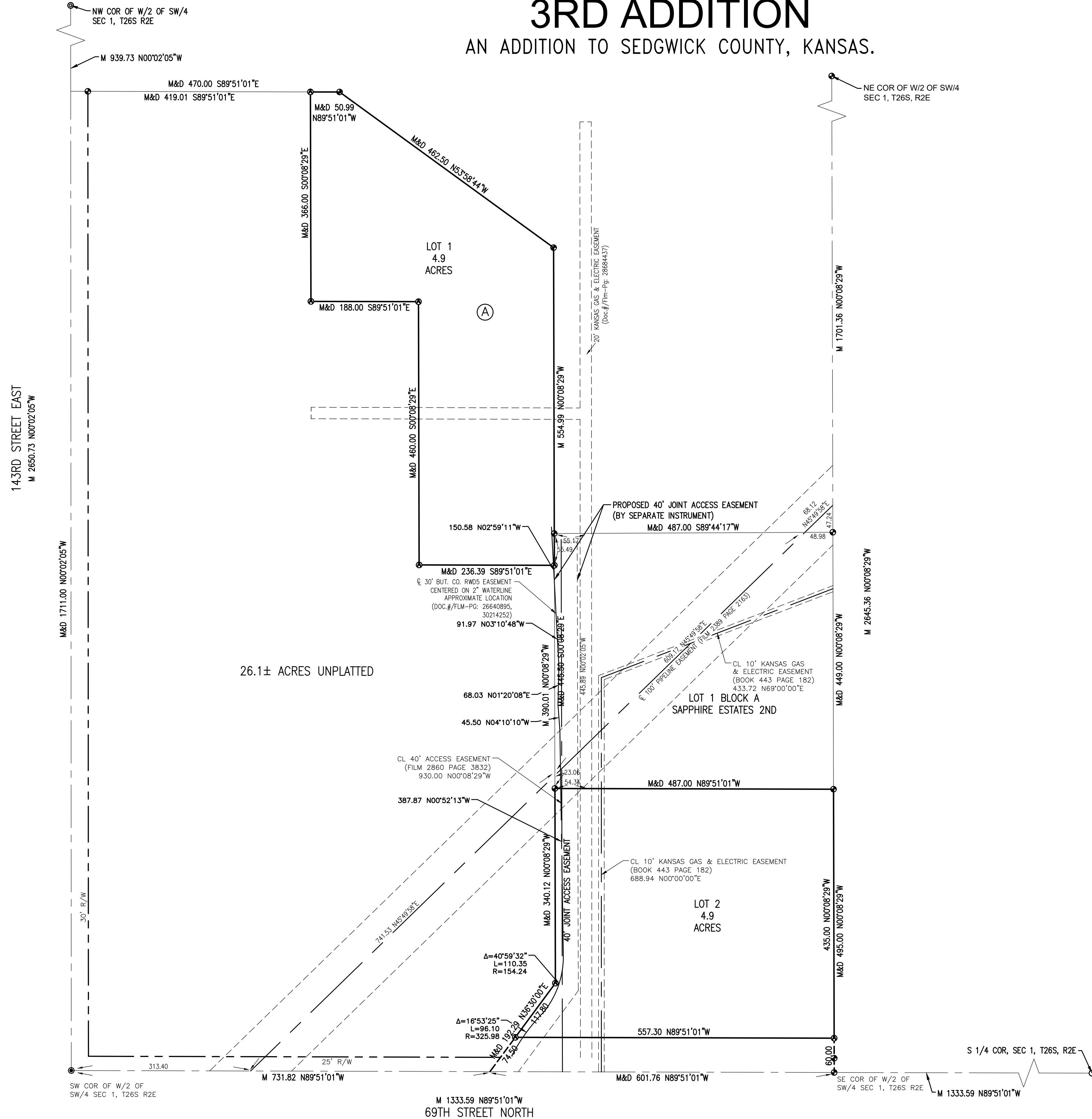


FINAL PLAT

SAPPHIRE ESTATES 3RD 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 DECEMBER 16, 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 BEGINNING at the Southeast corner of said West Half, THENCE N89°51'01\"/>

TOGETHER WITH
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 Southwest corner of said West Half, THENCE N00°02'05\"/>

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 TWO LOTS AND A BLOCK TO BE KNOWN AS "SAPPHIRE ESTATES 3RD 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.

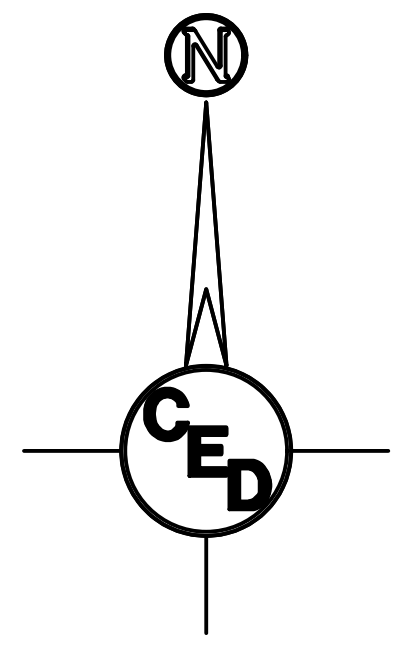
ADAM M. & RACHEL D. PHILLIPS
ADAM M. PHILLIPS, OWNER
RACHEL D. PHILLIPS, OWNER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF ____ 20____, BY ADAM M. & RACHEL D. PHILLIPS, OWNERS.

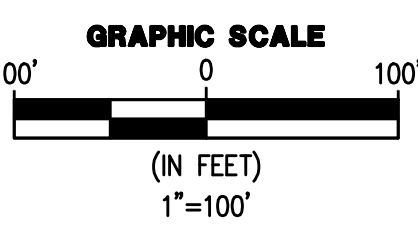
SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____



LEGEND

- ⊙ - "ARMSTRONG" capped rebar set
- ⊕ - "ARMSTRONG" capped rebar found
- - "Garber" capped rebar found
- ⊙ - "Garber" 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



PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "SAPPHIRE ESTATES 3RD 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

OWNER:
ADAM M. & RACHEL D. PHILLIPS
7120 N. 143RD ST. E.
WICHITA, KS 67228

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

BENCHMARK:
CHISELED SQUARE CUT ON THE
SOUTHEAST CORNER OF THE
HEADWALL 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)

NOTE: BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A. ON OR ABOUT DECEMBER 16, 2024.

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

FILE LOCATION: C:\Users\yepuh\OneDrive - CED\2025\20253469\DWG\Sapphire Estates 3rd Addition Plat.dwg USER: yepuh SAVED: 2/11/2025 2:46 PM PLOTTED: 2/11/2025 2:48 PM