

# FINAL PLAT (ONE-STEP)

## GENTRY ADDITION

A SUBDIVISION OF THE WEST 400 FEET OF THE SOUTH 1,089 FEET OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN IN SEDGWICK COUNTY, KANSAS

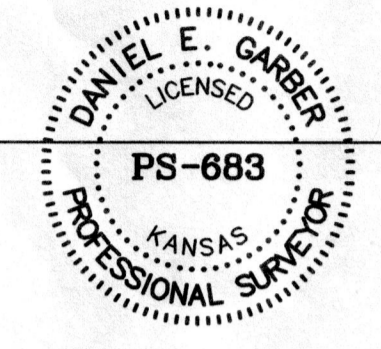
### LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, Professional Land Surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on June 23, 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:

A portion of the Northwest Quarter of Section 5, Township 25 South, Range 1 East of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on October 3, 2023 as follows:

Beginning at the Southwest corner of the Northwest Quarter of Section 5, Township 25 South, Range 1 East of the 6th Principal Meridian; thence with a bearing North 02°37'05" West 399.83 feet (400 feet record); thence North 88°52'33" East 399.83 feet (400 feet record); thence South 02°37'24" East 1,089.22 feet (1089 feet record) to the South line of said Northwest Quarter; thence South 88°51'13" West along the South line of said Northwest Quarter 399.92 feet (400 feet record) to the point of beginning containing **9.996 Acres**.

Date: February 9, 2024



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 "GENTRY 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 \_\_\_, 20\_\_\_.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

By \_\_\_\_\_, Chair  
Robert Dool  
ATTEST:  
\_\_\_\_\_, Secretary  
Scott A. Wadle

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\_\_\_.  
\_\_\_\_\_, Chairman  
Ryan Baty - Fourth District

ATTEST:  
\_\_\_\_\_, County Clerk  
Kelly B. Arnold

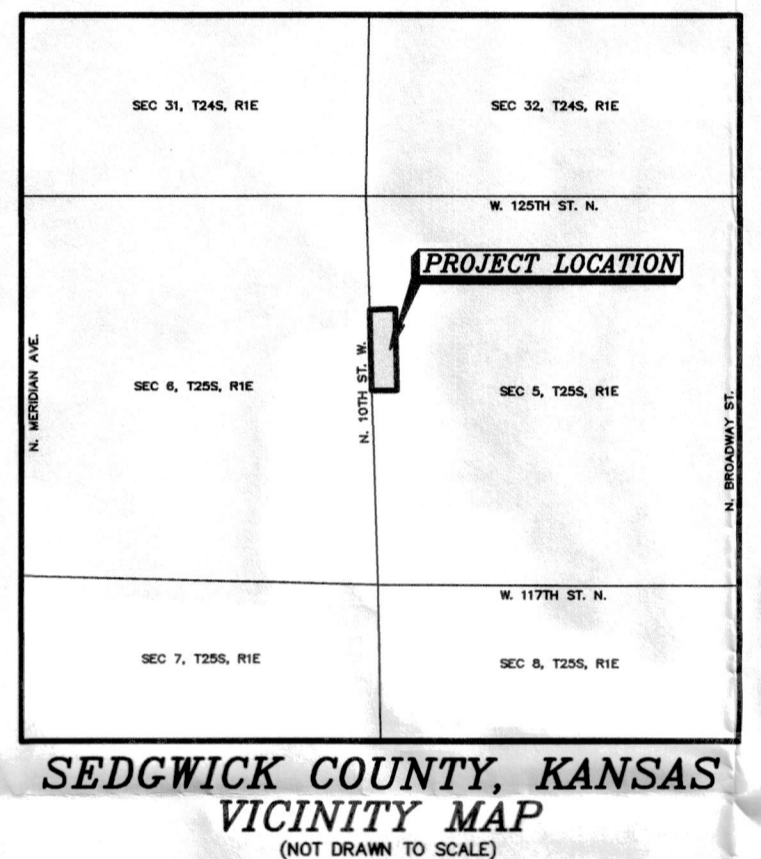
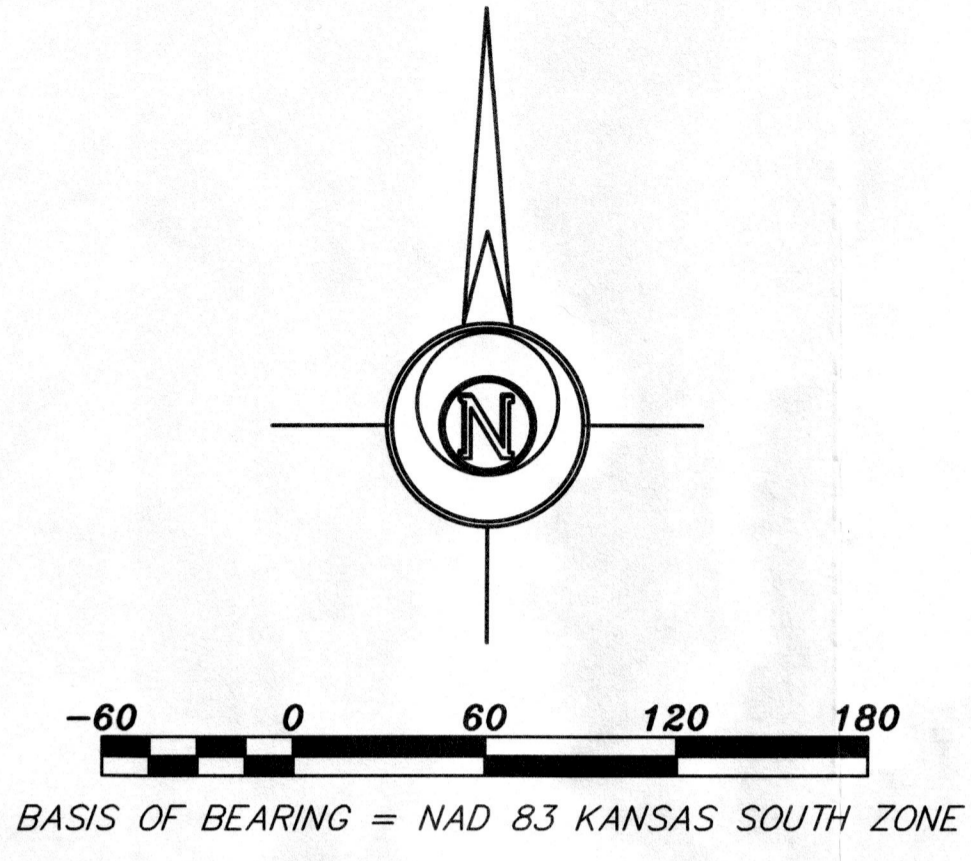
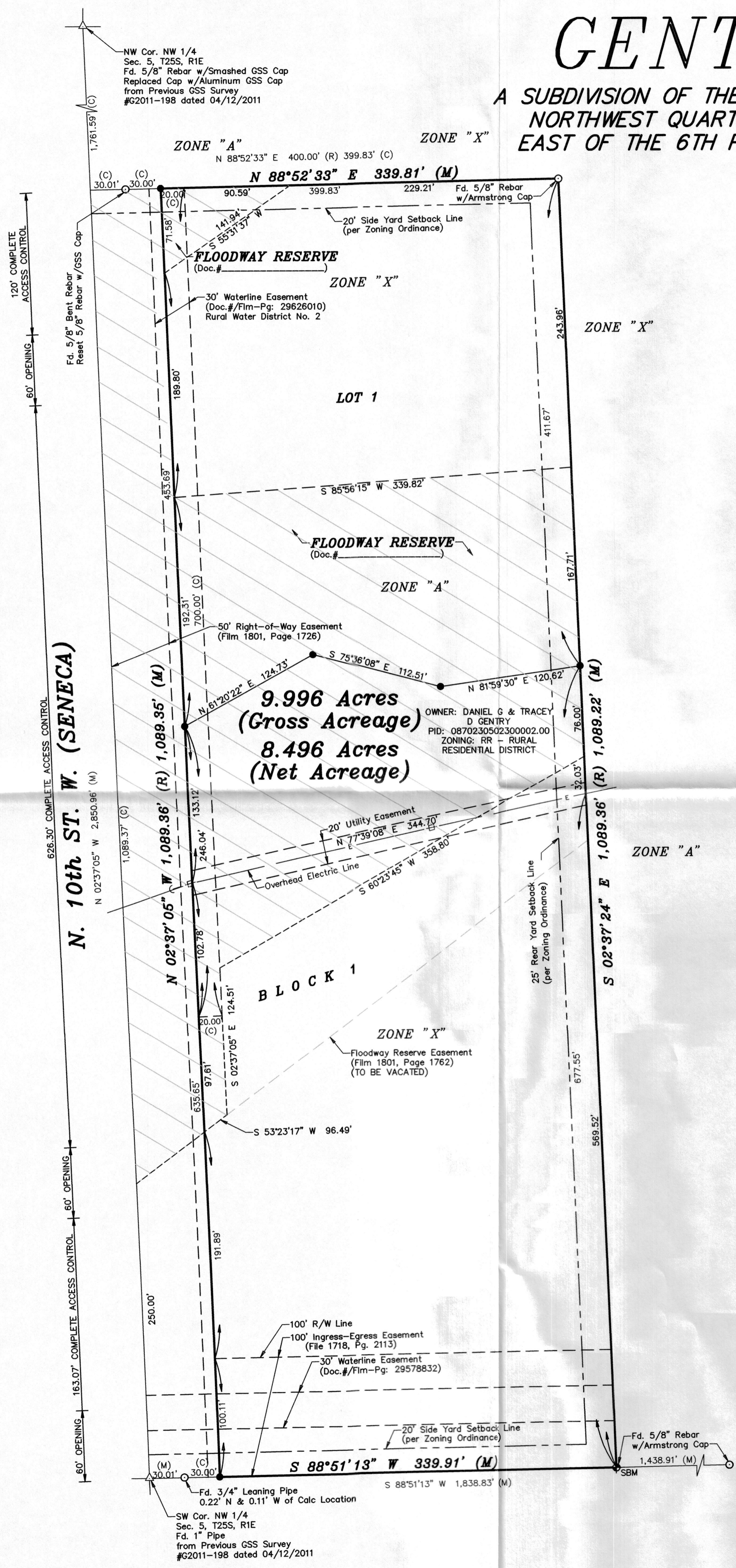
REGISTER OF DEEDS CERTIFICATE  
STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

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 Page \_\_\_\_\_.

\_\_\_\_\_, Register of Deeds  
Tonya E. Buckingham  
\_\_\_\_\_, Deputy Register of Deeds  
Kenly Zehring

TRANSFER OF RECORD  
STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

Entered on transfer record on this \_\_\_ day of \_\_\_, 20\_\_\_.  
\_\_\_\_\_, County Clerk  
Kelly B. Arnold



**CLOSURE TABLE**  
NORTHING: 0.00088  
EASTING: 0.00692  
PRECISION: 2,858.25/0.0070 = 1:408,325.71

**LOT 1 CLOSURE TABLE**  
NORTHING: -0.00684  
EASTING: -0.00462  
PRECISION: 1,563.02/0.0083 = 1:188,316.87

**LOT 2 CLOSURE TABLE**  
NORTHING: -0.00226  
EASTING: 0.01200  
PRECISION: 2,010.96/0.0122 = 1:164,832.79

**LEGEND**

- △ - Sectional Monument Found
- - Survey Monument Found
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- ⊕ - Benchmark
- ⊙ - Fence
- ⊖ - Power Pole
- ⊙ - Guy Anchor
- (C) - Calculated
- (M) - Measured
- (R) - Record measurement
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

### 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 into the accompanying plat into Lots and a Block under the name of "GENTRY ADDITION", Sedgwick County, Kansas; that all easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; 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. Existing public easements and dedications being vacated by virtue of K.S.A. 212-512b, as amended. Minimum pad elevations have been established as shown on the accompanying plat. Complete access control except one opening is hereby granted along North 10th Street West (Seneca).

Daniel G. Gentry \_\_\_\_\_ Tracey D. Gentry \_\_\_\_\_

### 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 Daniel G. Gentry and Tracey D. Gentry 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

### MORTGAGE HOLDER AGREEMENT

We, Intrust Bank of Newton, Kansas, holders of a mortgage on the above described property, do hereby consent to the plat "GENTRY ADDITION", Sedgwick County, Kansas.

Intrust Bank, Newton  
\_\_\_\_\_  
Brittany Stevens, Community Lender

### NOTARY CERTIFICATE

STATE OF KANSAS }  
COUNTY OF HARVEY } 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 Brittany Stevens, Community Lender at Intrust Bank of Newton, and acknowledged that they are the designated agent of Intrust Bank of Newton, who is known to me to be the same person 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

**FINAL PLAT (ONE-STEP)**  
Description: **GENTRY ADDITION**  
**SEDGWICK COUNTY, KANSAS**

Prepared By: **Garber Surveying Service, P.A.**

**GSS HUTCHINSON**  
2908 North Plum St. 67502  
Ph. 620-665-7032  
(Main Office)

BRANCH OFFICES:  
MANHATTAN Ph. 785-320-4810  
MCPHERSON Ph. 620-241-4441  
NEWTON Ph. 316-283-5053  
SALINA Ph. 785-404-6302  
WICHITA Ph. 316-260-9933

Drawn By: CDS Scale: 1"=60' Date of Field Work: June 23, 2023 Job No:  
Checked By: DEG Date: 02/09/2024 Sheet 1 of 1 Sheet(s) **G2023-373**