

PRELIMINARY PLAT (ONE-STEP)

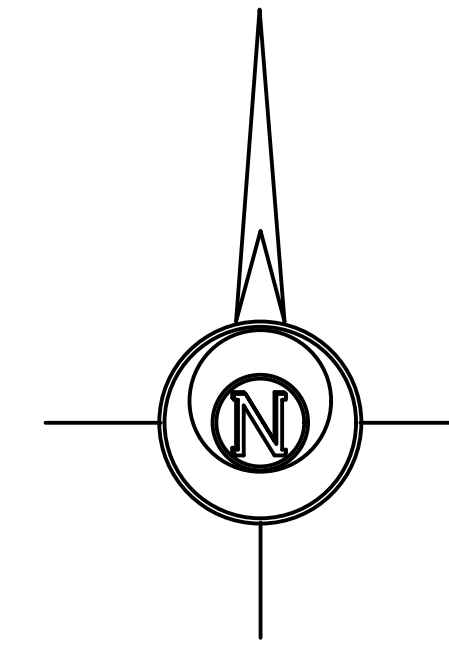
M&W'S 1ST

A PORTION OF THE NORTHWEST QUARTER SECTION 33, TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

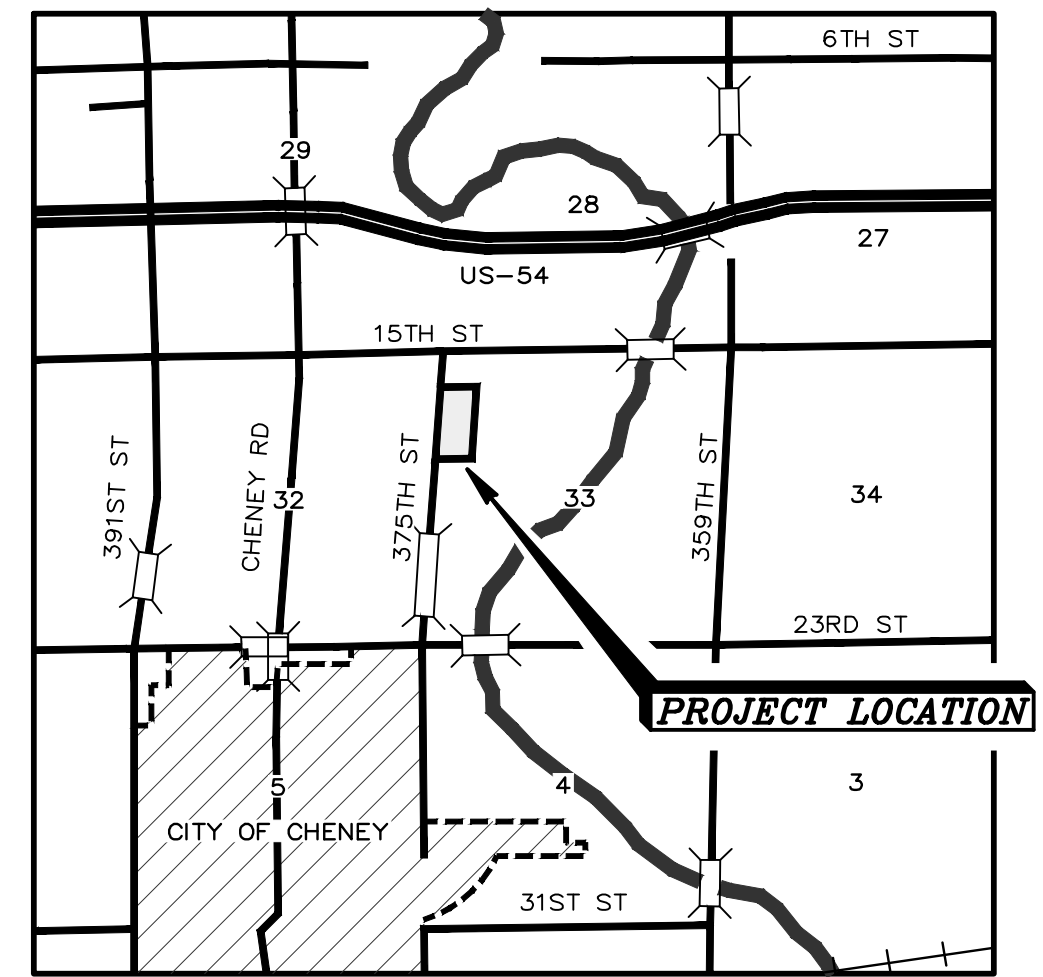
No.	Name	PIN Number	Zoning
1	EDWARD & BARBARA LAVERENTZ	00261786	RR
2	MARKUS & WHITNEY HANSEN	30007686	RR
3	MDI CORPORATION	00578912	LI
4	EDWARD & BARBARA LAVERENTZ	30009880	RR

NE Cor. NW 1/4
Sec. 33, T27S, R4W
Fd. 5/8" Rebar
from 17-126 GSS Project

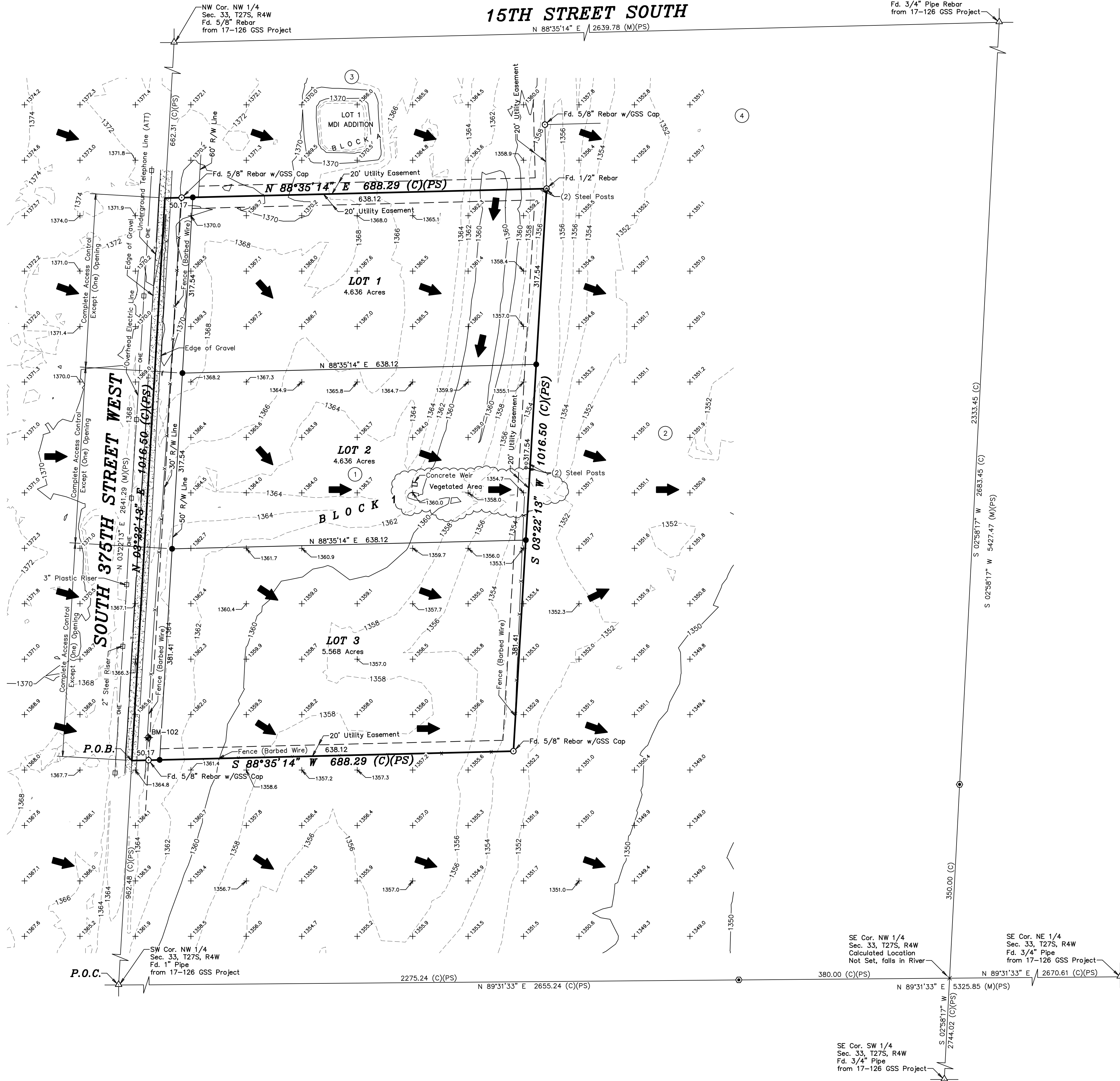
15TH STREET SOUTH
N 88°35'14" E 2639.78 (M)(PS)



-100 0 100 200 300
BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE



CHENEY, KANSAS
VICINITY MAP
(NOT DRAWN TO SCALE)



- LEGEND**
- △ - Sectional Monument Found
 - - Survey Monument Found
 - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
 - ⊙ - 5/8" x 24" Iron Rebar Set w/G.S.S. Blue Cap (Witness Marker)
 - ⊕ - Site Benchmark
 - ⊙ - Power Pole
 - ⊕ - Fence
 - (C) - Calculated
 - (M) - Measured
 - (PS) - Previous Survey G20170126
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - ⊙ - Parcel Ownership
 - ▨ - Existing Gravel Hatching
 - ▨ - Existing Concrete Hatching
 - ← - Drainage Arrow

CLOSURE TABLE

NORTHING: 0.00000
EASTING: 0.00000
PRECISION: 3409.58/0.000 = 1:3409580000.00

- ZONING DATA: RR - RURAL RESIDENTIAL DISTRICT**
- (1) Minimum Lot Area: two acres; however, larger minimum Lot Area may be required per subdivision requirements for Uses served by sewage lagoons, subject to the special district regulations of Sec. III-B.2.e
 - (2) Minimum Lot Width: 200 feet
 - (3) Minimum Front Setback: 30 feet
 - (4) Minimum Rear Setback: 25 feet
 - (5) Minimum Interior Side Setback: 20 feet
 - (6) Minimum Street Side Setback: 20 feet
 - (7) Maximum Height: 35 feet; 45 feet if located at least 25 feet from all Lot Lines; no maximum height limit for barns, silos and other similar farm buildings; heights for Conditional Uses to be determined as part of the Conditional Use approval
- ZONING REGULATIONS ARE SUBJECT TO INTERPRETATION, FOR FURTHER ZONING INFORMATION CONTACT:**
Wichita-Sedgwick County Planning (1-316-268-4421)

OWNER/SUBDIVIDER:
ED LAVERENTZ
2120 SOUTH 343RD STREET
CHENEY, KANSAS 67025
(316) 990-5088

ENGINEER:
HARLAN FORAKER
CERTIFIED ENGINEERING DESIGN, P.A.
1935 WEST MAPLE STREET
WICHITA, KANSAS 67213
(316) 262-8808

SURVEYOR:
DANIEL E. GARBER
GARBER SURVEYING SERVICE, P.A.
2908 NORTH PLUM STREET
HUTCHINSON, KANSAS 67502
(620) 665-7032

DESCRIPTION OF RECORD: (Doc.#/Fim-Pg: 29792535)

A portion of the Northwest Quarter of Section 33, Township 27 South, Range 4 West of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described as follows:
Commencing at the Southwest corner of the Northwest Quarter of Section 33, Township 27 South, Range 4 West of the 6th Principal Meridian; thence with a NAD83 Kansas South Zone bearing of North 03°22'13" East along the West line of said Northwest Quarter 962.48 feet for the point of beginning; thence continuing North 03°22'13" East along the West line of said Northwest Quarter 1016.50 feet intersecting the Western extension of the South line of "MDI Addition" to Sedgwick County; thence North 88°35'14" East along said South line and its extension being parallel with the North line of said Northwest Quarter 688.29 feet (Record) to the Southeast Corner of said "MDI Addition"; thence South 03°22'13" West parallel with the West line of said Northwest Quarter 1016.50 feet; thence South 88°35'14" West parallel with the North line of said Northwest Quarter 688.29 feet to the point of beginning containing 16.006 Acres, subject to a road right-of-way easement across the West 20.00 feet thereof and any other easements or restrictions of record.

BENCHMARKS:
NGS B-313:
NGS Benchmark Disk, set in top of concrete monument. Described by Coast and Geodetic survey 1956 as follows: 3.3 mi North from Cheney, 0.45 mile East along the Atchison, Topeka and Santa Fe Railroad from the station at Cheney, thence 2.4 miles North along a graded dirt road, thence 0.45 mile West along U.S. Highway 24, 222 feet South of the center line of the highway, 25 feet East of the center line of County Road 598, 16 feet North of the center line of a private driveway leading East, 75 feet West of the Southwest corner of a white house, set in the top of a triangular shaped concrete post, in Section 32, Township 27 South, Range 4 West.
Elevation=1387.77 (NAVD88)

BM-102:
T-post set flush at grade, approximately 1635.8' South and 27.4' East from the intersection of South 375th Street West and 15th Street South.
Elevation=1363.91 (NAVD88)

DIGSAFE:
Utilities shown were located by respective owners. Any Utilities not shown are due to no response to Kansas One Call "1-800-DIG-SAFE" Ticket # 18509099.

Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket # 18509099 on October 26, 2018. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

FLOOD NOTE:
According to Flood Insurance Rate Map No. 20173C0270G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within Zone "X", which is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

NOTE: Contours shown at 2' intervals.
LIDAR HORIZONTAL AND VERTICAL CONTROL:
<http://www.kansasgis.org/>

FILE: BE_SG_16721522 (2008)
HORIZONTAL DATUM: North American Datum of 1983 (NAD83)
VERTICAL DATUM: North American Vertical Datum of 1988 (NAVD88)

PRELIMINARY PLAT		Description: A PORTION OF THE NW 1/4 SECTION 33, T27S, R4W SEDGWICK COUNTY, KANSAS	
Prepared By: GSS		Garber Surveying Service, P.A.	
HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-665-7401		McPERSON (Branch Office) 115 East Marlin 67460 Ph. 620-241-4411 Fax 620-241-4158	
NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073			
Drawn By: JAK	Scale: 1"=100'	Date of Field Work: October 31, 2018	Job No:
Checked By: DEG	Date: 11/02/2018	Sheet 1 of 1 Sheet(s)	G2018-591

Copyright © 2018 Garber Surveying Service, P.A. Saved: 11/2/2018 3:13:11 PM by JAKRAM
Plot Date & Time: Friday, November 2, 2018 3:15:04 PM. Dwg Path: \\VFE2\company\GSS\FILES\2018\20180591_CSA\ch\ch.dwg; Job: CSDA 11-02-2018\20180591

FINAL PLAT (ONE-STEP)

M&W'S 1ST

A PORTION OF THE NORTHWEST QUARTER SECTION 33, TOWNSHIP 27 SOUTH, RANGE 4 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
- 5/8" x 24" Rebar Set w/GSS Blue Cap (Witness Marker)
- Site Benchmark
- Calculated
- Measured
- Previous Survey G20170126
- Point of Beginning
- Point of Commencement

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
} SS
COUNTY OF SEDGWICK }

This plat of "M&W'S 1ST", a subdivision of a portion of the Northwest Quarter of Section 33, Township 27 South, Range 4 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 _____, 2018.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By _____ Chairman
Mike Greene

ATTEST: _____ Secretary
Dale Miller

GOVERNING BODY CERTIFICATE

STATE OF KANSAS }
} SS
COUNTY OF SEDGWICK }

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this ___ day of _____, 2018.

David Dennis, Third District
Chairman

ATTEST: _____ County Clerk
Kelly B. Arnold

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
} SS
COUNTY OF SEDGWICK }

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2018.

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

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
} SS
COUNTY OF SEDGWICK }

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ m. on this ___ day of _____, 20___ in Book ___, Page___.

Tonya E. Buckingham
Register of Deeds

Judy J. Paget
Deputy Register of Deeds

TRANSFER OF RECORD

STATE OF KANSAS }
} SS
COUNTY OF SEDGWICK }

Entered on transfer record on this ___ day of _____, 2016.

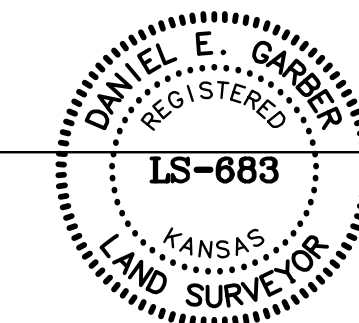
Kelly B. Arnold
County Clerk

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 October 31, 2018 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:

A portion of the Northwest Quarter of Section 33, Township 27 South, Range 4 West of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of Section 33, Township 27 South, Range 4 West of the 6th Principal Meridian; thence with a NAD83 Kansas South Zone bearing of North 03°22'13" East along the West line of said Northwest Quarter 962.48 feet for the point of beginning; thence continuing North 03°22'13" East along the West line of said Northwest Quarter 1016.50 feet intersecting the Western extension of the South line of "MDI Addition" to Sedgwick County; thence North 88°35'14" East along said South line and its extension being parallel with the North line of said Northwest Quarter 688.29 feet (Record) to the Southeast Corner of said "MDI Addition"; thence South 03°22'13" West parallel with the West line of said Northwest Quarter 1016.50 feet; thence South 88°35'14" West parallel with the North line of said Northwest Quarter 688.29 feet to the point of beginning containing 16.006 Acres, subject to a road right-of-way easement across the West 20.00 feet thereof and any other easements or restrictions of record.

Date _____ 2018.



EASEMENTS:

All easements shown on this plat, unless specified as private, are hereby dedicated to the public, the rights-of-way of which are shown as dashed lines on the accompanying plat, and said easements may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines and poles, telephone lines and poles and other forms and types of public utilities now or hereafter generally utilized by the public.

STREETS:

Streets shown on this plat and not heretofore dedicated to the public are hereby so dedicated.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }
} SS
COUNTY OF SEDGWICK }

This is to certify that the undersigned, owners of the land described in the Surveyor's Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into Lots, Block and other public ways under the name of M&W'S 1ST, a portion of the Northwest Quarter of Section 33, Township 27 South, Range 4 West of the 6th Principal Meridian, in Sedgwick County, Kansas; that all easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; 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.

Edward Laverentz, Owner

NOTARY CERTIFICATE

STATE OF KANSAS }
} SS
COUNTY OF SEDGWICK }

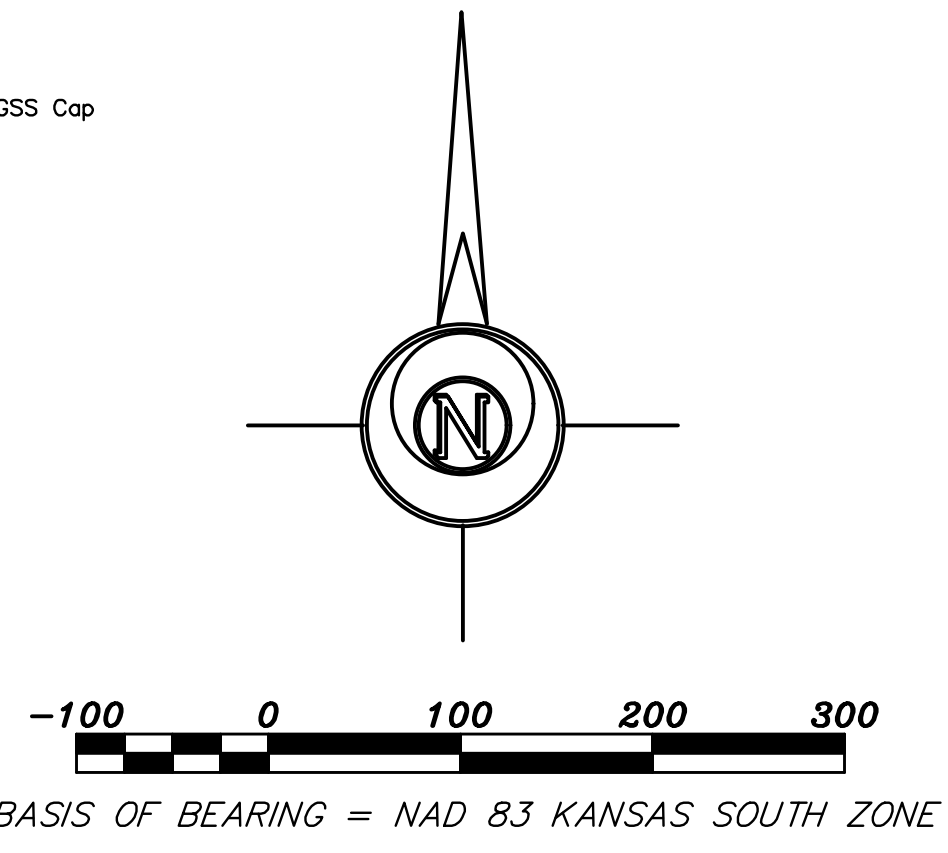
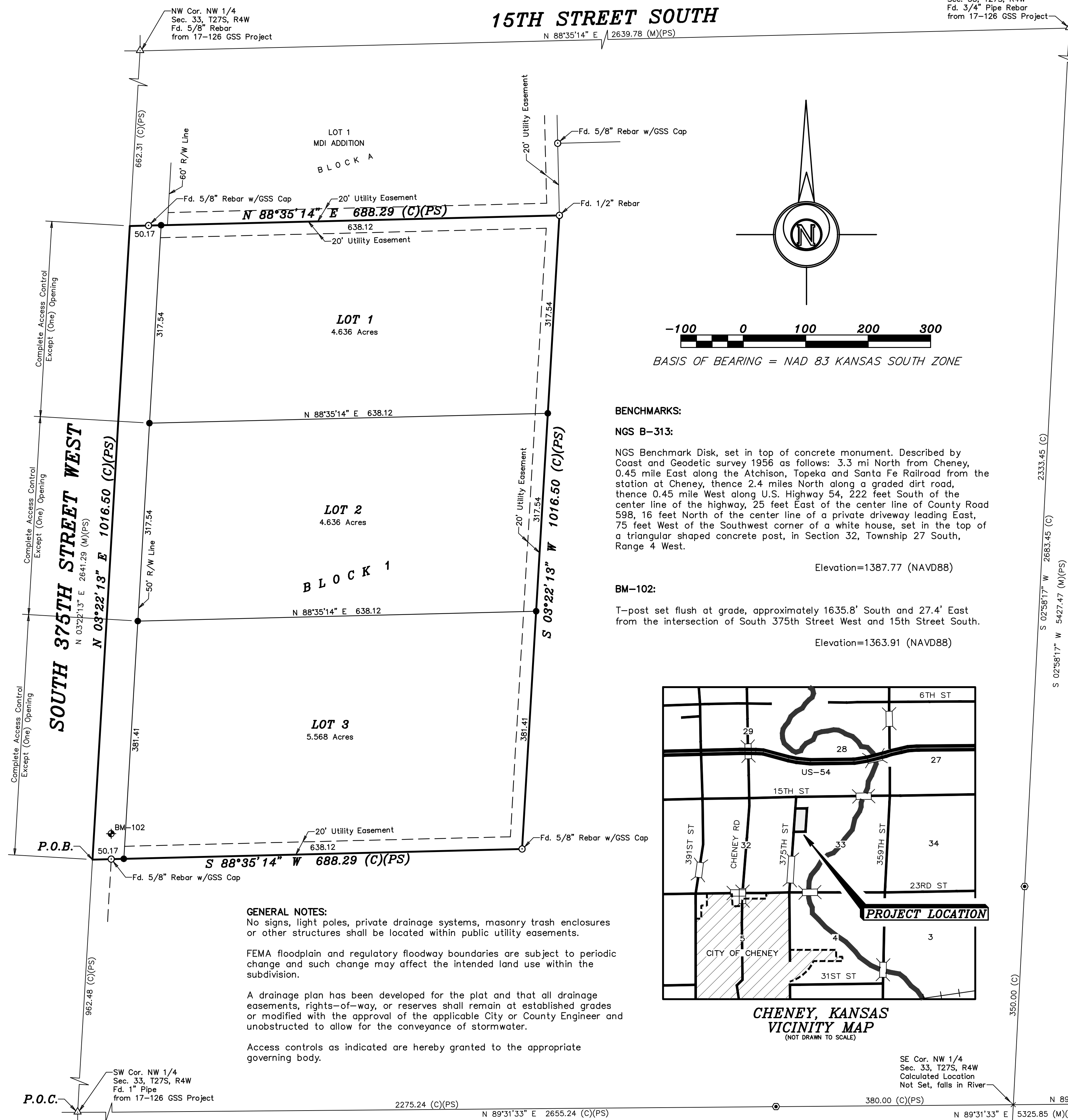
BE IT REMEMBERED:

That on this ___ day of _____, 20___ A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Edward Laverentz who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: _____

_____, Notary Public



BENCHMARKS:

NGS B-313:

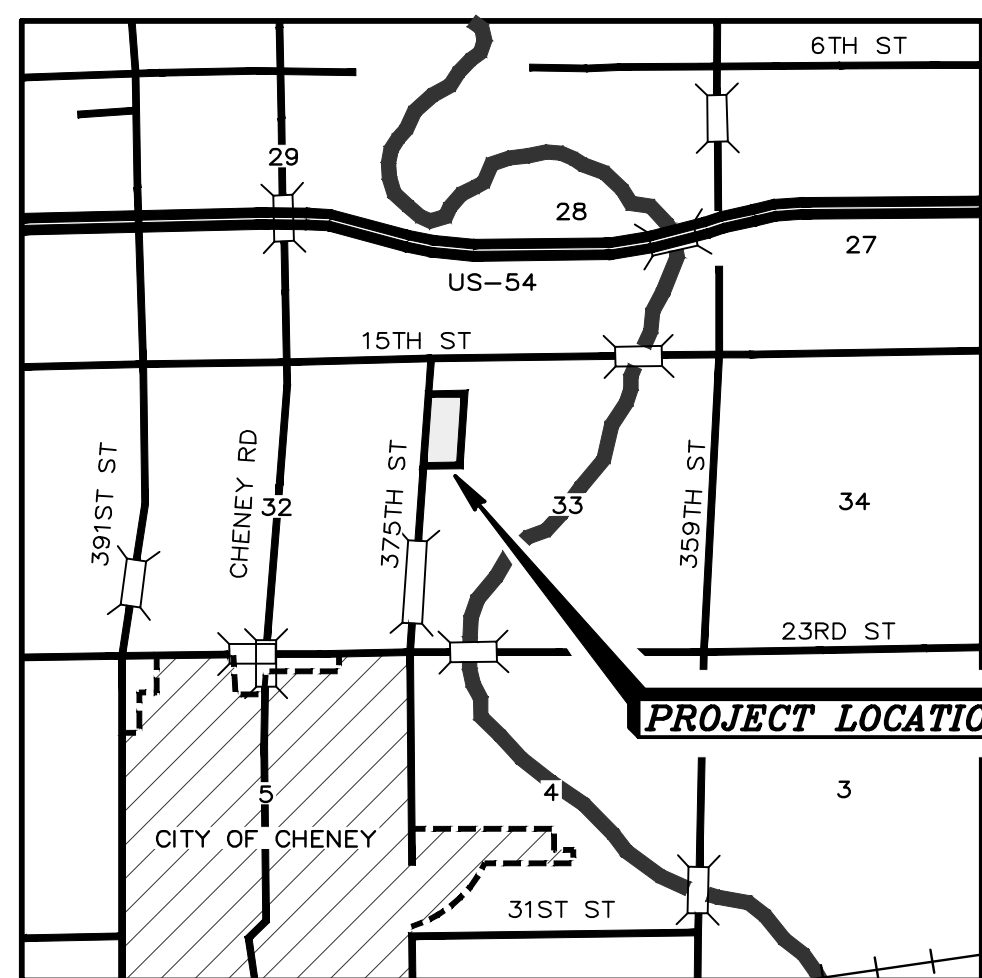
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CHENEY, KANSAS VICINITY MAP (NOT DRAWN TO SCALE)

GENERAL NOTES:

No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements.

FEMA floodplain and regulatory roadway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

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

Access controls as indicated are hereby granted to the appropriate governing body.

CLOSURE TABLE

NORTHING: 0.00000
EASTING: 0.00000
PRECISION: 3409.59/0.000 = 1:3409590000.00

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Plat Date & Time: Friday, November 2, 2018 3:14:26 PM. Drawn: JGARBER

FINAL PLAT
Description: A PORTION OF THE NW 1/4 SECTION 33, T27S, R4W SEDGWICK COUNTY, KANSAS
Prepared By: Garber Surveying Service, P.A.
Drawn By: JAK
Checked By: DEG
Date: 11/02/2018
Sheet 1 of 1 Sheet(s)
Job No: G2018-591