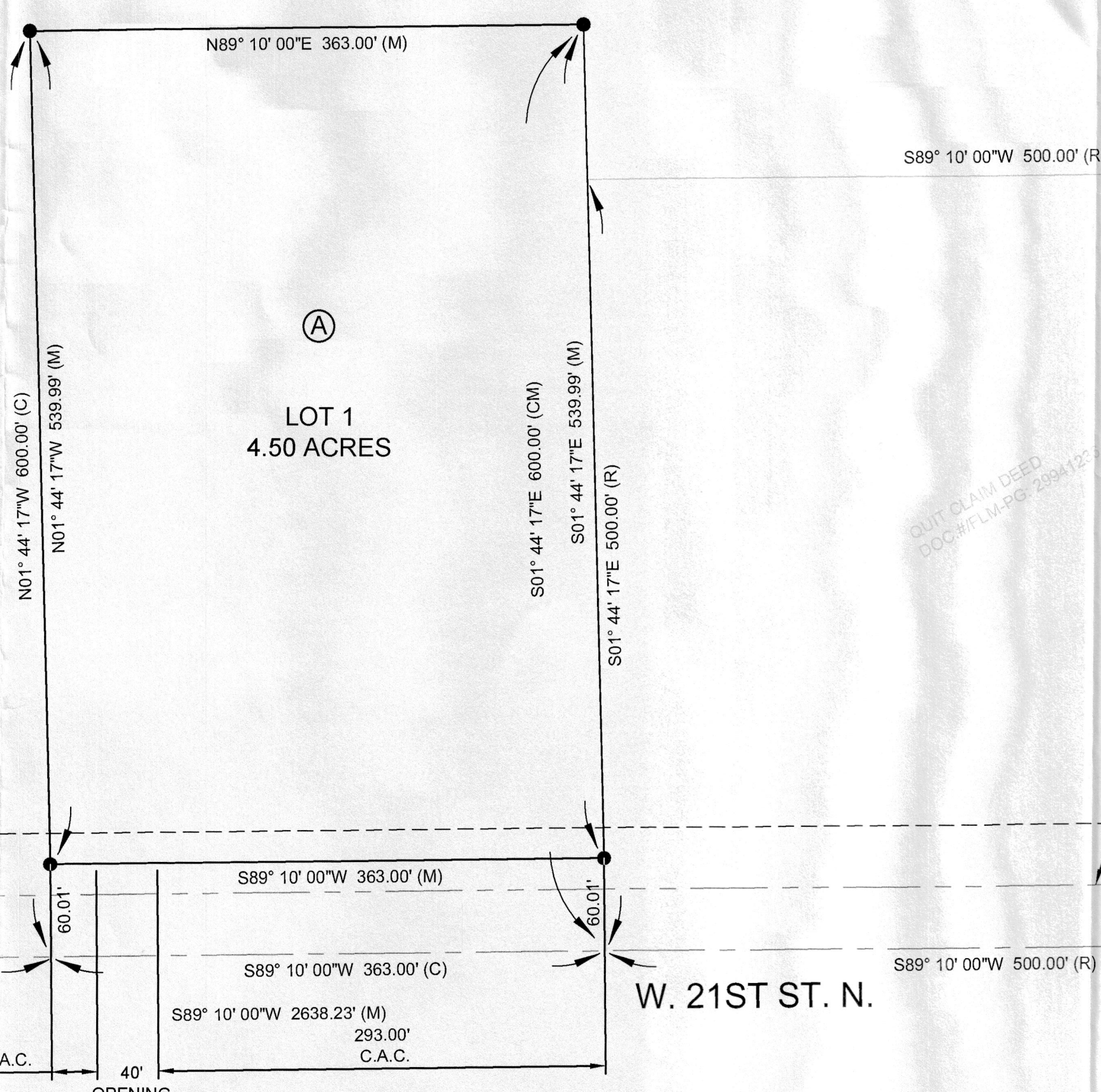
N01° 47' 19"W 2579.13' (M)

N. 279TH ST. W.



LEGEND:

- △ - FOUND SECTION CORNER AS NOTED
- - 3/8" REBAR W/ "CED" CAP (SET)
- C.A.C. - COMPLETE ACCESS CONTROL
- (M) - MEASURED
- (R) - RECORD
- (C) - CALCULATED



S01° 44' 17"E 2686.99' (M)

N01° 44' 17"W 500.00' (R)

QUIT CLAIM DEED
DOC #114,467,228/1122

EXISTING 40' WIDE CITY OF
WICHITA WATER EASEMENT
BOOK 533 PAGE 579

EXISTING 40' R/W
(BK. 389, PG. 71)

EXISTING 40' R/W
(BK. 389, PG. 71)

S89° 10' 00"W 1775.23' (C)

60.01'

S89° 10' 00"W 363.00' (M)

S89° 10' 00"W 363.00' (C)

S89° 10' 00"W 500.00' (R)

S89° 10' 00"W 2638.23' (M)

293.00'
C.A.C.

W. 21ST ST. N.

SE COR. SW 1/4
SEC. 4, T27S, R3W
FD. 2 1/4" ALUMINUM CAP