

Arceli Rosas
FOR YOUR FILES

COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)
I HEREBY CERTIFY THAT THIS SURVEY 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, PS #1246
DEPUTY COUNTY SURVEYOR, SEDGWICK COUNTY, KANSAS

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "LOVINLIFE", AN ADDITION TO SEDGWICK COUNTY, KANSAS HAS BEEN APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 20____.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

ROBERT DOOL, CHAIR

SCOTT A. WADLE, SECRETARY

COUNTY COMMISSIONER'S CERTIFICATE

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 20____.

PETER F. MEITZNER, FIRST DISTRICT

ATTEST:

KELLY B. ARNOLD, COUNTY CLERK

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 20____.

KELLY B. ARNOLD, COUNTY CLERK

REGISTER OF DEEDS

STATE OF KANSAS, CITY OF WICHITA) SS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ (A.M.) (P.M.), ON THIS _____ DAY OF _____, 20____.

TONYA BUCKINGHAM, REGISTER OF DEEDS

KENLY ZEHRING, DEPUTY

SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, LLOYD P. DORZWEILER, A LICENSED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED ON THIS _____ DAY OF _____, 20____, 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:

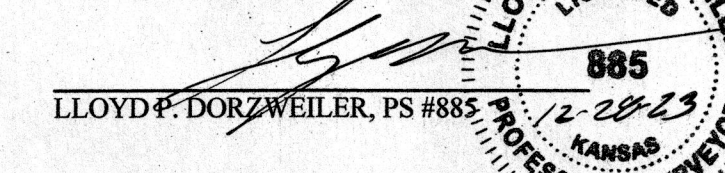
ORIGINAL DESCRIPTIONS:

PARCEL 1:
BEGINNING AT A POINT 40 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, THENCE WEST 410 FEET; NORTH 320 FEET; EAST 410 FEET; THENCE SOUTH TO BEGINNING.

PARCEL 2:
A PORTION OF THE SOUTHWEST QUARTER OF 2, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE S 89°48'27" W (BASIS OF BEARING IS NAD 83 GRID KANSAS SOUTH ZONE) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 450 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING S 89°48'27" W ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 98 FEET; THENCE N 00°55'38" W PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 280 FEET; THENCE N 50°29'46" E, 132.58 FEET; THENCE N 89°48'27" E PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 404.35 FEET, SAID POINT BEING 40 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE S 00°55'38" E PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 44 FEET; THENCE S 89°48'27" W PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 410 FEET; THENCE S 00°55'38" E PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 320 FEET TO THE POINT OF BEGINNING.

PLAT DESCRIPTION:
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°48'27" W (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 40.00 FEET; FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°48'27" W ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 508.00 FEET; THENCE NORTH 00°55'38" WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 280.00 FEET; THENCE NORTH 50°29'46" EAST 132.58 FEET; THENCE NORTH 89°48'27" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 404.35 FEET, SAID POINT BEING 40.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°55'38" EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 364.00 FEET TO THE POINT OF BEGINNING.

EXISTING PUBLIC EASEMENTS AND DEDICATIONS ARE BEING VACATED BY VIRTUE OF K.S.A. 12-512B AS AMENDED.



OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, A BLOCK AND A STREET UNDER THE NAME OF "LOVINLIFE", AN ADDITION TO SEDGWICK COUNTY, KANSAS.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ACCESS CONTROLS SHALL BE AS DEPICTED ON THE FACE OF THE PLAT AND ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

THE OWNERS OF LOTS 1, 2 AND 3 SHALL SHARE A JOINT DRIVEWAY WITHIN THE JOINT ACCESS EASEMENT AS SHOWN HEREON. THE RESPONSIBILITY AND COSTS OF THE MAINTENANCE SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF LOTS 1, 2 AND 3.

A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER.

CHAD R. DEAN LIVING TRUST

CHAD R. DEAN, TRUSTEE

NOTARY CERTIFICATE

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY CHAD R. DEAN, TRUSTEE OF THE CHAD R. DEAN LIVING TRUST.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MORTGAGE CERTIFICATE

WE THE UNDERSIGNED, HOLDERS OF MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THIS PLAT OF "LOVINLIFE", AN ADDITION TO SEDGWICK COUNTY, KANSAS.

TYLER MUNGER, VICE PRESIDENT
CONSUMER UNDERWRITING MANAGER
FIDELITY BANK, N.A. | OKLAHOMA FIDELITY BANK

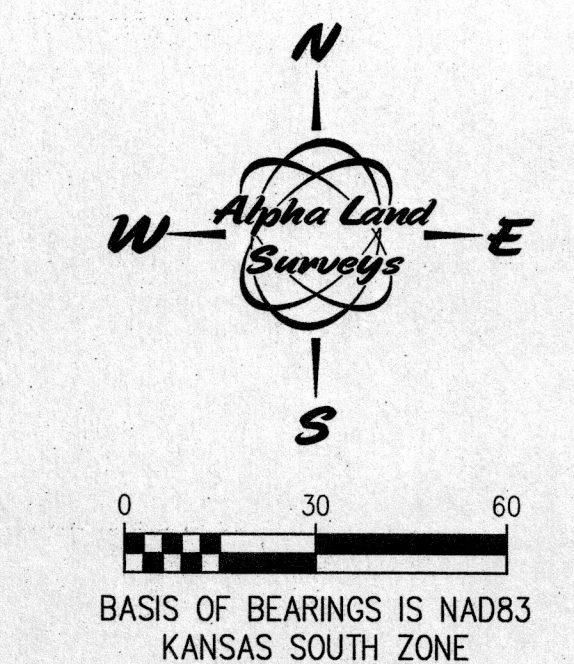
STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, TYLER MUNGER, VICE PRESIDENT, CONSUMER UNDERWRITING MANAGER, FIDELITY BANK, N.A. | OKLAHOMA FIDELITY BANK

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

FINAL TRACING REC'D
RECEIVED JAN 02 2024



MINIMUM PAD ELEVATIONS	
LOT NUMBER	PAD ELEVATION
1	1352.5 (NAVD88)
2	1352.5 (NAVD88)
3	1352.5 (NAVD88)

ELEVATIONS FOR LOWEST OPENING INTO STRUCTURES.

FINAL PLAT
LOVINLIFE
AN ADDITION TO, SEDGWICK COUNTY, KANSAS.



SW CORNER SW 1/4 SECTION 2, T26S, R1W FOUND 1/2"x24" REBAR WITH PLASTIC CAP STAMPED "ALPHA CLS-184" AT SURFACE

SE CORNER SW 1/4 SECTION 2, T26S, R1W FOUND "X" CUT ON LIMESTONE FROM TIES AT K.S.H.S. SET 1/2"x24" REBAR WITH PLASTIC CAP STAMPED "ALPHA CLS-184" AT SURFACE

BENCH MARKS

VERTICAL DATUM (NAVD88):
ELEVATION BASED UPON GPS OBSERVATION SUBMITTED TO NATIONAL GEODETIC SURVEY & PROCESSED THROUGH OPUS SOFTWARE.

SITE BENCHMARK 1: (SBM1)
SHOT TOP OF CORRUGATED METAL PIPE AT THE WEST ENTRANCE APPROXIMATELY 21.7 FEET SOUTH AND 240.3 FEET WEST FROM THE SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION=1350.65 (NAVD88)

SITE BENCHMARK 2: (SBM2)
SHOT RAIL ROAD SPIKE IN POWER POLE APPROXIMATELY 60.2 FEET SOUTH AND 39.1 FEET EAST FROM THE SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION=1351.94 (NAVD88)

FLOOD NOTE

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" OTHER AREAS OF FLOOD HAZARD: (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE), ZONE "X" OTHER AREAS OF FLOOD HAZARD: (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND ZONE "X" OTHER AREAS: (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS, COMMUNITY PANEL NUMBER 20173C0192G. EFFECTIVE DATE DECEMBER 22, 2016.

LEGEND OF SYMBOLS & ABBREVIATIONS

△	SECTION SUBDIVISION CORNER FOUND	SQ.	SQUARE
○	FOUND 1/2" REBAR UNKNOWN ORIGIN	FT.	FEET
●	SET 1/2" REBAR WITH CAP STAMPED "ALPHA CLS-184"	VOL.	VOLUME
▲		PG.	PAGE
N.	NORTH	O.R.	OFFICIAL RECORD
S.	SOUTH	C.	CALCULATED RECORD
E.	EAST	M.	MEASURED
W.	WEST	R/W	RIGHT OF WAY
°	DEGREES	POB	POINT OF BEGINNING
'	FEET OR MINUTES	SBM	SITE BENCHMARK
"	INCHES OR SECONDS	K.S.H.S.	KANSAS STATE HISTORICAL SOCIETY
		C.A.C.	COMPLETE ACCESS CONTROL

Alpha Land Surveys, Inc.
102 EAST 4TH AVENUE
HUTCHINSON, KANSAS 67501
PH: (620) 728-0012 FAX: (620) 728-0413

SURVEY DATE: 08/14/2021	PLOT DATE: 11/08/2022
DRAWN BY: RB	PROJ. NO.: 210005P
CHECKED BY: LPD	SHEET 1 OF 1