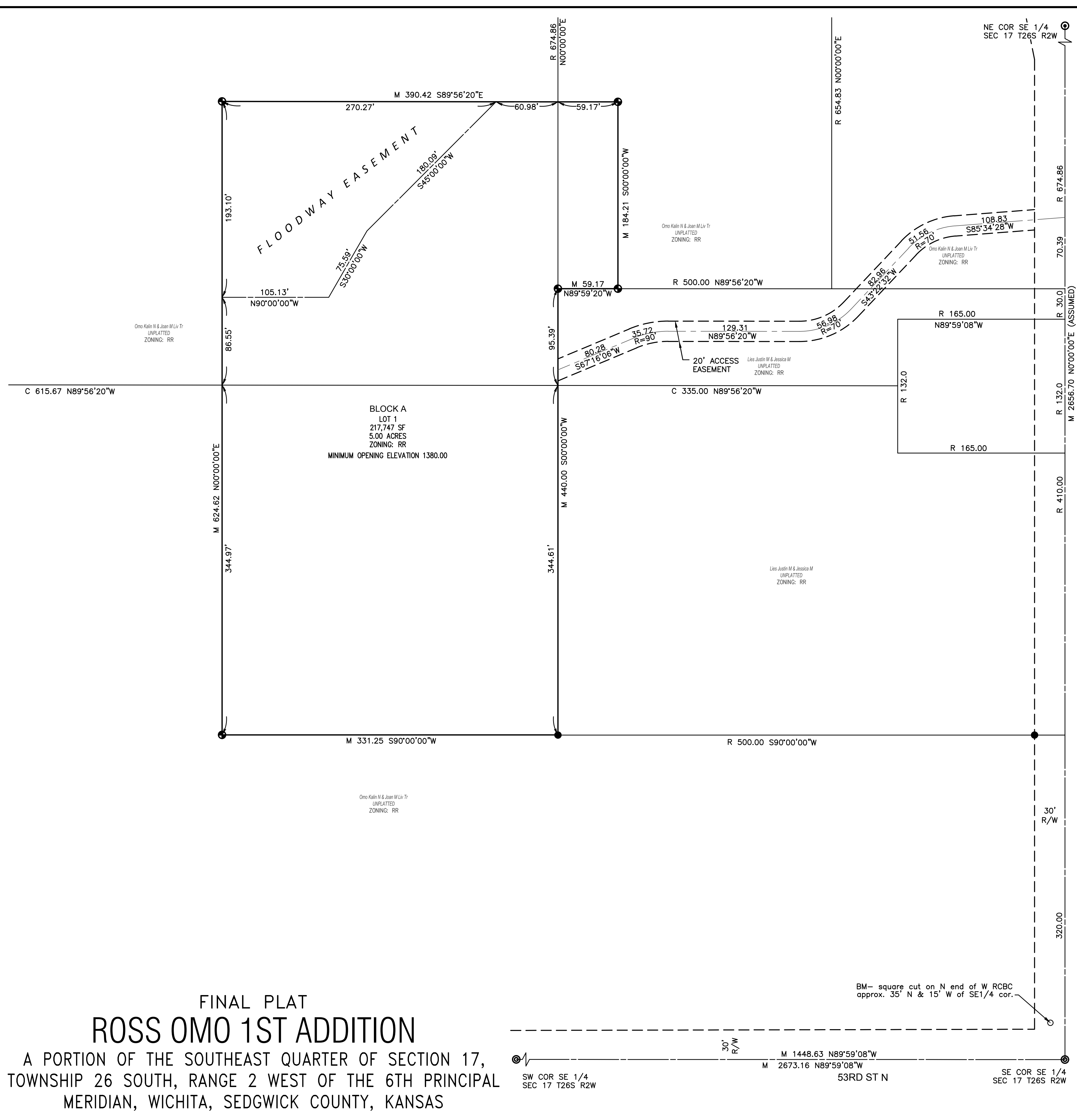


FILE LOCATION: S:\Drawing Files\Project ATN 10-17-16\Reas Omo Plat\DWG\Reas Omo - Plat.dwg TAB NAME: Final USER: ranganenya SAVED: 10/20/2017 10:14 AM PLOTTED: 10/20/2017 10:15 AM



FINAL PLAT ROSS OMO 1ST ADDITION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 26 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL
MERIDIAN, WICHITA, SEDGWICK COUNTY, KANSAS

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 OCTOBER 3, 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 THE SOUTHEAST QUARTER (SE1/4) OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER THEREOF; THENCE ALONG AN ASSUMED BEARING OF N00°00'00"E BEING ALONG THE EAST LINE OF SAID SE1/4, 320.00 FEET; THENCE S90°00'00"W, 500.00 FEET OF A POINT OF BEGINNING; THENCE S90°00'00"W, 331.25 FEET; THENCE N00°00'00"E, 344.97 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SE1/4; THENCE N00°00'00"E, 279.65 FEET; THENCE S89°56'20"E, 331.25 FEET; THENCE S89°56'20"E, 59.17 FEET; THENCE S00°00'00"W, 184.21 FEET; THENCE N89°56'20"W, 59.17 FEET; THENCE S00°00'00"W, 95.39 FEET; THENCE S00°00'00"W, 344.61 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS OF RECORD.

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 A LOT, A BLOCK, AND A STREET TO BE KNOWN AS "ROSS OMO 1ST ADDITION" IN SEDGWICK COUNTY, KANSAS. THE FLOODWAY EASEMENT IS FOR FLOODWAY PURPOSES AND SHALL BE THE RESPONSIBILITY OF LOT 1, ROSS OMO 1ST ADDITION, UNTIL SUCH TIME AS THE APPROPRIATE GOVERNING BODY ELECTS TO ASSUME THE RESPONSIBILITY OF MAINTENANCE AND IMPROVEMENTS TO THE DRAINAGE. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED ON OR WITHIN SAID FLOODWAY EASEMENTS. THERE SHALL NOT BE ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL, OR ANY OTHER WORK CARRIED ON IN SAID FLOODWAY EASEMENTS WITHOUT THE PERMISSION OF THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION. THE MINIMUM BUILDING PAD ELEVATIONS FOR THE LOWEST OPENING TO THE STRUCTURES SHALL BE AS INDICATED ON THE PLAT. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS PERMITTED BY THE PUBLIC WORKS DEPARTMENT OF THE APPROPRIATE GOVERNING BODY.

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, OR 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.

_____ KALIN N. OMO, OWNER

_____ JOAN M. OMO, OWNER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS _____ DAY OF _____, 2017, BY KALIN N. OMO AND JOAN M. OMO, OWNERS.

SEAL OR STAMP _____, NOTARY PUBLIC

CLOSURE COMPUTATION

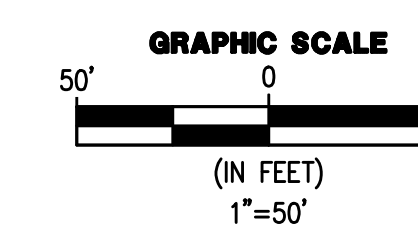
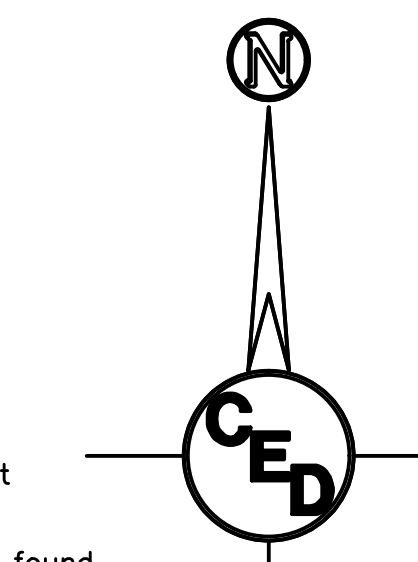
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EASTING ERROR=0.0002
ERROR OF CLOSURE=0.0567
PRECISION=1:35,797

LEGEND

- M - measured
- D - deed distance
- - "Armstrong" capped rebar set
- - "TTLS" capped rebar found
- - "Sedgwick Co." capped rebar found
- - 1/2" iron pipe found
- - 1" iron pipe found

BENCHMARK:

Square Cut on North end of West Reinforced Concrete Box Culvert located approximately 35' North & 15' West of SE Corner of SE1/4 of Section 17, T26S, R2W Elev = 1379.57 NAVD88



PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "ROSS OMO 1ST ADDITION" 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
JOSEPH A. JOHNSON

ATTEST: _____ SECRETARY
DALE MILLER

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 _____, 2017.

_____ CHAIRMAN
DAVID M. UNRUH, FIRST DISTRICT

ATTEST: _____ COUNTY CLERK
KELLY B. ARNOLD

MY APPOINTMENT EXPIRES: _____

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2017

_____ 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 _____, 2017.

_____ REGISTER OF DEEDS
TONYA BUCKINGHAM

_____ DEPUTY
JUDY J. PAGET

COUNTY SURVEYOR CERTIFICATE:

STATE OF KANSAS) SS
SEDGWICK COUNTY)

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2017.

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

CIVIL DRAWINGS PREPARED BY:

	CERTIFIED ENGINEERING DESIGN, P.A. 1935 WEST MAPLE STREET WICHITA, KANSAS 67213 PH: (316) 262-8808 FAX: (316) 262-1669	SHEET 1 TOTAL 1
	OWNERS: KALIN N. OMO AND JOAN M. OMO, TRUSTEES OF THE KALIN N. OMO AND JOAN M. OMO LIVING TRUST DATED JULY 3, 2014 5537 N 183RD ST W COLWICH, KS 67030 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 OCTOBER 3, 2017.