

West Valley Addition Sedgwick County, Kansas

Part of the NW 1/4, Section 35, Township 25 South, Range 1 West



State of Kansas }
County of Sedgwick } SS

I, Keith A. Severns, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 20th day of December, 2023 and the accompanying preliminary plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

State of Kansas }
County of Sedgwick } SS

This plat of West Valley Addition, Sedgwick County, Kansas has been submitted to and approved by the Board of County Commissioners of Sedgwick County, Kansas. On this _____ day of _____, 2024.

Ryan Baty, Fourth District, Chairman

Attest: Kelly B. Arnold, County Clerk

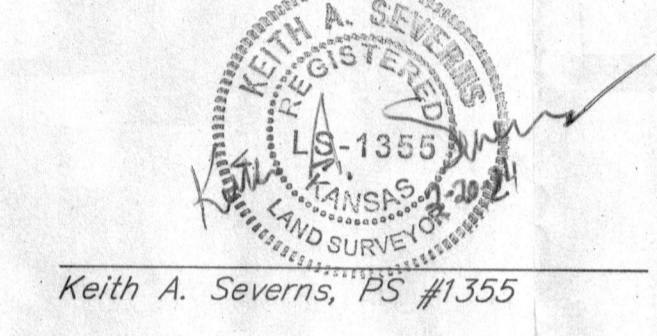
Entered on transfer record this _____ day of _____, 2024.

Kelly B. Arnold, County Clerk

LEGAL DESCRIPTION

The North 1/2 of the Northwest 1/4 of Section 35, Township 25 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, lying South of County Road No. 598, EXCEPT beginning at the Southeast corner of the said Northwest 1/4, thence West 766.5 feet, thence North 2428.18 feet to the South line of Railroad right-of-way, thence Southeasterly along the South line of the Railroad right-of-way to East line of the Northwest 1/4, thence South 2118.2 feet to the point of beginning, ALSO EXCEPT that part constituting the Little Arkansas River Floodway pursuant to Condemnation Case A-34049.

All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b as amended.



Keith A. Severns, PS #13555

State of Kansas }
County of Sedgwick } SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this day of _____, 2024, at _____ o'clock _____ M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Chief Deputy

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots and a Block to be known as West Valley Addition to Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. 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 of storm water in accordance to the Stormwater Manual, FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Any relocation or removal of any existing Every service shall be done at the applicants expense. Access controls are hereby granted to the appropriate governing body as indicated on the face of the plat. 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.

By: Matthew W Anderson 2/23/24
Matthew W. Anderson, Date
Owner, Mastin Investments LLC

State of Kansas }
County of Sedgwick } SS

This instrument was acknowledged before me on this 23rd day of February, 2024, by MASTIN INVESTMENTS LLC

Notary Public

My Commission Expires: 12/25/2025

By: Casey Carlson
Casey Carlson, Vice President, The Halstead Bank

State of Kansas }
County of Sedgwick } SS

This instrument was acknowledged before me on this 26th day of February, 2024, by Casey Carlson, Vice President, The Halstead Bank.

Notary Public

My Commission Expires: 12/25/2025

State of Kansas }
County of Sedgwick } SS

This plat of West Valley Addition, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 2024.

Robert Dool, Chair

Scott A. Wadle, Secretary

- LEGEND**
- (M) - Measured
 - (P) - Platted
 - (D) - Described
 - (C) - Calculated
 - (CM) - Calculated Measured
 - ⊕ - Set 1/2" REBAR (KEMPA)
 - - Found Magnail (Garber)
 - ▲ - Found PK Nail in Peak of Stone
 - - Found 1" Iron Pipe
 - - 3/8" x 24" Iron Rebar (Garber) - per KWH3 Plat
 - ▲ - Section Monument 3/8" x 24" Iron Rebar (Garber) - per KWH3 Plat
 - ⊙ - Calculated Point
 - ⊗ - Found Sedgwick County Disc
 - (C.A.C.) - Complete Access Control
- Benchmarks:**
- BM#1: Magnail located approx. 25.8' North and 36.5' East of the Northeast Corner of West Valley Addition Elev. = 1352.80 (NAVD88)

