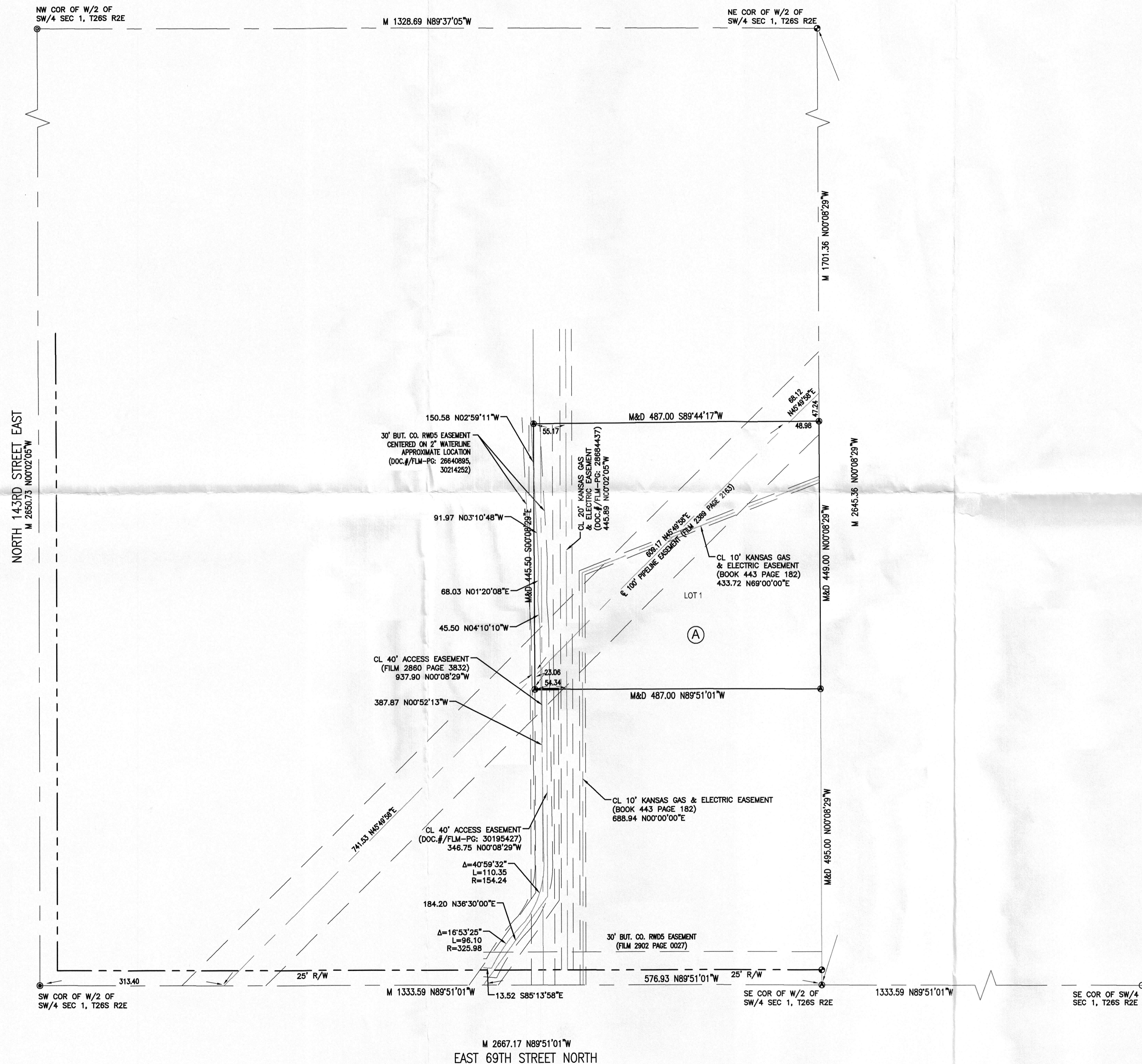


FINAL PLAT  
**SAPPHIRE ESTATES  
 2ND ADDITION**  
 AN ADDITION TO SEDGWICK COUNTY, KANSAS.



**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 JULY 01, 2024 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:**

That part of the West Half of the Southwest Quarter of Section 1, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as COMMENCING at the Southeast corner of said West Half, THENCE: N00°08'29\"/>

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

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

**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF KANSAS) SS  
 SEDGWICK COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO A LOT AND BLOCK TO BE KNOWN AS "SAPPHIRE ESTATES 2ND ADDITION", AN ADDITION TO SEDGWICK COUNTY, KANSAS. 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. A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. ALL RIGHTS-OF-WAY, 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.

DEFFENBAUGH IRREVOCABLE TRUST

RACHEL D. PHILLIPS, CO-TRUSTEE

STATE OF KANSAS) SS  
 SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_ DAY OF \_\_\_ 20\_\_\_ BY RACHEL D. PHILLIPS, CO-TRUSTEE.

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

**PLANNING COMMISSION CERTIFICATE**

THIS PLAT OF "SAPPHIRE ESTATES 2ND ADDITION" 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: \_\_\_\_\_  
 BRYAN K. FRYE, CHAIR

ATTEST: \_\_\_\_\_  
 SCOTT A. WADLE, SECRETARY

**COUNTY COMMISSIONER'S CERTIFICATE**

STATE OF KANSAS) SS  
 SEDGWICK COUNTY)

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

**TRANSFER RECORD**

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

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

**REGISTER OF DEEDS**

STATE OF KANSAS) SS  
 SEDGWICK COUNTY)

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

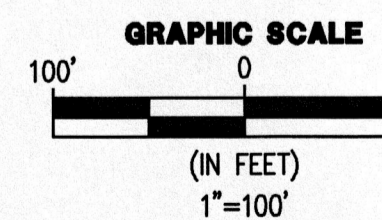
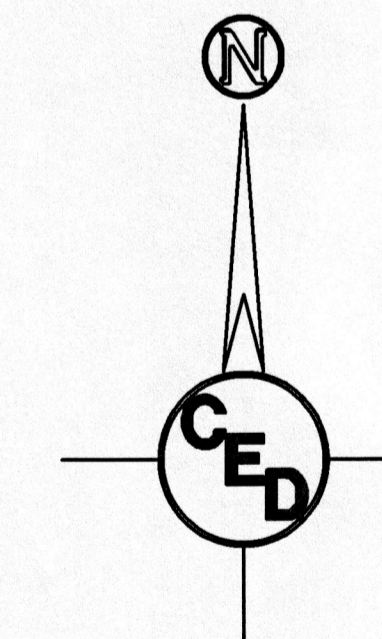
\_\_\_\_\_, DEPUTY  
 KENLY ZEHRING

**COUNTY SURVEYOR CERTIFICATE:**

STATE OF KANSAS) SS  
 SEDGWICK COUNTY)

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



**LEGEND**

- ⊙ - "ARMSTRONG" capped rebar set
- ⊙ - "ARMSTRONG" capped rebar found
- - "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 - deed distance
- C - calculated distance

SURVEYOR:  
 ARMSTRONG LAND SURVEY, P.A.  
 1601 E. HARRY ST.  
 WICHITA, KANSAS 67211  
 (316) 263-0082

OWNER:  
 DEFFENBAUGH  
 IRREVOCABLE TRUST  
 7120 N. 143RD ST. E.  
 WICHITA, KS 67228

NOTE: BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A. ON OR ABOUT JULY 01, 2024.

BENCHMARK:  
 CHISELED SQUARE CUT ON THE SOUTHWALL OF RCBC LOCATED APPROXIMATELY 17 FT NORTH & 49 FT EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER SEC 1, T26S, R2E.  
 ELEV. = 1349.48 (NAVD88)

**CERTIFIED ENGINEERING DESIGN, P.A.**

**CED** 1935 WEST MAPLE STREET  
 WICHITA, KANSAS 67213  
 PH: (316) 262-8808  
 FAX: (316) 262-1669

SHEET	1
TOTAL	1