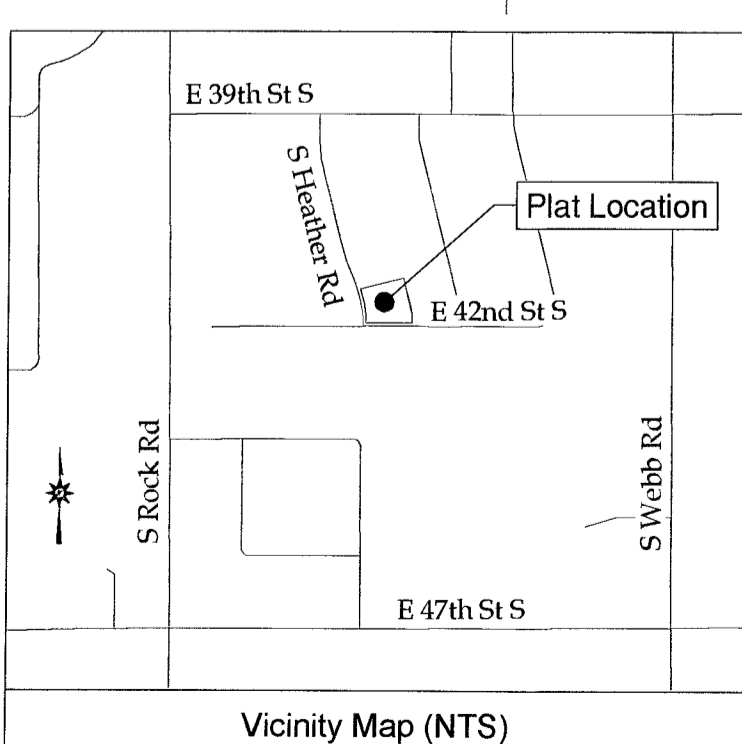
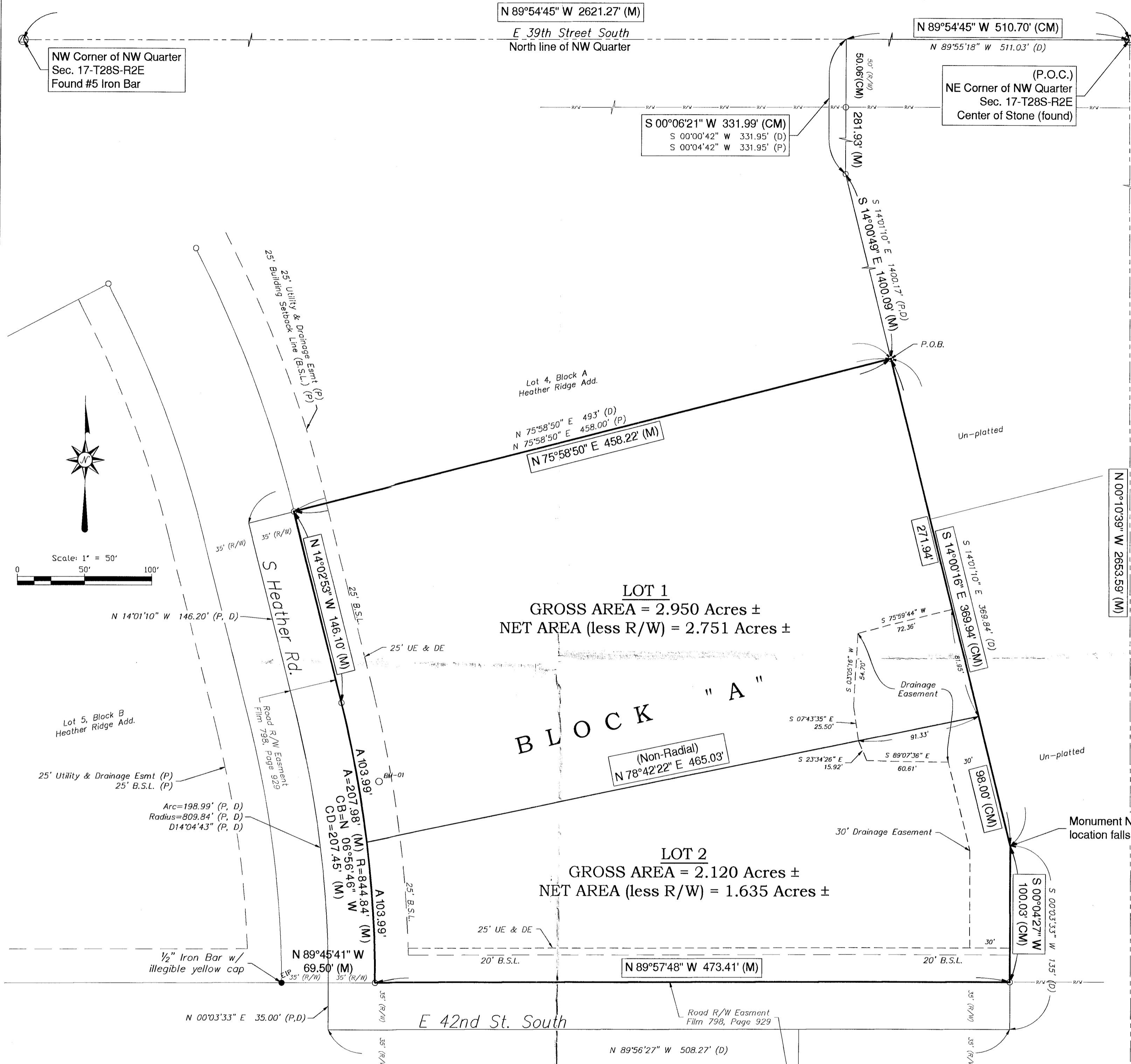


FINAL PLAT OF FULTON SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 17-T28S-R2E 6TH P.M., SEDGWICK COUNTY, KANSAS.

CITY HALL - ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES

FINAL TRACING REC'D
RECEIVED JUN 28 2024



Legend:

- WS #4x24" Iron Pin w/ "Merestone CLS-175" Cap
- 1/2" Iron Pipe (origin uncertain)
- FIP Iron Bar as noted
- BM Benchmark
- (P) Per Heather Ridge Addition
- (M) Measured
- (CM) Calc'd from Measured per Deed (as described)
- (D) Building Setback Line
- (B.S.L.) Utility Easement
- (UE) Drainage Easement
- (DE)

SURVEY NOTES:

- Date of Preparation: June 24th, 2024.
- Date of Topography: April, 2024.
- A drainage plan has been developed for this subdivision. 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 stormwater in accordance with the stormwater Manual.

PROJECT NUMBER
24-04450
SHEET
1 OF 1

BENCHMARK INFO

- Site Benchmark (BM-01) is a "T-POST" set 50' East of the CL of Heather Rd and 180' North of CL of 42nd St. South, said BM has an OPUS derived elevation of 1378.82' (NAVD88).

Basis of Bearings:
The North line of Subject Tract being measured as North 75°58'50" East. Distances shown hereon are in U.S. Survey Feet.

CERTIFICATE OF SURVEY

I, Todd P. Hornbaker, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "FULTON SUBDIVISION", Sedgwick County, Kansas, surveyed in April of 2024. The accompanying final plat was prepared based on that survey. All the survey monuments and benchmarks shown on the plat actually exist, and to the best of my knowledge and belief their positions are correctly shown.

BOUNDARY DESCRIPTION
Part of the Northwest Quarter of Section 17, Township 28 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, Commencing at the Northeast Corner of said Northwest Quarter, then N 89 degrees 55' 18" W, along the North line of said Northwest Quarter, 511.03 feet; thence S 00 degrees 00' 42" W, 331.95 feet; thence S 14 degrees 01' 10" E, 1400.17 feet for a Point of Beginning; thence S 14 degrees 01' 10" E, 369.84 feet; thence S 00 degrees 03' 33" W, 135 feet to a point 470 feet North of the South line of said Northwest Quarter; thence N 89 degrees 56' 27" W, 508.27 feet; thence N 00 degrees 03' 33" E, 35 feet to the P.C. of a curve to the left, having a radius of 809.84 feet and a central angle of 14 degrees 04' 43"; thence Northerly along said curve 198.99 feet to the P.T. of said curve; thence N 14 degrees 01' 10" W, 146.20 feet; thence N 75 degrees 58' 50" E, 493 feet to the Point of Beginning, EXCEPT the South 35 feet and Westerly 35 feet thereof for road as established on Film 798, Page 929.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

Todd P. Hornbaker, P.S. #1532
Merestone Surveying LLC, (CLS-179)

COUNTY SURVEYOR'S CERTIFICATE

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2024.

Tricia L. Robello, P.S. 1246
Deputy County Surveyor, Sedgwick County, Kansas

OWNER'S CERTIFICATE AND DEDICATION

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block and Streets, to be known as "FULTON SUBDIVISION", Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit conveyance of surface drainage. The streets are hereby dedicated to and for the use of the public. Access controls, if any, shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision.

Virgil Fulton, Owner
Cheryl Fulton, Owner

State of Kansas, County of Sedgwick, SS)
This instrument was acknowledged before me on this _____ day of _____, 2024, by Virgil Fulton and Cheryl Fulton, as Husband and Wife.

_____, Notary Public
My commission expires: _____

PLANNING COMMISSION CERTIFICATE

This plat of "FULTON SUBDIVISION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2024.
Wichita-Sedgwick County Metropolitan Area Planning Commission

By _____, MAPC Chair
Robert Dool
ATTEST: _____, Secretary
Scott A. Wadle

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, if any, accepted by the Wichita City Council of the City of Wichita, Kansas, this _____ day of _____, 2024.

At the Direction of the City Council
_____, Mayor, City of Wichita
Lily Wu
ATTEST: _____, City Clerk
Jamie Buster

BOARD OF COUNTY COMMISSIONERS

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2024.

_____, Chair
Ryan Baly, Fourth District
ATTEST: _____, County Clerk
Kelly B. Arnold

TRANSFER RECORD

Entered on transfer record this _____ day of _____, 2024.
_____, 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 _____ a.m. - p.m., on the _____ day of _____, 20____.

_____, Register of Deeds
Toyna Buckingham
_____, Deputy
Kenly Zehring

FULTON SUBDIVISION

Merestone Surveying LLC
216 West Rosewood Street
Rose Hill, KS 67133
P:316-425-7770 F:316-425-7773

Drawing Name: K:\CAD\Subdivisions\24-04-450 Fulton Subdivision\DWG\24-04-450 Fulton CSF Subd.dwg