FINAL TRACING REC'D 9-30-11

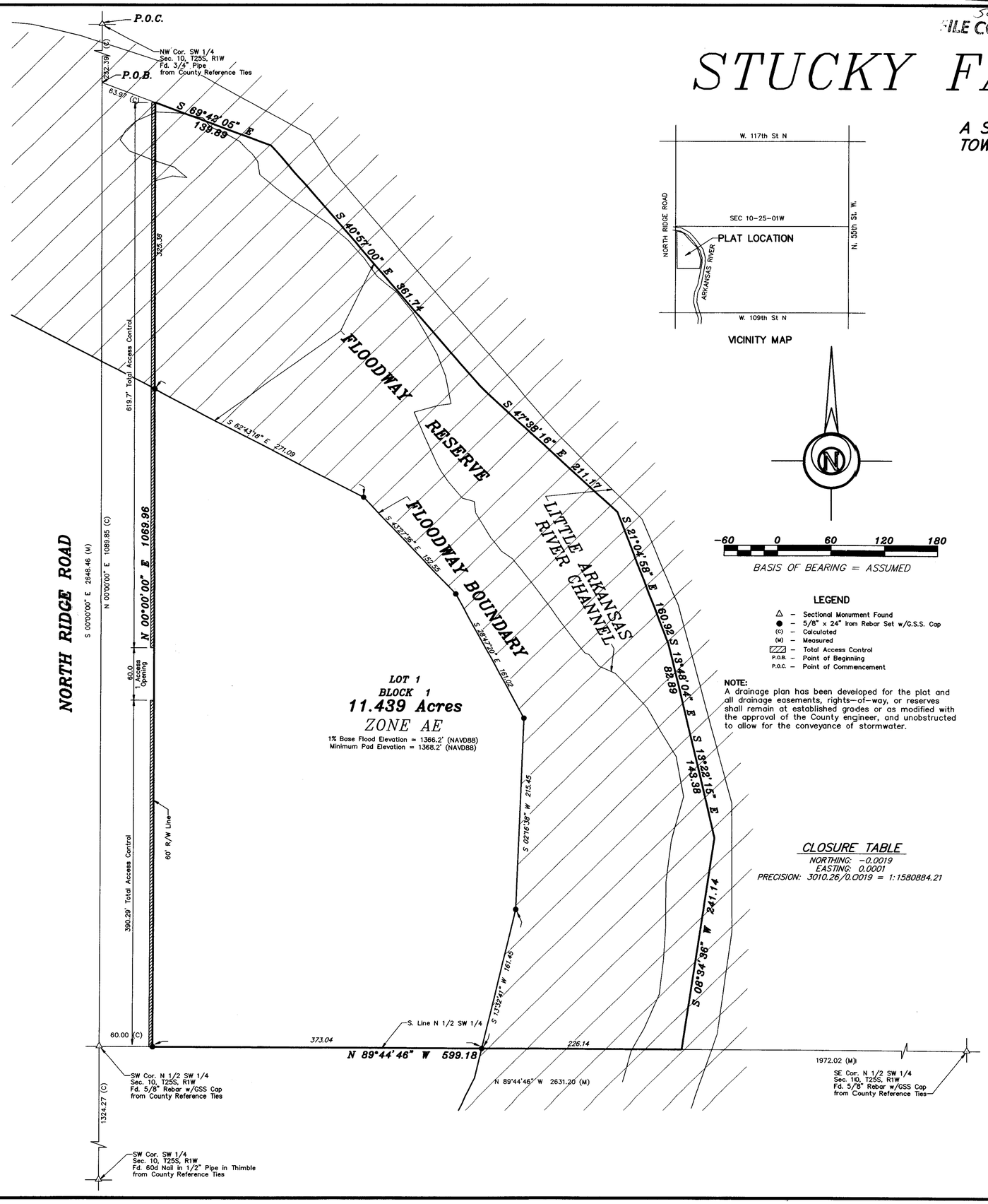
SUB 2011-33

FILE COPY

FINAL PLAT

STUCKY FARM AND LAWN ADDITION

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN IN SEDGWICK COUNTY, KANSAS.



VICINITY MAP

BASIS OF BEARING = ASSUMED

LEGEND

- △ – Sectional Monument Found
- ● – 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- (C) – Calculated
- (M) – Measured
- ▨ – Total Access Control
- P.O.B. – Point of Beginning
- P.O.C. – Point of Commencement

NOTE:
A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the County engineer, and unobstructed to allow for the conveyance of stormwater.

CLOSURE TABLE

NORTHING: -0.0019
EASTING: 0.0001
PRECISION: 3010.26/0.0019 = 1:1580884.21

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on March 10, 2011 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

DESCRIPTION:
A portion of the Southwest Quarter of Section 10, Township 25 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of Section 10, Township 25 South, Range 1 West of the 6th Principal Meridian, thence with an assumed bearing of South 00°00'00" East along the West line of said Southwest Quarter 232.39 feet for the point of beginning; thence continuing South 69°42'05" East 203.86 feet; thence South 40°57'00" East 361.74 feet; thence South 47°38'16" East 211.17 feet; thence South 21°04'58" East 160.92 feet; thence South 13°48'04" East 82.89 feet; thence South 13°22'15" East 143.38 feet; thence South 08°34'36" West 241.14 feet to the South line of the North Half of said Southwest Quarter; thence North 89°44'46" West along the South line of the North Half of said Southwest Quarter 659.18 feet to the West line of said Southwest Quarter; thence North 00°00'00" East along the West line of said Southwest Quarter 1089.85 feet to the point of beginning, containing **12.928 Acres.**

Date October 3, 2011.

DANIEL E. GARBER LS-683 KANSAS LAND SURVEYOR

Daniel E. Garber, RLS #683

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

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 **STUCKY FARM AND LAWN ADDITION,** a subdivision in the Northwest Quarter of Section 10, Township 25 South, Range 1 West of the 6th Principal Meridian in Sedgwick County, Kansas; that North Ridge Road St right-of-way and access control except one opening as denoted on the plat are hereby dedicated to and for the use of the public; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations, and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

Justin Stucky

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF ~~SEDGWICK~~ Harvey } SS

The foregoing instrument was acknowledged before me on this 4 day of Oct., 2011 by Justin Stucky

Notary Public

JANISE P. ENTERKIN Notary Public - State of Kansas My Appt. Expires 4/21/2012

My Commission Expires: 4/21/2012

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat of **STUCKY FARM AND LAWN ADDITION,** a subdivision in the Northeast Quarter of Section 10, Township 25 South, Range 1 West of the 6th Principal Meridian in Sedgwick County, Kansas; has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita Kansas.

Dated this _____ day of _____, 2011.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By _____, Chair
Shawn Farney

ATTEST:

_____, Secretary
John L. Schlegel

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this ____day of _____, 2011.

_____, Chair
David Unruh,

ATTEST:

_____, County Clerk
Kelly B. Arnold

TRANSFER OF RECORD

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

Entered on transfer record on this ____ day of _____, 2011.

_____, County Clerk
Kelly B. Arnold

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This is to certify that this instrument was filed for record in the Register of Deeds Office at ____:____ ___m. on the _____ day of _____, 2011.
Book ____ Page ____

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya E. Buckingham

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of_____, 2011.

_____
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

GENERAL NOTE:
The Pipelines located within "blanket" right-of-way recorded in Misc. Bk. 130, Pg. 451 and Misc. Bk. 295, Pg. 235 of Sedgwick County Records do not cross the property described hereon.

FLOOD NOTE:
According to Flood Insurance Rate Map No. 20173 C 0075 E (dated February 2, 2007) published by the Federal Emergency Management Agency, the above described property lies within Flood Zone AE which is defined as Special Flood Hazard Areas subject to inundation by the 1% annual chance flood, with base flood elevations determined.

SITE BENCHMARK (NAVD88 DATUM):
Site BM
5/8" Rebar w/green control cap near South side of property 163' East & 57' North of Southwest corner property.
Elevation=1362.58

Site BM-A
SW Corner concrete walk 5' South & 12' West of SW Corner of Building No. 11244.
Elevation=1369.44

Prepared For: FINAL PLAT	Description: STUCKY FARM AND LAWN ADDITION SW 1/4 SEC. 10, T25S, R1W SEDGWICK COUNTY, KS		
Prepared By: CSS Garber Surveying Service, P.A. 2908 North Plum St. Hutchinson, Kansas 67502 Phone (620) 665-7032 • FAX (620) 663-7401; 511 North Poplar Street Newton, Kansas 67114 Phone (316) 283-5053 • FAX (316) 283-5073			
Drawn By: AL	Scale: 1"=60'	Date of Field Work: March 10, 2011	Job No:
Checked By: DEG	Date: 09/29/2011	Sheet 1 of 1 Sheet(s)	G2011-58