

FINAL PLAT
FERNANDEZ ADDITION
AN ADDITION TO SEDGWICK COUNTY, KANSAS.

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, THE UNDERSIGNED, LICENSED PROFESSIONAL SURVEYOR IN SAID STATE, DO HEREBY CERTIFY THAT UNDER MY SUPERVISION, THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED BY ARMSTRONG LAND SURVEY, P.A., ON OR ABOUT OCTOBER 6, 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 East 330 feet of the West 1335 feet of the South 1320 feet of the Southwest Quarter of Section 25, Township 28 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, EXCEPT the South 50 feet thereof for road.

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

MORTGAGE HOLDERS

WE, CAPITOL FEDERAL SAVINGS BANK, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "FERNANDEZ ADDITION".

CAPITOL FEDERAL SAVINGS BANK

JOSIE CAMPBELL, BRANCH MANAGER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ___ DAY OF ___ 20___, BY JOSIE CAMPBELL, BRANCH MANAGER.

SEAL OR STAMP _____ NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "FERNANDEZ 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

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

OWNERS:
ROGER & CHRISTINA FERNANDEZ
14730 E 63RD ST S
DERBY, KS 67037

NOTE: BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A., ON OR ABOUT OCTOBER 6, 2023.

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 A STREET TO BE KNOWN AS "FERNANDEZ 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. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR DRAINAGE PURPOSES. 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 IN ACCORDANCE WITH THE STORMWATER MANUAL.

ROGER D. FERNANDEZ, OWNER

CHRISTINA K. FERNANDEZ, OWNER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ___ DAY OF ___ 20___ BY ROGER D. FERNANDEZ AND CHRISTINA K. FERNANDEZ, HUSBAND AND WIFE.

SEAL OR STAMP _____ NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

LEGEND:

- ⊙ - "ARMSTRONG" capped rebar set
- - #4 rebar found
- - #5 rebar found
- - 1/2" iron pipe found
- ⊖ - 3/4" iron pipe found
- ⊕ - "Savoy" capped rebar found
- M - MEASURED
- C - CALCULATED
- C.A.C. - COMPLETE ACCESS CONTROL

BENCHMARK:
Chiseled Square Cut on the top of a curb inlet approximately 33 feet South and 11 feet West of the Southeast corner of Lot 1.
ELEV. = 1343.31 (NAVD89)

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

CED

SHEET 1
TOTAL 1

FILE LOCATION: C:\Users\Engineer\OneDrive - CED\Projects\2023\00333268\Drawings\Fernandez Final.dwg TAB NAME: FP USER: Engineer 1 - SAVED: 2/14/2025 2:35 PM PLOTTED: 2/14/2025 2:35 PM

