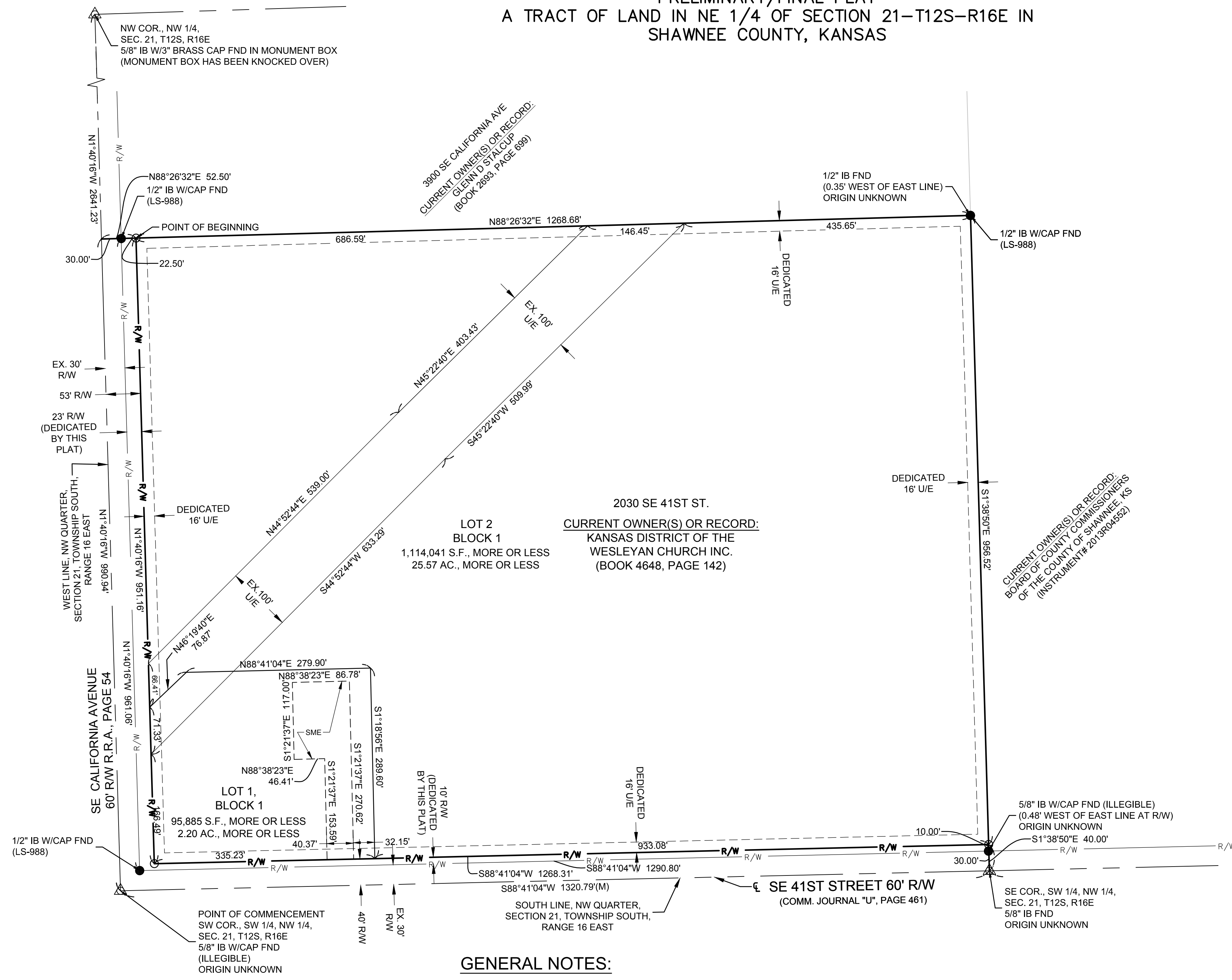


# CROSSROAD WESLEYAN CHURCH

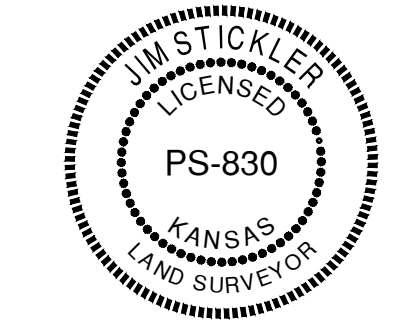
## PRELIMINARY/FINAL PLAT

### A TRACT OF LAND IN NE 1/4 OF SECTION 21-T12S-R16E IN SHAWNEE COUNTY, KANSAS



**LEGAL DESCRIPTION:**  
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE 6th P.M. SHAWNEE COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 40 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 990.94 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 32 SECONDS EAST, A DISTANCE OF 52.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SAID LINE, A DISTANCE OF 1268.68 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 38 MINUTES 50 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 956.52 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 04 SECONDS WEST, A DISTANCE OF 1,268.31 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 16 SECONDS WEST, A DISTANCE OF 951.16 FEET AND TO THE POINT OF BEGINNING. THE ABOVE CONTAINS, 27.78 ACRES, MORE OR LESS, 1,209,927 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL, RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES, IF ANY.

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THE DETAILS OF THIS PLAT TO BE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL BOUNDARY CORNERS OF THIS SUBDIVISION OF LAND HAVE BEEN MONUMENTED, THAT IRON PINS ARE SET AS SHOWN ON THE ATTACHED PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.



JIM STICKLER, P.S. #830  
1310 WAKARUSA DRIVE  
LAWRENCE, KS 66049  
785-843-7530

**OWNER'S CERTIFICATE:**  
IN TESTIMONY WHEREOF, THE TRUSTEE, CHRIS BRIAN, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHRIS BRIAN,  
TRUSTEE

**ACKNOWLEDGEMENT:**  
STATE OF KANSAS  
COUNTY OF SHAWNEE, SS:  
BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME CHRIS BRIAN, TRUSTEE OF KANSAS DISTRICT OF THE WESLEYAN CHURCH, INC., WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING AND SUCH PERSONS DULY ACKNOWLEDGES THE EXECUTION OF THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NAME OF NOTARY \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF APPROVALS:**  
APPROVED BY THE TOPEKA PLANNING DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BILL FIANDER, PLANNING DIRECTOR

APPROVED BY THE TOPEKA PUBLIC WORKS DIRECTOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

JASON PEEK, PUBLIC WORKS DIRECTOR

ENTERED ON THE TRANSFER RECORD OF SHAWNEE COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CYNTHIA BECK, COUNTY CLERK

REVIEWED BY THE COUNTY SURVEYOR, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019. ONLY FOR COMPLIANCE WITH KSA CHAPTER 58, ARTICLE 20.

DEBORAH J. THOMAS, COUNTY SURVEYOR, LS #1461

**FILING RECORD:**  
FILED FOR RECORD IN THE OFFICE OF THE SHAWNEE COUNTY REGISTER OF DEEDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AT \_\_\_\_\_ O' CLOCK.

BECKY NIOCE, REGISTER OF DEEDS

- LEGEND:**
- SME STORM MANAGEMENT EASEMENT
  - EX EXISTING
  - R/W RIGHT-OF-WAY
  - U/E UTILITY EASEMENT
  - S/L SECTION LINE
- MONUMENTATION:**
- △ SECTION CORNER
  - MONUMENT FOUND AS NOTED
  - SET 1/2" x 24" IRON BAR WITH P.S. 830 CAP

- GENERAL NOTES:**
- OWNERS: KANSAS DISTRICT OF THE WESLEYAN CHURCH, INC.  
5110 SW. 10TH STREET, SUITE 105  
TOPEKA, KANSAS 66604
  - LAND PLANNER/  
CIVIL ENGINEER/  
SURVEYOR: LANDPLAN ENGINEERING, P.A.  
1310 WAKARUSA DRIVE  
LAWRENCE, KANSAS 66049
  - 2030 SE 41ST STREET
  - THE SUBJECT PROPERTY LIE WITHIN A DESIGNATED ZONE X "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 20177C0307E, SHAWNEE COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.
  - THE BASIS OF THE BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE NAD 83 NORTH ZONE. VERTICAL DATUM NAVD 88.
  - PROPERTY OWNERS SHALL BE ADMONISHED FROM PLACING ANY PERMANENT OR SEMI-PERMANENT OBSTRUCTION IN PERMANENT SEWER, OR UTILITY EASEMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, TREES, SHRUBS, FENCES, RETAINING WALLS, BUILDINGS OR OTHER MISCELLANEOUS OBSTRUCTIONS THAT INTERFERE WITH ACCESS OR EGRESS OF MAINTENANCE VEHICLES OR EQUIPMENT FOR THE OPERATION AND MAINTENANCE OF THE UTILITIES OR PIPE LINES LOCATED IN THE EASEMENT. ANY PERMANENT OR SEMI-PERMANENT OBSTRUCTION LOCATED IN THE PERMANENT SEWER OR UTILITY EASEMENT MAY BE REMOVED BY CITY OF TOPEKA, ITS EMPLOYEES OR AGENTS TO PROVIDE FOR THE PROPER OPERATION AND MAINTENANCE OF THAT UTILITY LINE, WITHOUT COST OR OBLIGATION FOR REPLACEMENT, COST OF REMOVAL, AND/OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
  - NO BUILDING PERMITS SHALL BE ISSUED UNTIL ARRANGEMENTS FOR THE INSTALLATION OF WATER MAINS AND/OR CONNECTION CHARGES HAVE BEEN MADE WITH THE CITY OF TOPEKA WATER DEPARTMENT.
  - ALL UTILITIES SHALL BE PLACED UNDERGROUND PURSUANT TO THE CITY'S RIGHT-OF-WAY MANAGEMENT STANDARDS.
  - LOT SERVICED FROM EXISTING AND PROPOSED SANITARY SEWER.

