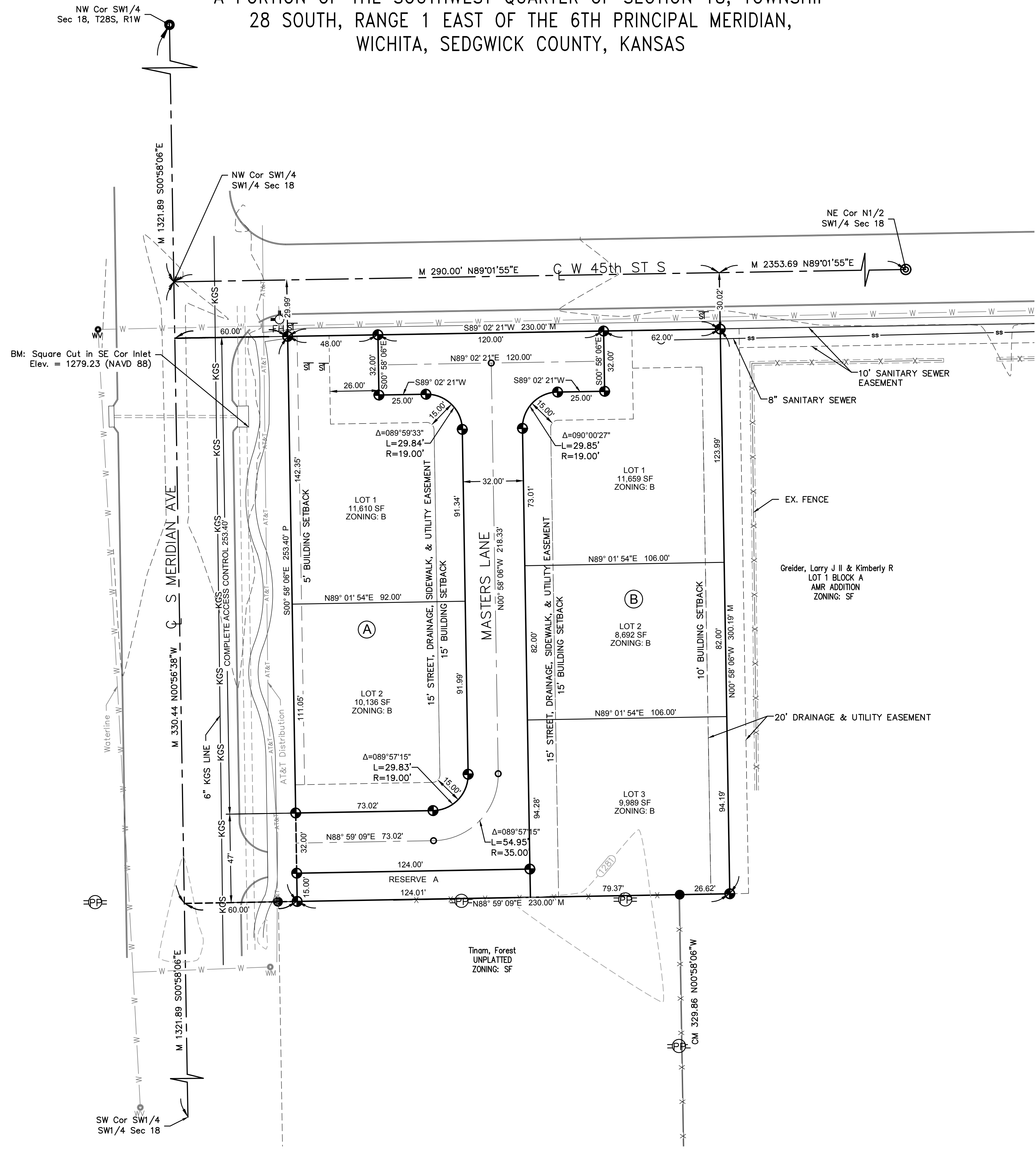


# PRELIMINARY PLAT AMR 2ND ADDITION

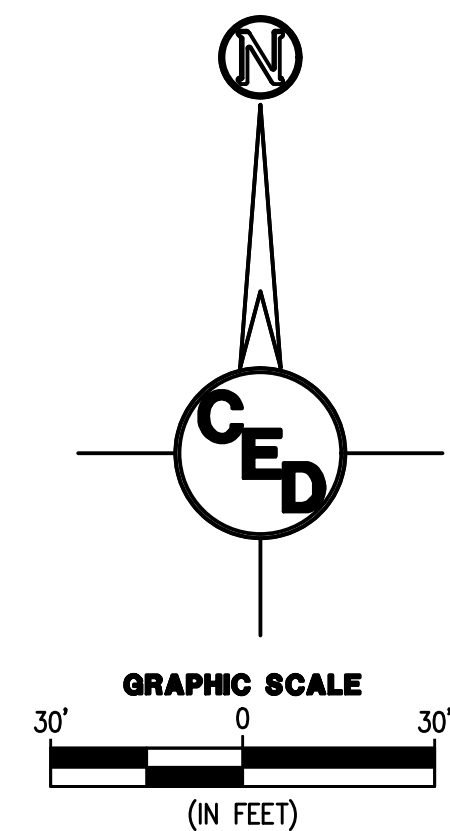
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP  
28 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN,  
WICHITA, SEDGWICK COUNTY, KANSAS



**LEGAL DESCRIPTION:**

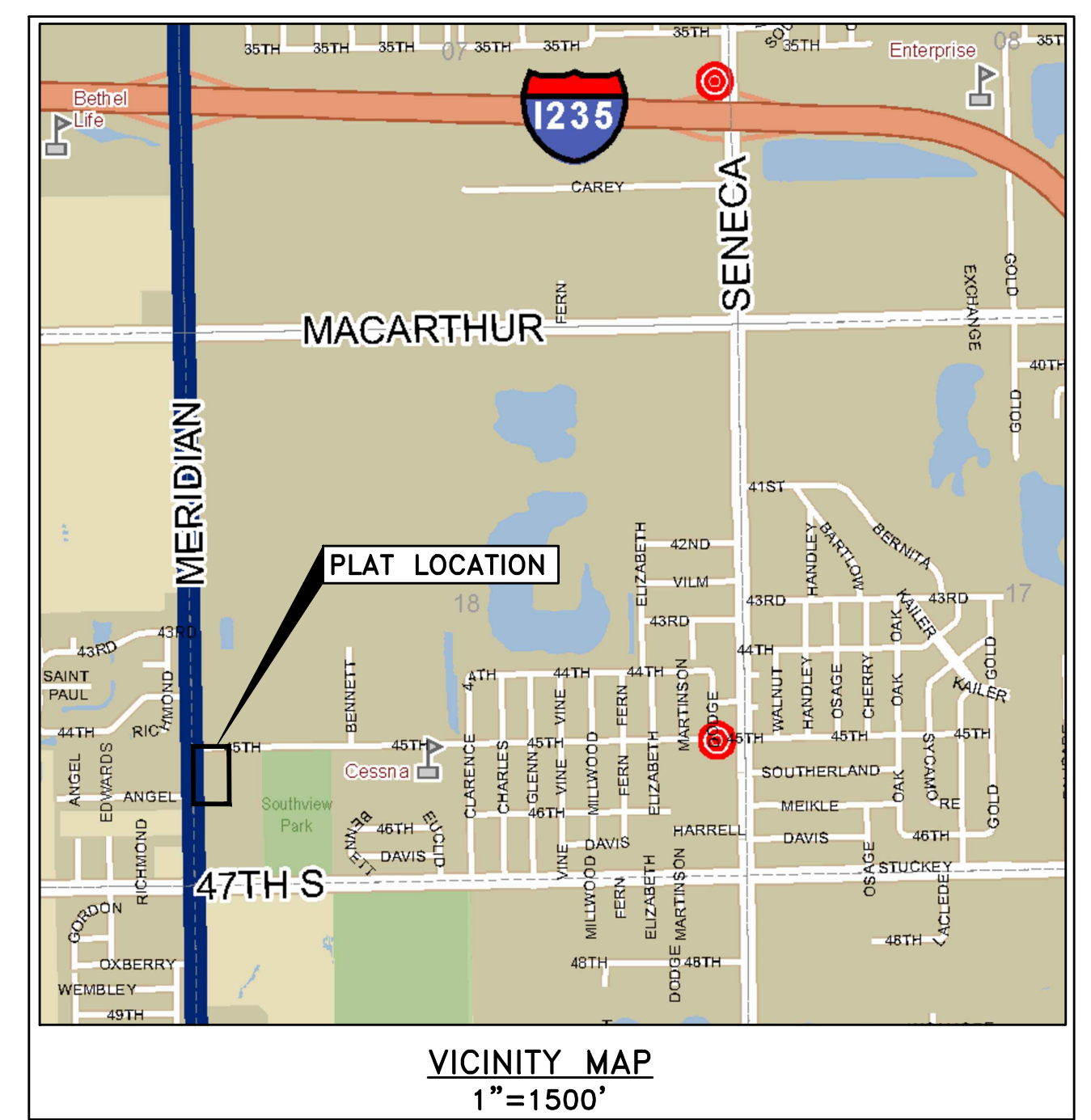
THAT PART OF LOTS 1, 2, 3, AND 4, BLOCK A, AMR ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE S00°58'06"E ALONG THE WEST LINE OF SAID LOT 2, 300.40 FEET TO THE SOUTH CORNER OF SAID LOT 4; THENCE N88°59'09"E ALONG THE SOUTH LINE OF SAID LOT 4 AND LOT 4 EXTENDED, 230.00 FEET TO A POINT 26.62 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N00°58'06"W PARALLEL WITH THE EAST LINE OF SAID LOTS 2, 3, AND 4, 300.19 FEET TO THE NORTH LINE OF SAID LOT 1 BEING 26.49 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE S89°02'21"W ALONG THE NORTH LINE OF SAID LOTS 1, 2, 3, AND 4, 230.00 FEET TO THE POINT OF BEGINNING.

GROSS AREA = 95,794.171 SQ. FT., OR 2.199 ACRES MORE OR LESS.  
NET AREA = 69,066.781 SQ. FT., OR 1.586 ACRES



**LEGEND**

- fire hydrant
- power pole
- water valve
- water meter
- sign
- measured
- calculated from measurement
- platted
- "LS-780" capped rebar set
- "Abbott" capped rebar found
- "MKEC" capped rebar found



FILE LOCATION: S:\Drawing Files\Project\_ATN\_10-17-16\AMR\_2nd Add\DWG\AMR\_2nd Add - PP4-PP.dwg USER: gsewyer SAVED: 2/23/2018 1:48 PM PLOTTED: 2/23/2018 1:49 PM

**BENCHMARK:**  
Square cut on SE Corner of curb inlet approximately 78' south of 45th Street and 39' east of Meridian Ave.  
Elev = 1279.23 NAVD88

**OWNERS:**  
LARRY J. GREIDER II AND KIMBERLY R. GREIDER  
2417 W 45th St S  
WICHITA, KS 67217

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

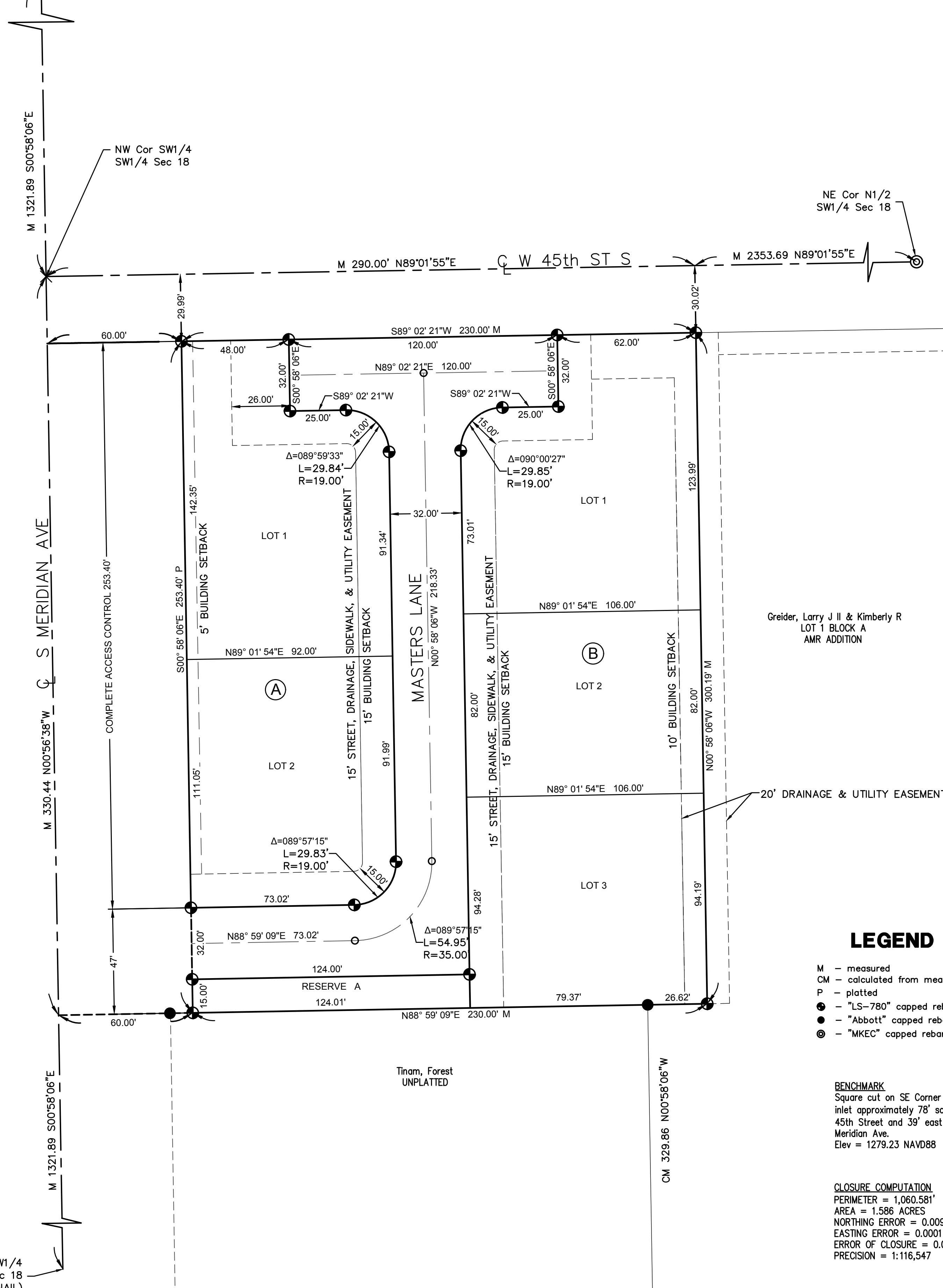
**NOTE:** BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A., ON OR ABOUT MARCH 8, 2017.

CIVIL DRAWINGS PREPARED BY:		
<b>CERTIFIED ENGINEERING DESIGN, P.A.</b>		
	1935 WEST MAPLE STREET WICHITA, KANSAS 67213 PH: (316) 262-8808 FAX: (316) 262-1669	SHEET 1 TOTAL 1

# FINAL PLAT AMR 2ND ADDITION

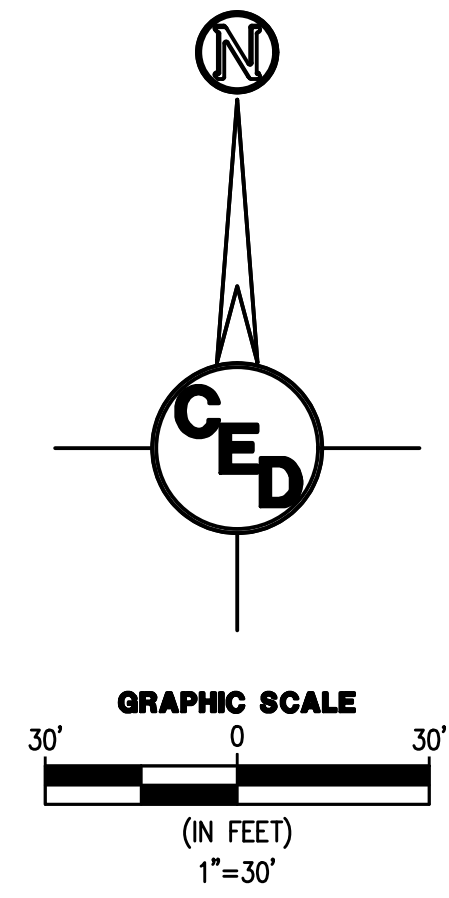
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP  
28 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN,  
WICHITA, SEDGWICK COUNTY, KANSAS

NW Cor SW1/4  
Sec 18, T28S, R1W  
(ALUMINUM DISC)



NE Cor N1/2  
SW1/4 Sec 18

Greider, Larry J II & Kimberly R  
LOT 1 BLOCK A  
AMR ADDITION



### LEGEND

- M - measured
- CM - calculated from measurement
- P - platted
- - "LS-780" capped rebar set
- - "Abbott" capped rebar found
- - "MKEC" capped rebar found

**BENCHMARK**  
Square cut on SE Corner of curb  
inlet approximately 78' south of  
45th Street and 39' east of  
Meridian Ave.  
Elev = 1279.23 NAVD88

**CLOSURE COMPUTATION**  
PERIMETER = 1,060.581'  
AREA = 1.586 ACRES  
NORTHING ERROR = 0.0091  
EASTING ERROR = 0.0001  
ERROR OF CLOSURE = 0.0091  
PRECISION = 1:116,547

### LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, THE UNDERSIGNED, REGISTERED 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 MARCH 8, 2017 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 LOTS 1, 2, 3, AND 4, BLOCK A, AMR ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE S00°58'06"E ALONG THE WEST LINE OF SAID LOT 2, 300.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N88°59'09"E ALONG THE SOUTH LINE OF SAID LOT 4 AND LOT 4 EXTENDED, 230.00 FEET TO A POINT 26.62 FEET EAST OF THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N00°58'06"W PARALLEL WITH THE EAST LINE OF SAID LOTS 2, 3, AND 4, 300.19 FEET TO THE NORTH LINE OF SAID LOT 1 BEING 26.49 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE S89°02'21"W ALONG THE NORTH LINE OF SAID LOTS 1, 2, 3, AND 4, 230.00 FEET TO THE POINT OF BEGINNING.

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

ARMSTRONG LAND SURVEY, P.A.

DATE: \_\_\_\_\_ DONALD C. ARMSTRONG, PS #780

### 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, BLOCKS A RESERVE, AND A STREET TO BE KNOWN AS "AMR 2ND ADDITION" IN WICHITA, SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE STREET, DRAINAGE, SIDEWALK, AND UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR STREET RELATED PURPOSES, FOR DRAINAGE PURPOSES, FOR SIDEWALK PURPOSES, AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS. RESERVE "A" IS RESERVED FOR OPEN SPACE, LANDSCAPING, DRAINAGE PURPOSES, SIDEWALKS, STREETS AS CONFINED TO EASEMENT, AND UTILITIES AS CONFINED TO EASEMENT. RESERVE "AT" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATED WITH THE ADDITION. COMPLETE ACCESS CONTROL IS HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AS INDICATED ON THE FACE OF THE PLAT.

THE PROPERTY IS WITHIN A ZONE IDENTIFIED BY THE CITY ENGINEER'S OFFICE AS LIKELY TO HAVE GROUNDWATER AT SOME OR ALL TIMES WITHIN TEN FEET OF THE GROUND SURFACE ELEVATION. BUILDING WITH SPECIALLY ENGINEERED FOUNDATIONS OR WITH THE LOWEST FLOOR OPENING ABOVE GROUNDWATER IS RECOMMENDED AND OWNERS SEEKING BUILDING PERMITS ON THIS PROPERTY WILL BE SIMILARLY ADVISED. MORE DETAILED INFORMATION ON RECORDED GROUNDWATER ELEVATIONS IN THE VICINITY OF THIS PROPERTY IS AVAILABLE IN THE CITY ENGINEER'S OFFICE.

LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL.

\_\_\_\_\_  
LARRY J. GREIDER II, OWNER

\_\_\_\_\_  
KIMBERLY R. GREIDER, OWNER

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018, BY LARRY J. GREIDER II AND KIMBERLY R. GREIDER, OWNERS.

SEAL OR STAMP \_\_\_\_\_, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: \_\_\_\_\_

### PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "AMR 2ND ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY \_\_\_\_\_, CHAIRMAN  
JOSEPH A. JOHNSON

ATTEST: \_\_\_\_\_, SECRETARY  
DALE MILLER

### GOVERNING BODY CERTIFICATE

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE WICHITA CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
JEFF LONGWELL, MAYOR

ATTEST: \_\_\_\_\_, CITY CLERK  
KAREN SUBLETT

### TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

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

### 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
TONYA BUCKINGHAM, REGISTER OF DEEDS

\_\_\_\_\_  
JUDY J. PAGET, DEPUTY

### COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
TRICIA L. ROBELLO, PS #1246, DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY, KANSAS

OWNERS:  
LARRY J. GREIDER II AND KIMBERLY R. GREIDER  
2417 W 45th St S  
WICHITA, KS 67217

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

NOTE: BOUNDARY SURVEY  
COMPLETED BY ARMSTRONG  
LAND SURVEY, P.A., ON OR  
ABOUT MARCH 8, 2017.

CIVIL DRAWINGS PREPARED BY:		
<b>CERTIFIED ENGINEERING DESIGN, P.A.</b>		
	1935 WEST MAPLE STREET WICHITA, KANSAS 67213 PH: (316) 262-8808 FAX: (316) 262-1669	SHEET <b>1</b>
		TOTAL <b>1</b>

FILE LOCATION: S:\Drawing Files\Project\_ATN\_10-17-16\AMR\_2nd Add\DWG\AMR\_2nd Add - PP-4-PP.dwg USER: crosbyr TAB NAME: FP\_SAVED: 2/23/2018 2:52 PM PLOTTED: 2/23/2018 2:53 PM