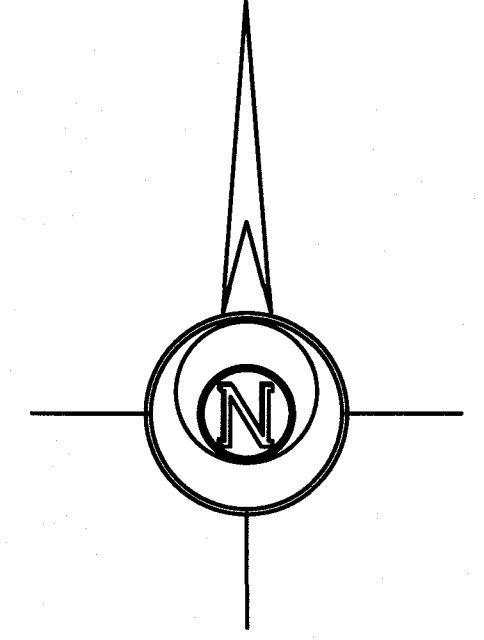


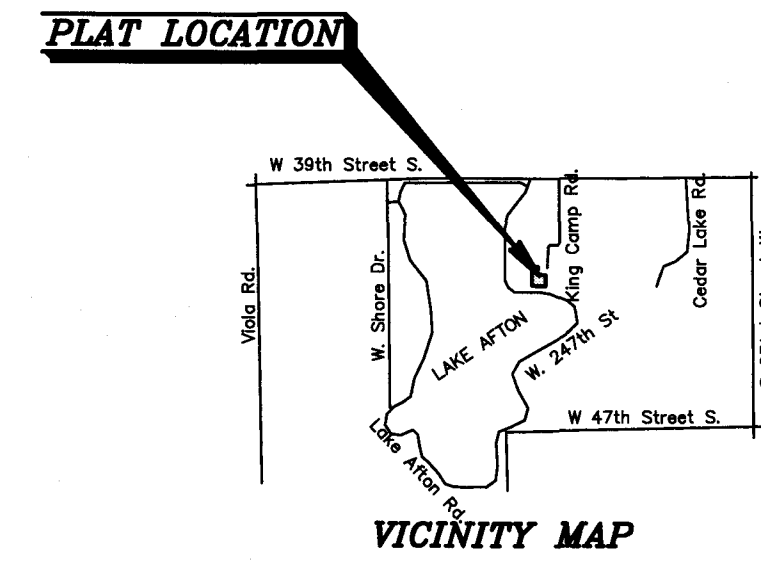
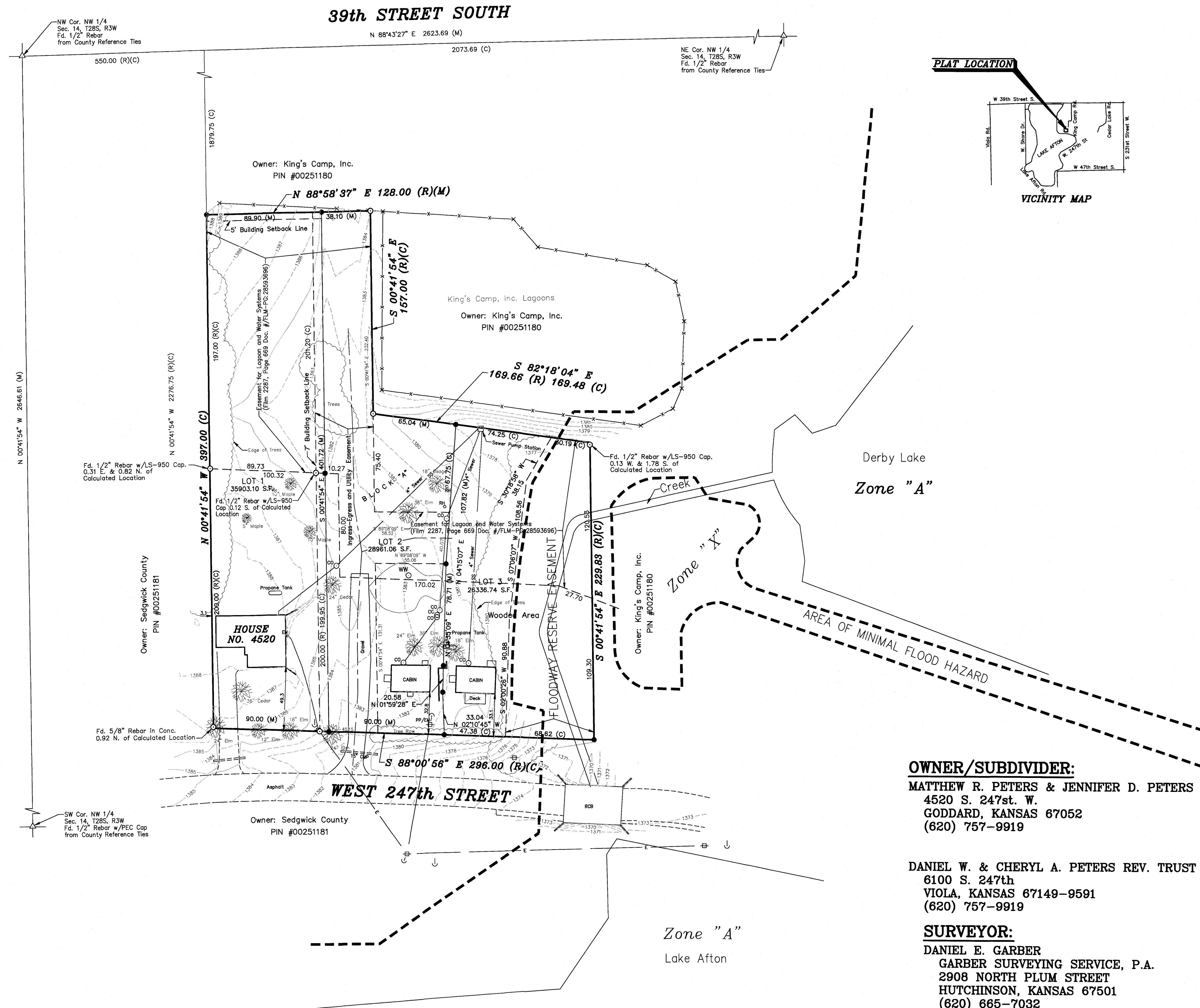
PRELIMINARY PLAT

PETERS ADDITION AT LAKE AFTON

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 28 SOUTH,
RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.



-40 0 40 80 120
BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE



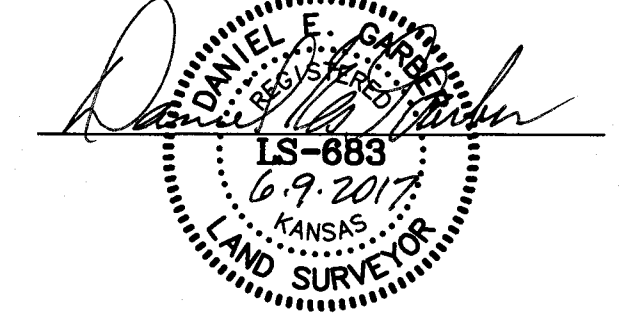
- LEGEND**
- △ - Sectional Monument Found
 - - Survey Monument Found
 - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
 - ⊙ - Guy Anchor
 - ⊙ - Light Pole
 - ⊙ - Mail Box
 - ⊙ - Power Pole
 - ⊙ - Water Well
 - ⊙ - Guard Post
 - (M) - Measured
 - (C) - Calculated
 - (D) - Deeded (Bk. 1787, Pg. 1634)
 - (PS) - Previous GSS Survey G2014-643
 - C.A.C. - Complete Access Control

DESCRIPTION:
A portion of the Northwest Quarter of Section 14, Township 28 South, Range 3 West of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described as follows:
Commencing at the Northwest corner of the Northwest Quarter of Section 14, Township 28 South, Range 3 West of the 6th Principal Meridian; thence with a bearing North 88°43'27" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter 550.00 feet; thence South 00°41'54" East parallel with the West line of said Northwest Quarter 1,879.75 feet for the point of beginning; thence North 88°58'37" East 128.00 feet; thence South 00°41'54" East parallel with the West line of said Northwest Quarter 157.00 feet; thence South 82°18'04" East 169.48 feet (previously described as 169.66 feet); thence South 00°41'54" East parallel with the West line of said Northwest Quarter 229.83 feet; thence North 88°00'56" West 296.00 feet; thence North 00°41'54" West parallel with the West line of said Northwest Quarter 397.00 feet to the point of beginning containing **2.094 Acres.**

FLOOD NOTE:
According to Flood Insurance Rate Map No. 20173C0475G (dated December 22, 2016) published by the Federal Emergency Management Agency, the above described property lies within Zone "X", which is defined as "Areas determined to be outside the 0.2% annual chance floodplain."
FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision.

BENCHMARK (NAVD88 Datum):
OPUS-20160513
5/8" Rebar w/Pink GSS Cap, 345±' N. & 109.9±' E. of SW Cor. NW 1/4, Sec. 14, T28S, R3W.
Elevation=1486.09

SURVEYOR'S CERTIFICATE:
I hereby certify this plat to be a true, correct and complete representation of the property described herein, as surveyed under my supervision, this 9th day of June, 2017.



OWNER/SUBDIVIDER:
MATTHEW R. PETERS & JENNIFER D. PETERS
4520 S. 247th W.
GODDARD, KANSAS 67052
(620) 757-9919

DANIEL W. & CHERYL A. PETERS REV. TRUST
6100 S. 247th
VIOLA, KANSAS 67149-9591
(620) 757-9919

SURVEYOR:
DANIEL E. GARBER
GARBER SURVEYING SERVICE, P.A.
2908 NORTH PLUM STREET
HUTCHINSON, KANSAS 67501
(620) 665-7032

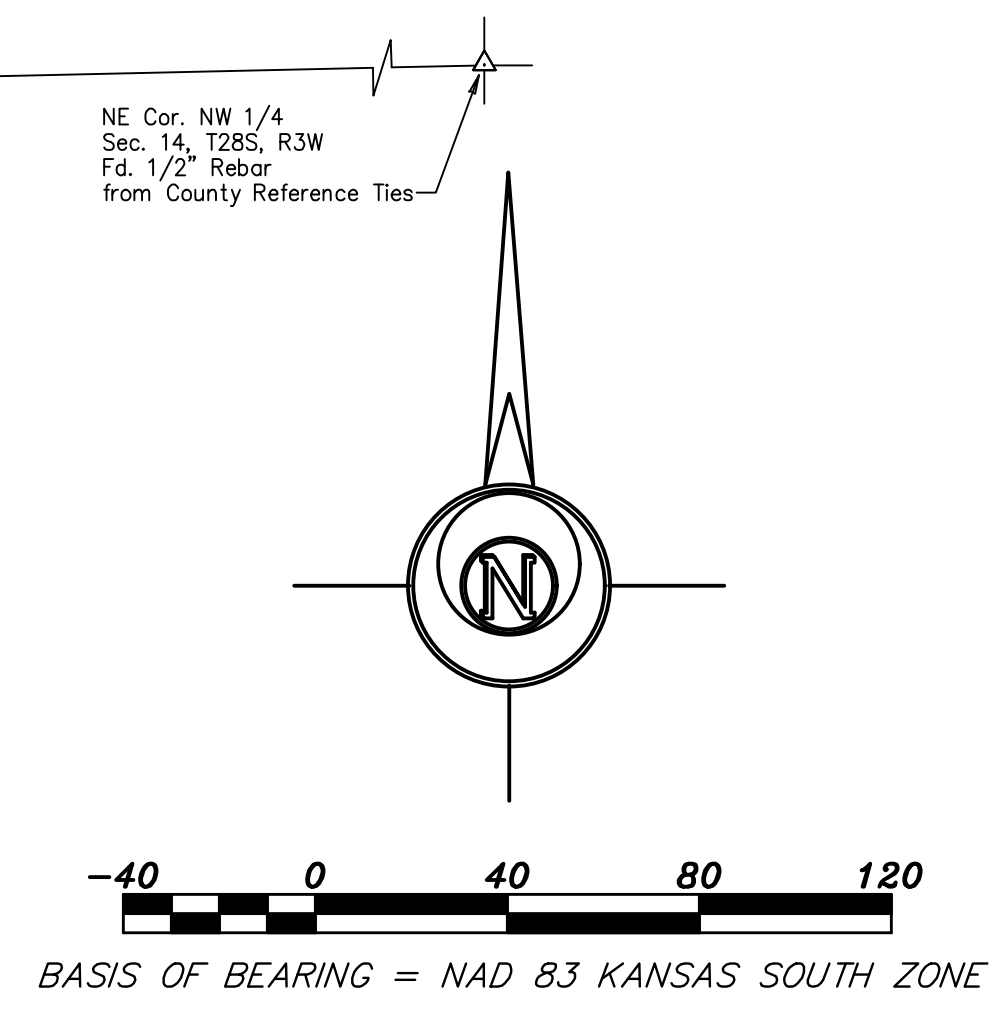
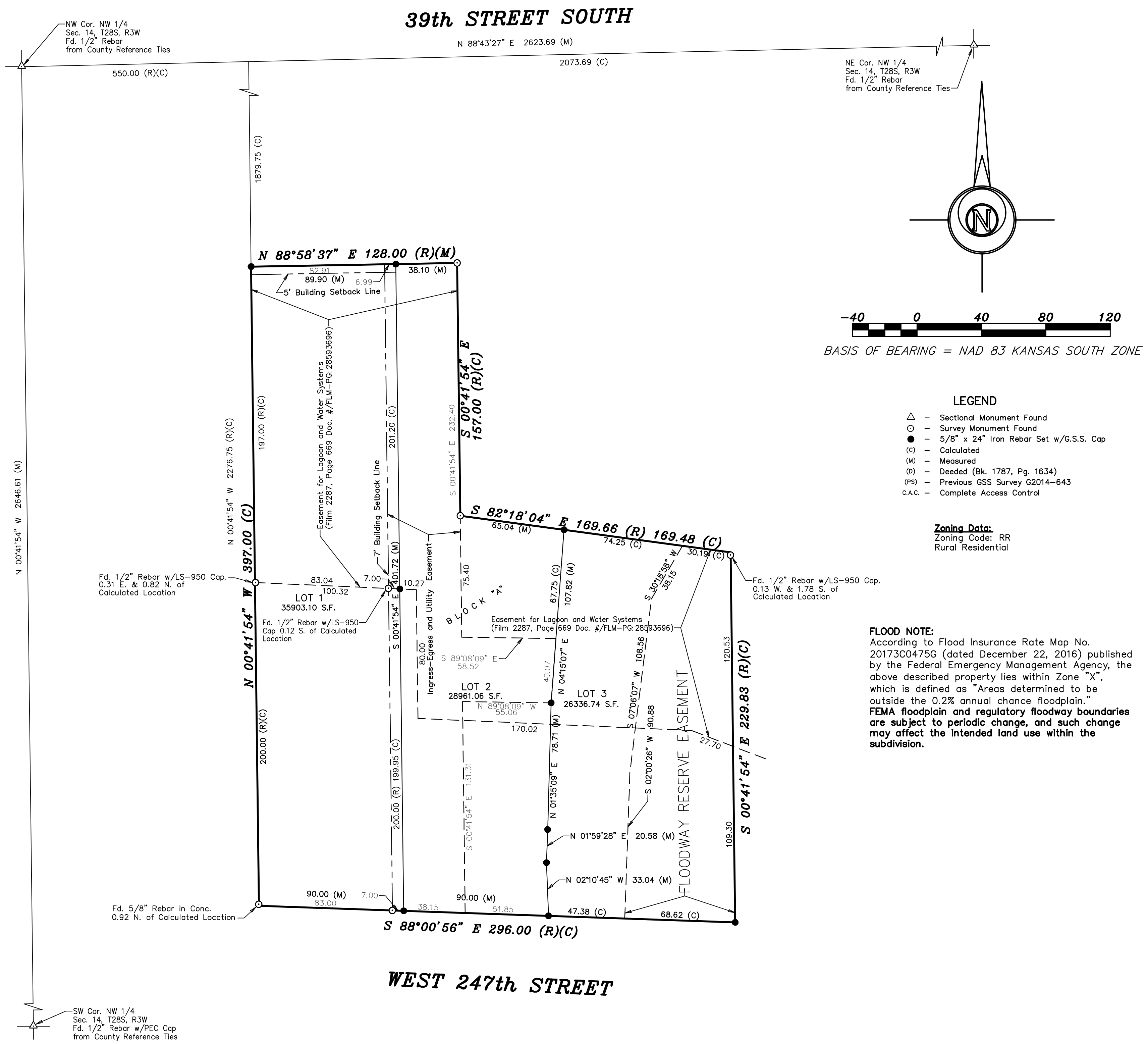
PRELIMINARY PLAT		PETERS ADDITION AT LAKE AFTON SEDGWICK COUNTY, KS.	
Prepared By:		Garber Surveying Service, P.A.	
		HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401 McPHERSON (Branch Office) 115 East Marlin 67460 Ph. 620-241-4441 Fax 620-241-4458 NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073	
Drawn By: AL	Scale: 1"=40'	Date of Field Work: August 18, 2016	Job No:
Checked By: DEG	Date: 06/09/2017	Sheet 1 of 1 Sheet(s)	G2016-513

Saved: 6/9/2017 12:12:47 PM by JKARIM
 Plot: D:\GIS\Projects\2016\160618\20160618\160618_12013444_Plot.dwg, June 9, 2017 12:13:44 PM, Dwg Path: \\160618\20160618\160618_12013444_Plot.dwg

FINAL PLAT

PETERS ADDITION AT LAKE AFTON

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 28 SOUTH,
RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

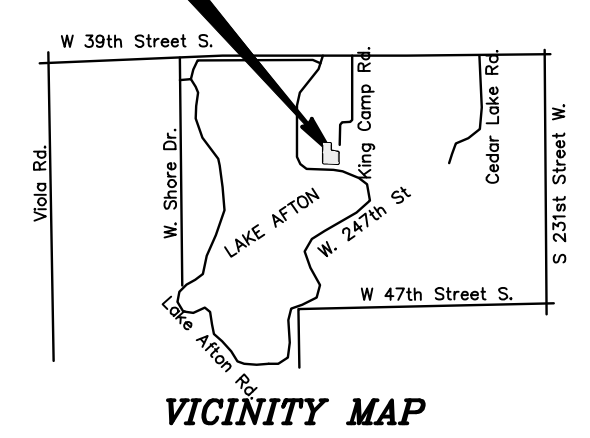


- LEGEND**
- △ - Sectional Monument Found
 - - Survey Monument Found
 - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
 - (c) - Calculated
 - (M) - Measured
 - (D) - Deeded (Bk. 1787, Pg. 1634)
 - (PS) - Previous GSS Survey G2014-643
 - c.a.c. - Complete Access Control

Zoning Data:
Zoning Code: RR
Rural Residential

FLOOD NOTE:
According to Flood Insurance Rate Map No. 20173C0475G (dated December 22, 2016) published by the Federal Emergency Management Agency, the above described property lies within Zone "X", which is defined as "Areas determined to be outside the 0.2% annual chance floodplain." **FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision.**

PLAT LOCATION



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 August 18, 2016 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 Northwest Quarter of Section 14, Township 28 South, Range 3 West of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described as follows:
Commencing at the Northwest corner of Section 14, Township 28 South, Range 3 West of the 6th Principal Meridian; thence with a bearing North 88°43'27" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter 550.00 feet; thence South 00°41'54" East parallel with the West line of said Northwest Quarter 1,879.75 feet for the point of beginning; thence North 88°58'37" East 128.00 feet; thence South 00°41'54" East parallel with the West line of said Northwest Quarter 157.00 feet; thence South 82°18'04" East 169.48 feet (previously described as 169.66 feet); thence South 00°41'54" East parallel with the West line of said Northwest Quarter 229.83 feet; thence North 88°00'56" West 296.00 feet; thence North 00°41'54" West parallel with the West line of said Northwest Quarter 397.00 feet to the point of beginning containing **2.094 Acres.**

Date _____, 2017.

Daniel E. Garber, P.S. #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, Block and Street to be known as "PETERS ADDITION AT LAKE AFTON", Sedgwick County, Kansas; 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. Street Right-of-way shown hereon and not heretofore dedicated to the public is hereby dedicated to and for the use of the public. A drainage plan has been developed for the property comprising this 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. A Floodway Reserve Easement is hereby dedicated for floodway purposes and maintenance thereof shall be the responsibility of the owner of Lot 3, Peters Addition at Lake Afton until such time as the appropriate governing body elects to assume the responsibility of maintenance and improvements to drainage. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements.

Daniel W. and Cheryl A. Peters
Revocable Trust

Matthew R. Peters

Jennifer D. Peters

Daniel W. Peters, Trustee

Cheryl A. Peters, Trustee

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS
The foregoing instrument was acknowledged before me on this ____ day of _____, 2017 by Matthew R. Peters and Jennifer D. Peters, husband and wife, and Daniel W. Peters and Cheryl A. Peters, Trustees of the Daniel W. and Cheryl A. Peters Trust, who are personally known to me to be the persons who executed the above certificate and dedication.

_____, Notary Public

My Appointment Expires: _____

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This plat of "PETERS ADDITION AT LAKE AFTON", a subdivision of a portion of the Northwest Quarter of Section 14, Township 28 South, Range 3 West of the 6th Principal Meridian; has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita Kansas.

Dated this ____ day of _____, 2017.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By: _____, Chairman
David W. Foster

ATTEST: _____, Secretary
Dale Miller

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 _____, 2017.

_____, Chairman
David M. Unruh, First District

ATTEST: _____, County Clerk
Kelly B. Arnold

COUNTY SURVEYOR'S CERTIFICATE

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2017.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

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

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 _____, 2017.
Book ____ Page ____

_____, Register of Deeds
Tonya E. Buckingham

_____, Deputy
Judy J. Paget

TRANSFER OF RECORD

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

Entered on transfer record on this ____ day of _____, 2017.

_____, County Clerk
Kelly B. Arnold

FINAL PLAT		PETERS ADDITION AT LAKE AFTON SEDGWICK COUNTY, KS.	
Prepared By:		Garber Surveying Service, P.A.	
		HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401 McPHERSON (Branch Office) 115 East Main St. 67460 Ph. 620-241-4441 Fax 620-241-4158 NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073	
Drawn By: AL	Scale: 1"=40'	Date of Field Work: August 18, 2016	Job No:
Checked By: DEG	Date: 06/09/2017	Sheet 1 of 1 Sheet(s)	G2016-513

Saved 6/9/2017 11:59:56 AM by JARAM
 Plot Date & Time Friday, June 9, 2017 12:02:44 PM Dwg Path: \\E:\A\comman\A\LD...GSSFILES\2016\20160513_CSA\wp\20160513_Final.Plot