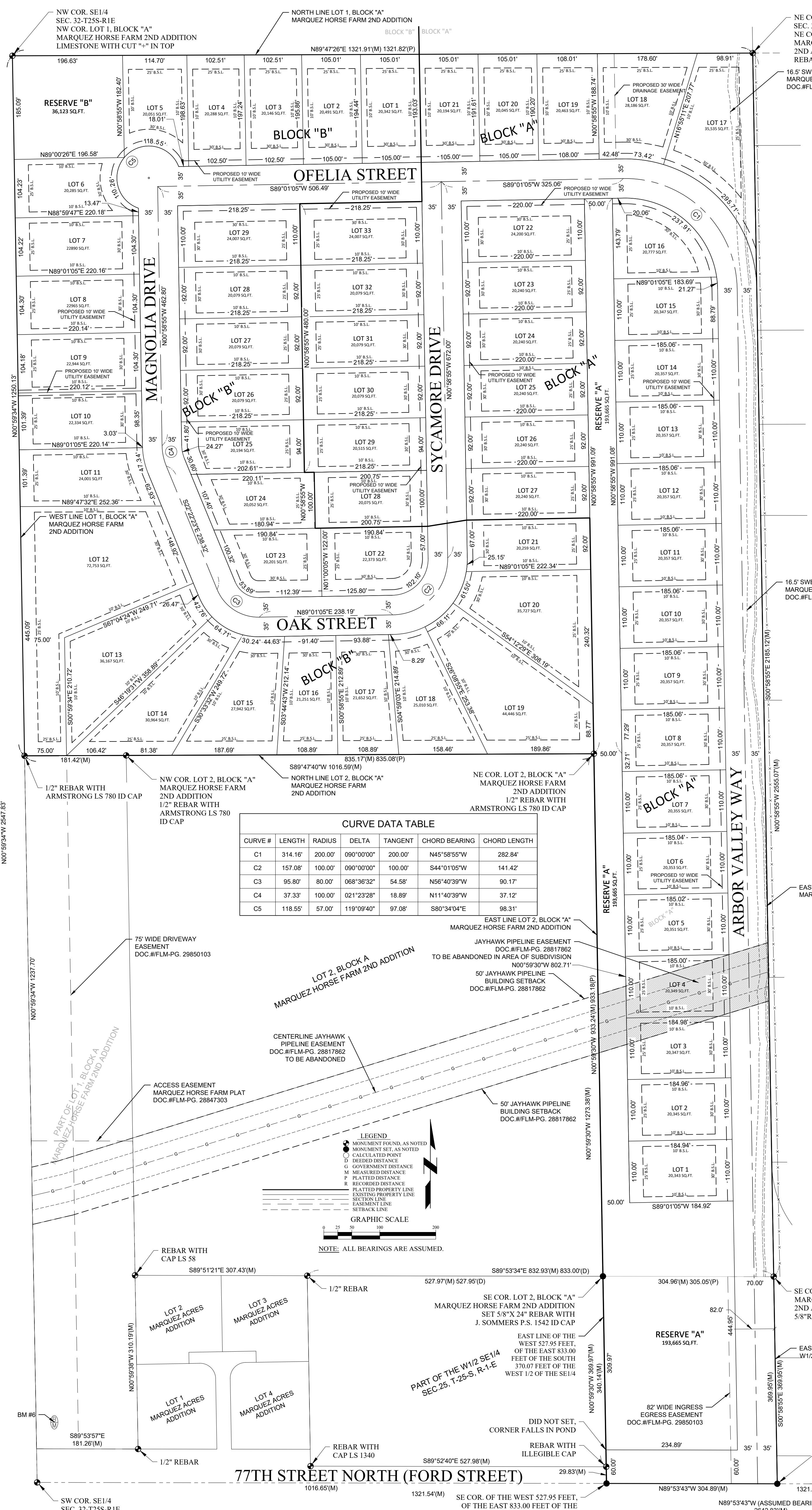


ARBOR VALLEY

VALLEY CENTER, SEDGWICK COUNTY, KANSAS.



NE COR. W/1 SE1/4
SEC. 32-T2SS-R1E
NE COR. LOT 1, BLOCK "A"
MARQUEZ HORSE FARM
2ND ADDITION
REBAR WITH CAP CLS 58

16.5' SWB TELEPHONE EASEMENT
MARQUEZ HORSE FARM 2ND ADDITION
DOC.#FLM-PG. 28847303

STATE OF KANSAS
SS
SEDWICK COUNTY

WE, JOE CONSULTING GROUP, LAND SURVEYORS IN AFORAISD COUNTY AND STATE, DO HEREBY CERTIFY THAT, UNDER THE SUPERVISION OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED THE PROPERTY LOCATED IN THE STATE OF KANSAS, VALLEY CENTER, SEDGWICK COUNTY, KANSAS, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN PART OF LOT ONE, BLOCK "A" OF MARQUEZ HORSE FARM 2ND ADDITION AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 28, RANGE 1 EAST OF THE 6TH P.M., VALLEY CENTER, SEDGWICK COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE N89°53'43"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 369.97 FEET; THENCE N00°59'30"W ON THE EAST LINE OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING THENCE CONTINUING N89°53'43"W ON THE WEST HALF OF THE EAST 833.00 FEET OF THE SOUTH 370.07 FEET OF THE WEST HALF OF SAID SOUTHEAST QUARTER 369.97 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK "A" OF SAID MARQUEZ HORSE FARM 2ND ADDITION; THENCE CONTINUING N00°59'30"W ON THE EAST LINE OF SAID LOT 2, 181.42 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2 OF THE WEST 527.95 FEET OF THE EAST 833.00 FEET OF THE SOUTH 370.07 FEET OF THE WEST HALF OF SAID SOUTHEAST QUARTER, 304.89 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 32, THENCE N89°53'43"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 304.89 FEET; THENCE N00°59'30"W ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 304.89 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE CONTINUING N89°47'40"W ON THE NORTH LINE OF SAID LOT 2, 825.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE CONTINUING N89°47'40"W ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 2, 181.42 FEET TO THE WEST LINE OF LOT 1 OF SAID MARQUEZ HORSE FARM 2ND ADDITION; THENCE N00°59'34"W ON THE WEST LINE OF SAID LOT 1, 250.13 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N89°47'26"E ON THE NORTH LINE OF SAID LOT 1, 1321.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°58'55"E ON THE EAST LINE OF SAID LOT 1, 2185.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE CONTINUING S00°58'55"E ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER, 92 FEET TO THE POINT OF BEGINNING, CONTAINING 47.06 ACRES, MORE OR LESS.

JOHN R. SOMMERS, LS #1542
LAND SURVEYOR

12-03-2021
JOHN R. SOMMERS, LS #1542
LAND SURVEYOR
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVE CAUSED THE LAND SURVEYED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO LOTS, BLOCKS, RESERVES AND STREETS, TO BE KNOWN AS "ARBOR VALLEY", VALLEY CENTER, SEDGWICK COUNTY, KANSAS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR DRAINAGE PURPOSES. ACCESS CONTROLS AS INDICATED ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. THE STREETS ARE HEREBY DEDICATED TO, AND FOR THE USE OF THE PUBLIC. RESERVE "A" IS HEREBY RESERVED FOR DRAINAGE, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "B" IS HEREBY RESERVED FOR DRAINAGE, AND UTILITIES CONFINED TO EASEMENTS. THE RESERVES ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR THE ADDITION, THEIR SUCCESSORS AND/OR ASSIGNS. MAINTENANCE OF STORM WATER DRAINAGE, OPEN DITCHES AND DRAINAGE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION FOR THE ADDITION, THEIR SUCCESSORS AND/OR ASSIGNS.

DATED THIS ____ DAY OF ____ , 2021.

NAME
NAME
NAME
NAME

STATE OF KANSAS
SS
SEDWICK COUNTY
THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF ____ , 2021,
BY JOSE A. MARQUEZ AND LAURA Y. MARQUEZ.

VAN STRIPPLING NOTARY PUBLIC

MY APPOINTMENT EXPIRES
THIS PLAT OF "ARBOR VALLEY", VALLEY CENTER, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE VALLEY CENTER PLANNING AND ZONING BOARD.

DATED THIS ____ DAY OF ____ , 2021.

PLANNING COMMISSION
GARY JANZEN CHAIR
RYAN SHRACK SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF VALLEY CENTER, KANSAS, THIS ____ DAY OF ____ , 2021.

EAST LINE LOT 1, BLOCK "A"
MARQUEZ HORSE FARM 2ND ADDITION
AT THE DIRECTION OF THE CITY COUNCIL
LOU CICIRELLO MAYOR
KRISTI CARRITHERS CITY CLERK

STATE OF KANSAS
SS
SEDWICK COUNTY
THIS PLAT OF "ARBOR VALLEY", VALLEY CENTER, SEDGWICK COUNTY, KANSAS, IS APPROVED PURSUANT TO THE PROVISIONS OF K.S.A. 12-401.

DATE SIGNED: ____ , 2021.

BY: BARRY ARBUCKLE, CITY ATTORNEY

STATE OF KANSAS
SS
SEDWICK COUNTY
REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS ____ DAY OF ____ , 2021.

DEPUTY COUNTY SURVEYOR
TRICIA L. ROBELLO, PS #1246
ENTERED ON TRANSFER RECORD THIS ____ DAY OF ____ , 2021.

KELLY B. ARNOLD COUNTY CLERK

STATE OF KANSAS
SS
SEDWICK COUNTY
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE REGISTER OF DEEDS, THIS ____ DAY OF ____ , 2021, AT ____ O'CLOCK ____ M, AND IS DULY RECORDED.

REGISTER OF DEEDS
TONY BUCKINGHAM
KENLY ZEHRING DEPUTY

BENCHMARK #6: CHISELED SQUARE ON THE TOP OF CURB ON THE WEST SIDE OF A DRIVEWAY, 107 FEET NORTH OF THE CENTERLINE OF 77TH ST. N. AND 2687 FEET EAST OF THE CENTERLINE OF SENECA ST ELEV = 1379.91 (NAVD88)

BENCHMARK #6: CHISELED SQUARE ON THE TOP OF HEADWALL AT THE SOUTHEAST CORNER OF A BRIDGE ON SENECA ST 3286 FEET NORTH OF THE CENTERLINE OF THE CENTERLINE OF 77TH ST. ELEV = 1353.24 (NAVD88)

SHEET 1 OF 1