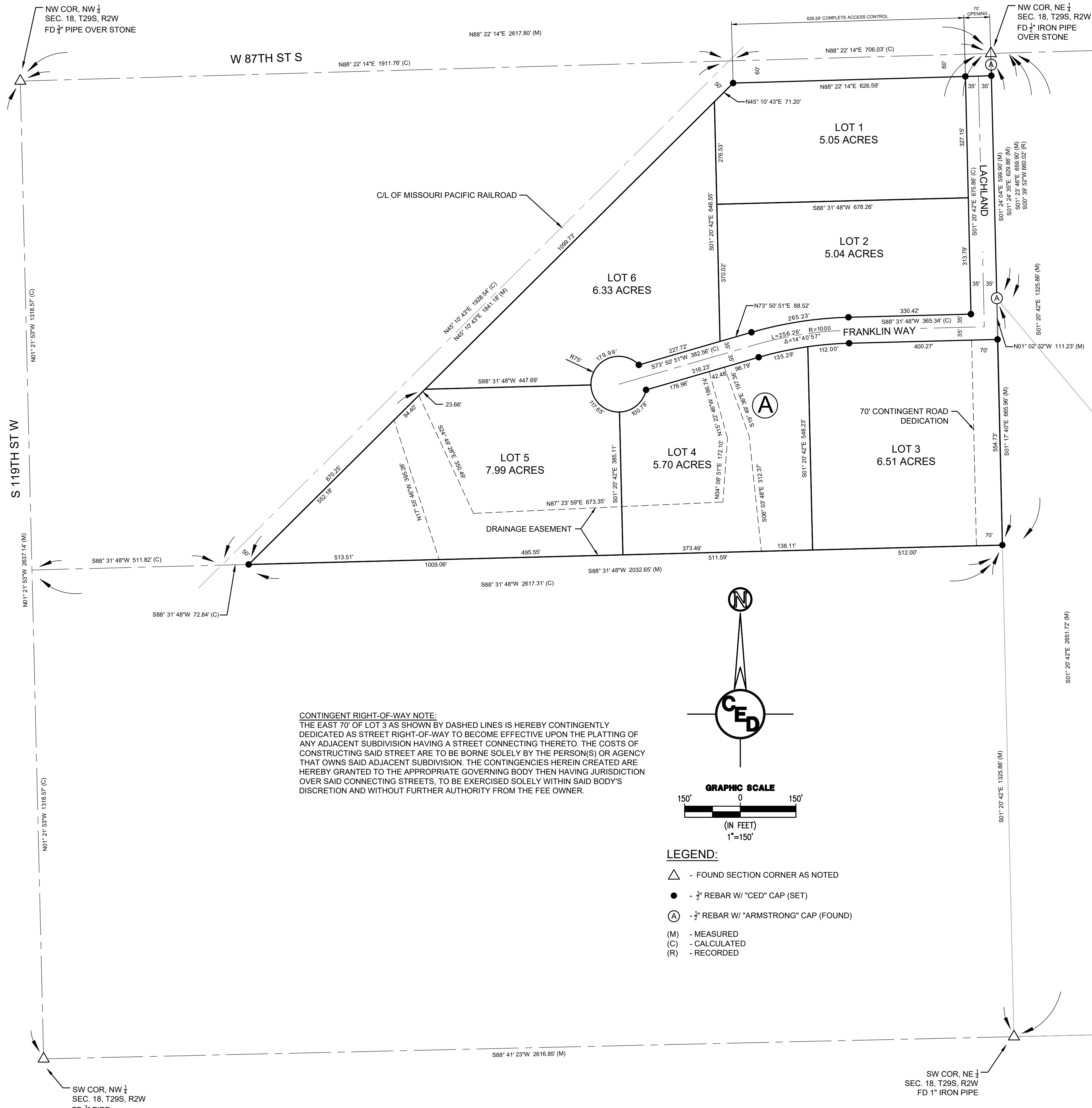


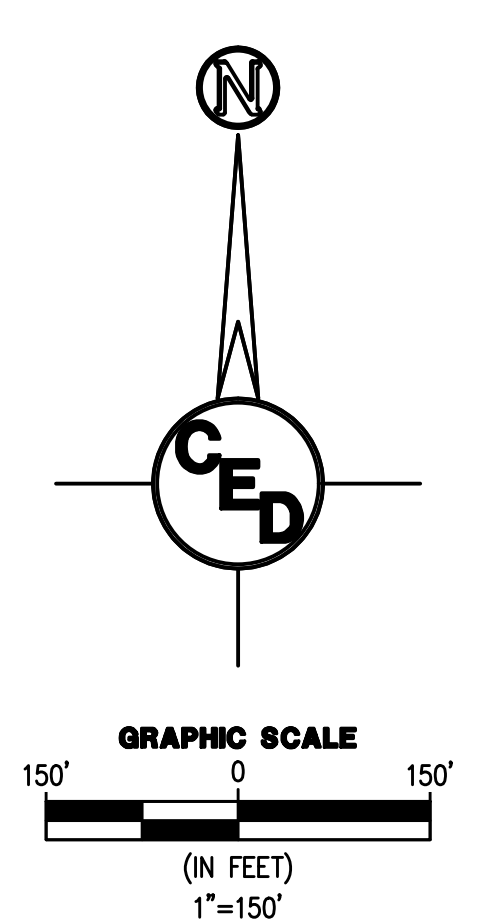
FINAL PLAT

BLUE SKY CROSSING ADDITION

AN ADDITION TO SEDGWICK COUNTY, KANSAS.



CONTINGENT RIGHT-OF-WAY NOTE:
 THE EAST 70' OF LOT 3 AS SHOWN BY DASHED LINES IS HEREBY CONTINGENTLY DEDICATED AS STREET RIGHT-OF-WAY TO BECOME EFFECTIVE UPON THE PLATTING OF ANY ADJACENT SUBDIVISION HAVING A STREET CONNECTING THERETO. THE COSTS OF CONSTRUCTING SAID STREET ARE TO BE BORNE SOLELY BY THE PERSON(S) OR AGENCY THAT OWNS SAID ADJACENT SUBDIVISION. THE CONTINGENCIES HEREIN CREATED ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY THEN HAVING JURISDICTION OVER SAID CONNECTING STREETS, TO BE EXERCISED SOLELY WITHIN SAID BODY'S DISCRETION AND WITHOUT FURTHER AUTHORITY FROM THE FEE OWNER.



- LEGEND:**
- △ - FOUND SECTION CORNER AS NOTED
 - - 3/4" REBAR W/ "CED" CAP (SET)
 - Ⓐ - 3/4" REBAR W/ "ARMSTRONG" CAP (FOUND)
 - (M) - MEASURED
 - (C) - CALCULATED
 - (R) - RECORDED

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 CERTIFIED ENGINEERING DESIGN, P.A., ON OR ABOUT JUNE 26TH, 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 North Half of the Northwest Quarter of Section 18, Township 29 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, lying South and East of the Missouri Pacific Railroad Right of Way.

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

LOGAN MILLS, PS #1700
 CERTIFIED ENGINEERING DESIGN, 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 LOTS, A BLOCK, AND STREET TO BE KNOWN AS "BLUE SKY CROSSING ADDITION", AN ADDITION TO SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR DRAINAGE PURPOSES. THE UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. NO SIGN, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, BERMS, WALLS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS PERMITTED BY THE SEDGWICK COUNTY DEPARTMENT OF ENGINEERING AND THAT THEY DO NOT INHIBIT THE CONVEYANCE OF SURFACE DRAINAGE. 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 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.

JOSHUA B. GERLACH, OWNER

JESSICA L. GERLACH, OWNER

STATE OF KANSAS) SS
 SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ___ DAY OF ___ 20___, BY JOSHUA B. & JESSICA L. GERLACH, OWNERS.

SEAL OR STAMP _____, NOTARY PUBLIC
 MY APPOINTMENT EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "BLUE SKY CROSSING 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: _____
 KELLY B. ARNOLD, COUNTY CLERK

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

BENCHMARK:
 MAG nail on East side of lag bolt with washer at the northwest corner of timber bridge north headwall approximately 90' East of the NW Corner of the Northeast Quarter of Section 18 T29S R1W.
 ELEV = 1317.39 NAVD88

OWNER:
 JOSHUA B. GERLACH &
 JESSICA L. GERLACH
 137 CHISHOLM TRL
 CLEARWATER, KS

NOTE: BOUNDARY SURVEY COMPLETED BY CERTIFIED ENGINEERING DESIGN, P.A. ON OR ABOUT JUNE 26, 2024.

CERTIFIED ENGINEERING DESIGN, P.A.

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

SHEET 1
 TOTAL 1

FILE LOCATION: C:\Users\Engineer\OneDrive - CED\2024\20243390\DWG\Gerlach Plat.dwg TAB NAME: FP USER: Engineer 1 SAVED: 1/14/2025 4:58 PM PLOTTED: 1/15/2025 8:48 AM