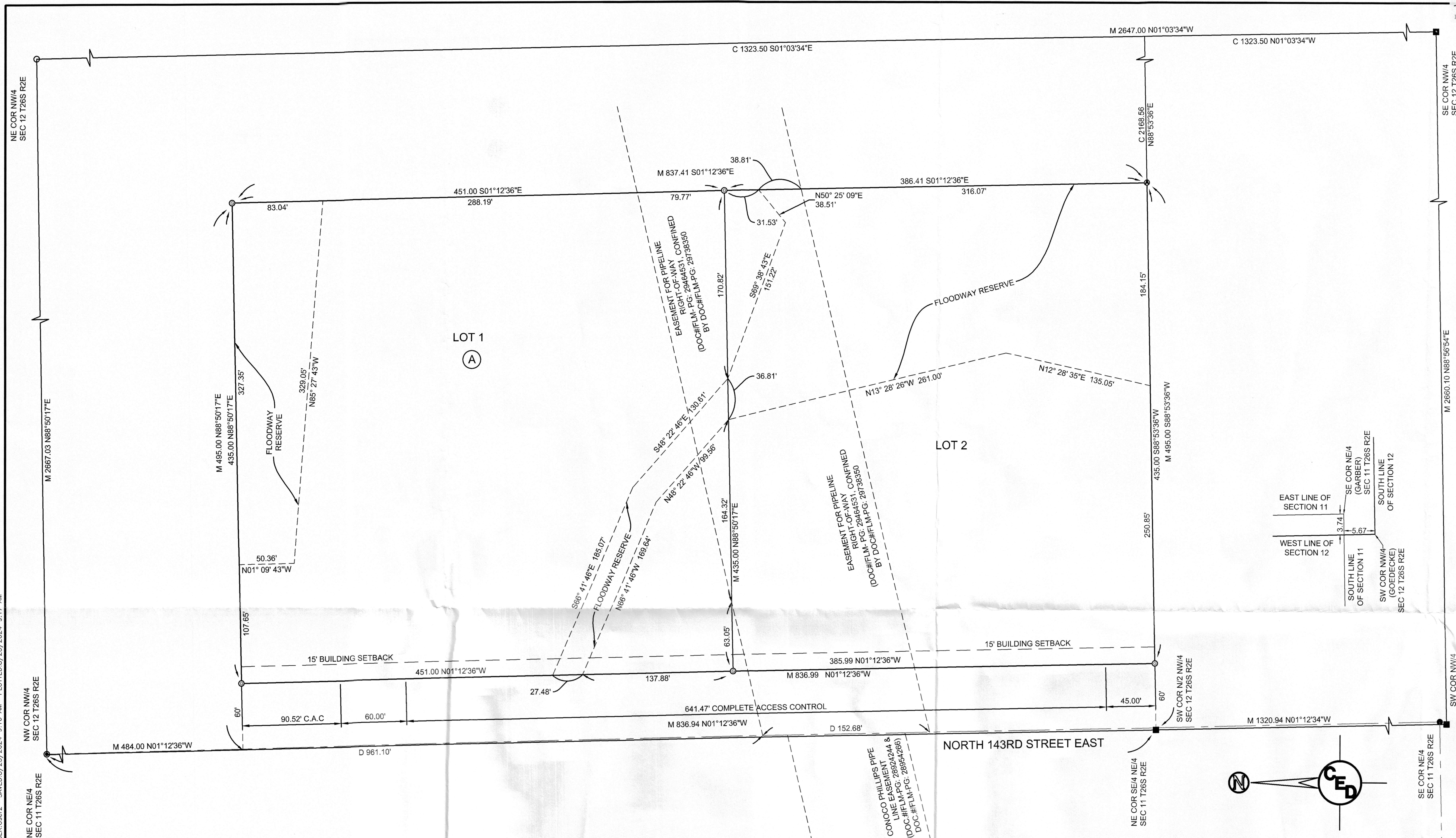


# FINAL PLAT SAPPHIRE ESTATES

A PORTION OF THE WEST 1/2 OF  
 THE NORTHWEST QUARTER OF SECTION  
 12, TOWNSHIP 26 SOUTH, RANGE 2  
 EAST OF THE 6TH PRINCIPAL  
 MERIDIAN, SEDGWICK COUNTY, KANSAS



**OWNER'S CERTIFICATE AND DEDICATION**  
 STATE OF KANSAS) SS  
 SEDGWICK COUNTY) SS

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO LOTS, BLOCK, AND STREET TO BE KNOWN AS "SAPPHIRE ESTATES", 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. MINIMUM PAD ELEVATIONS FOR LOWEST OPENING ARE SHOWN IN THE ACCOMPANYING TABLES. 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. THE FLOODWAY RESERVE IS HEREBY RESERVED FOR FLOODWAY PURPOSES AND SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 AND 2, BLOCK A, UNTIL SUCH TIME AS THE APPROPRIATE GOVERNING BODY ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENTS NO THE DRAINAGE. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED ON OR WITHIN SAID FLOODWAY RESERVE. NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR ANY OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE ENGINEER FOR SAID 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.

RYAN A. DEFFENBAUGH  
 STATE OF KANSAS) SS  
 SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_, BY RYAN A. DEFFENBAUGH.

SEAL OR STAMP \_\_\_\_\_, NOTARY PUBLIC  
 MY APPOINTMENT EXPIRES: \_\_\_\_\_  
 RUBEN J. GOMEZ JR  
 MARY GOMEZ

STATE OF KANSAS) SS  
 SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_, BY RUBEN J. GOMEZ JR AND MARY GOMEZ, HUSBAND AND WIFE.

SEAL OR STAMP \_\_\_\_\_, NOTARY PUBLIC  
 MY APPOINTMENT EXPIRES: \_\_\_\_\_

**MORTGAGE HOLDERS**  
 WE, MERITRUST CREDIT UNION, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "SAPPHIRE ESTATES".  
 MERITRUST CREDIT UNION  
 JOLEY RILEY, SVP CHIEF RETAIL OFFICER

STATE OF KANSAS) SS  
 SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_, BY \_\_\_\_\_.

SEAL OR STAMP \_\_\_\_\_, NOTARY PUBLIC  
 MY APPOINTMENT EXPIRES: \_\_\_\_\_

**OWNERS:**  
 ADAM & RACHEL PHILLIPS  
 7120 N 143RD ST E  
 WICHITA, KS 67228

**SURVEYOR:**  
 ARMSTRONG LAND SURVEY, P.A.  
 1801 E. HARRY ST.  
 WICHITA, KANSAS 67211  
 (316) 263-0082

NOTE: BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A. ON OR ABOUT NOVEMBER 15, 2023.

**CERTIFIED ENGINEERING DESIGN, P.A.**  
 1935 WEST MAPLE STREET  
 WICHITA, KANSAS 67213  
 PH: (316) 262-8808  
 FAX: (316) 262-1669

SHEET 1  
 TOTAL 1

**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 ARMSTRONG LAND SURVEY, P.A. ON OR ABOUT NOVEMBER 15, 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:**  
 THE WEST 495.00 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE NORTH 484.00 FEET THEREOF.

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

JORDAN M. DOOM, RLS #1723  
 ARMSTRONG LAND SURVEY, P.A.

**PLANNING COMMISSION CERTIFICATE**  
 THIS PLAT OF "SAPPHIRE ESTATES" HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_.

WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

ROBERT DOOL, CHAIR  
 BY \_\_\_\_\_  
 ATTEST:  
 SCOTT A. WADLE, SECRETARY

**COUNTY COMMISSIONER'S CERTIFICATE**  
 STATE OF KANSAS) SS  
 SEDGWICK COUNTY) 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

**COUNTY SURVEYOR CERTIFICATE:**  
 STATE OF KANSAS) SS  
 SEDGWICK COUNTY) SS

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

**TRANSFER RECORD**  
 ENTERED ON TRANSFER RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
 COUNTY CLERK  
 KELLY B. ARNOLD

**REGISTER OF DEEDS**  
 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

**MORTGAGE HOLDERS**  
 WE, RAJU SHETH AND MITESH PATEL, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "SAPPHIRE ESTATES".

\_\_\_\_\_  
 RAJU SHETH

\_\_\_\_\_  
 MITESH PATEL

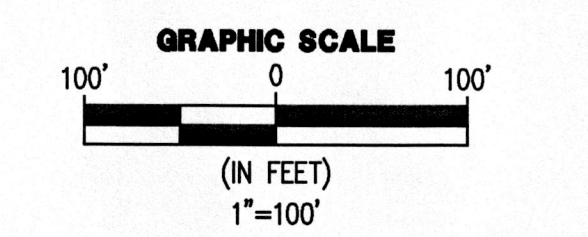
STATE OF KANSAS) SS  
 SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_, BY \_\_\_\_\_.

SEAL OR STAMP \_\_\_\_\_, NOTARY PUBLIC  
 MY APPOINTMENT EXPIRES: \_\_\_\_\_

**MINIMUM PAD ELEVATION FOR LOWEST OPENING**

LOT	BLOCK	ELEVATION (NAVD88)
1	A	1334.5
2	A	1335.5



**BENCHMARK:**  
 CHISELED SQUARE CUT ON THE WEST HEADWALL OF RCBC LOCATED APPROXIMATELY 770 FT. SOUTH OF THE NORTHEAST CORNER OF SEC 11 T26S R2E.  
 ELEV = 1342.86 NAVD88

- LEGEND**
- - "ARMSTRONG" capped rebar set
  - - "Garber" capped rebar found
  - - "Garver" capped rebar found
  - - "Goedecke" capped rebar found
  - - 1/2" iron pipe found
  - - 3/4" iron pipe found
  - - 1" iron pipe found
  - △ - stone found
  - - railroad spike found
  - M - measured distance
  - P - plat distance
  - D - described distance
  - C - calculated distance