

FINAL PLAT
TRINITY AUTO SERVICE ADDITION
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 28 SOUTH, RANGE 1 EAST 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 DECEMBER 13, 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:

BEGINNING 64 RODS SOUTH OF THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE SOUTH 143 FEET; THENCE WEST 348.48 FEET; THENCE NORTH 143 FEET; THENCE EAST 348.48 FEET TO THE PLACE OF BEGINNING, SUBJECT TO HIGHWAY RIGHT OF WAY ON THE EAST 70 FEET.

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)
 SEDGWICK COUNTY) 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 A BLOCK TO BE KNOWN AS "TRINITY AUTO SERVICE ADDITION" IN WICHITA, SEDGWICK COUNTY, KANSAS. 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. ACCESS CONTROL IS HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AS INDICATED ON THE FACE OF THE PLAT.

THE CONTINGENT DEDICATION FOR PUBLIC USES, SUCH AS STREETS, SIDEWALKS, DRAINAGE, OR UTILITIES, SHALL BECOME EFFECTIVE IF THE CITY ENGINEER OF THE CITY OF WICHITA DETERMINES A NEED FOR SUCH DEDICATION. THE SANITARY SEWER EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER UTILITIES. THE UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

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.

_____ JERRY E. THOMAS, OWNER

_____ KAREN A. THOMAS, OWNER

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____ 2018, BY JERRY E. THOMAS AND KAREN A. THOMAS, HUSBAND AND WIFE.

SEAL OR STAMP _____ NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

WE EMPRISE BANK, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HERBY CONSENT TO THE PLAT OF "TRINITY AUTO SERVICE ADDITION."

EMPRISE BANK

_____ CJ MORAWITZ, ASSISTANT VICE PRESIDENT OF BUSINESS BANKING

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____ 2018, BY CJ MORAWITZ, ASS. VP OF BUSINESS BANKING, EMPRISE BANK.

SEAL OR STAMP _____ NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "TRINITY AUTO SERVICE 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)
 SEDGWICK COUNTY) SS

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.

_____ MAYOR
 JEFF LONGWELL

ATTEST: _____ CITY CLERK
 KAREN SUBLETT

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 2018

_____ COUNTY CLERK
 KELLY B. ARNOLD

REGISTER OF DEEDS

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

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.

_____ REGISTER OF DEEDS
 TONYA BUCKINGHAM

_____ DEPUTY
 JUDY J. PAGET

COUNTY SURVEYOR CERTIFICATE:

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS ____ DAY OF _____ 2018.

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

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

CLOSURE COMPUTATION
 PERIMETER=982.96'
 AREA=1.14 ACRES
 NORTHING ERROR=0.000
 EASTING ERROR=0.000
 ERROR OF CLOSURE=0.000
 PRECISION=1:∞

OWNERS:
 JERRY E. THOMAS AND KAREN A. THOMAS
 TRUSTEES OF THE THOMAS TRUST
 3415 S. BROADWAY
 WICHITA, KANSAS 67216

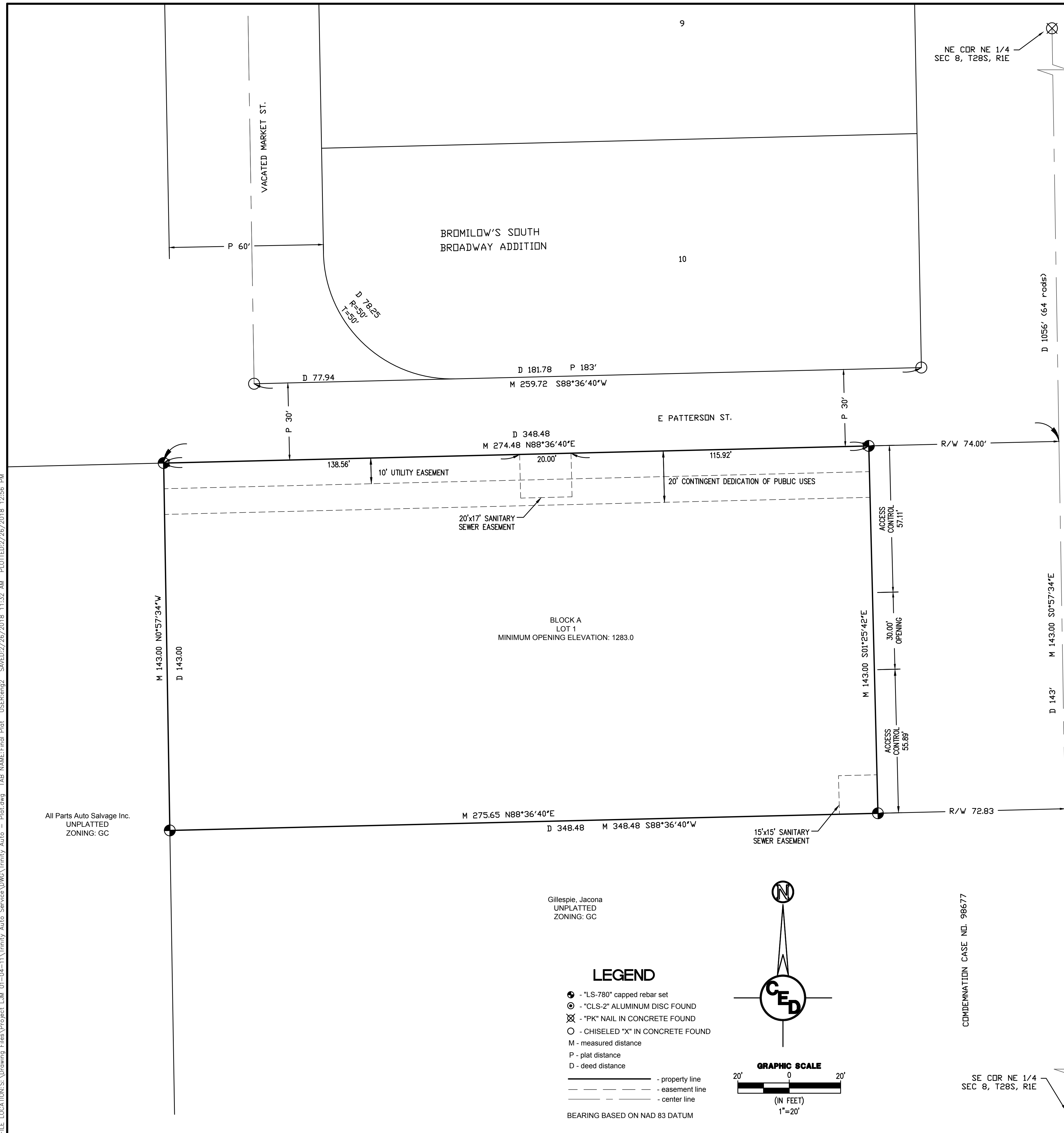
BENCHMARK:
 SQUARE CUT ON TOP OF CURB ON SOUTH SIDE OF DRIVE ENTRANCE INTO 3415 S. BROADWAY FROM BROADWAY AVENUE. ELEV = 1283.65 NAVD88

NOTE: BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A., ON OR ABOUT DECEMBER 13, 2017.

CIVIL DRAWINGS PREPARED BY:

CERTIFIED ENGINEERING DESIGN, P.A.

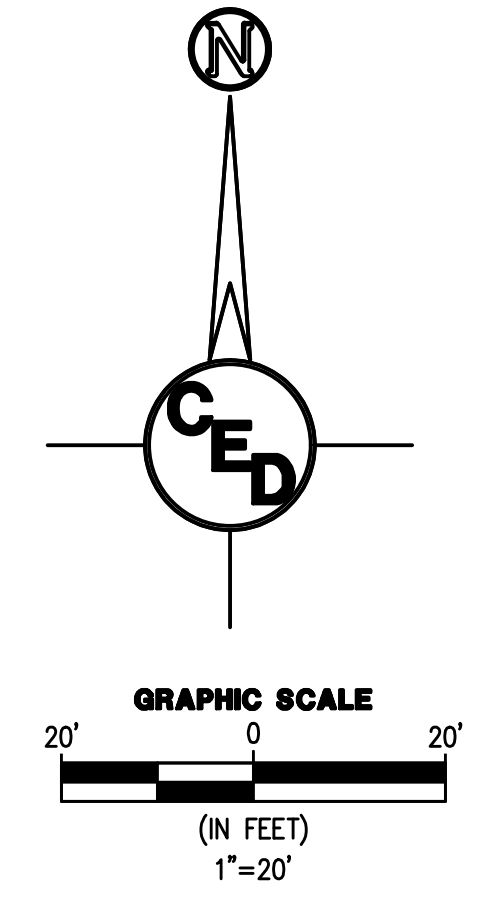
CED 1935 WEST MAPLE STREET SHEET 1
 WICHITA, KANSAS 67213
 PH: (316) 262-8808
 FAX: (316) 262-1669 TOTAL 1



Gillespie, Jacona
 UNPLATTED
 ZONING: GC

LEGEND

- - "LS-780" capped rebar set
 - ⊙ - "CLS-2" ALUMINUM DISC FOUND
 - ⊗ - "PK" NAIL IN CONCRETE FOUND
 - ⊘ - CHISELED "X" IN CONCRETE FOUND
 - M - measured distance
 - P - plat distance
 - D - deed distance
 - — — — — property line
 - - - - - easement line
 - - - - - center line
- BEARING BASED ON NAD 83 DATUM



SE COR NE 1/4
 SEC 8, T28S, R1E

CONDEMNATION CASE NO. 98677

FILE LOCATION: S:\Drawing Files\Project_LJM_01-04-11\Trinity Auto Service\DWG\Trinity Auto - Plat.dwg TAB NAME: Final Plat USER: jens2_SAVED: 2/26/2018 11:32 AM PLOTTED: 2/26/2018 12:56 PM