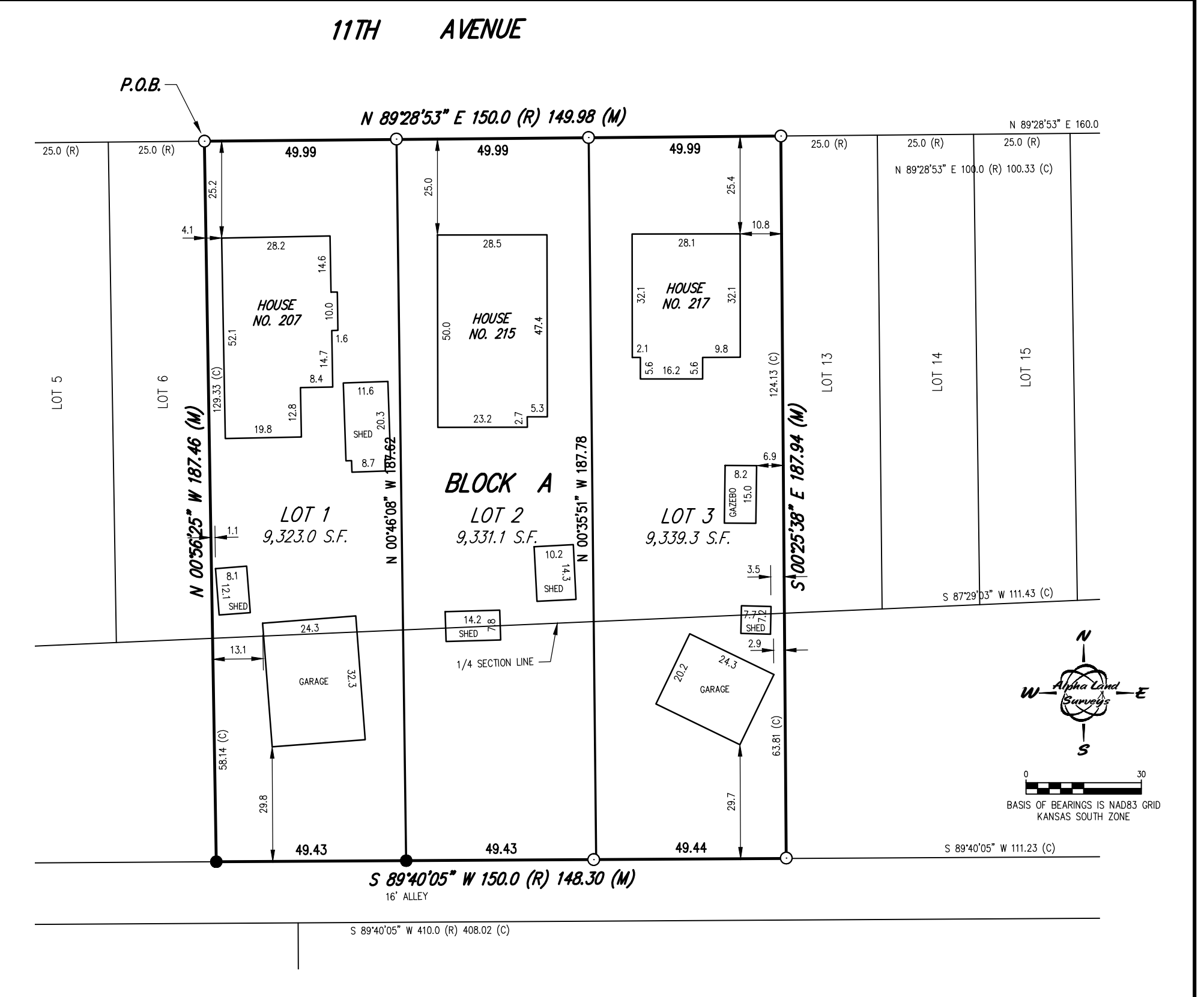
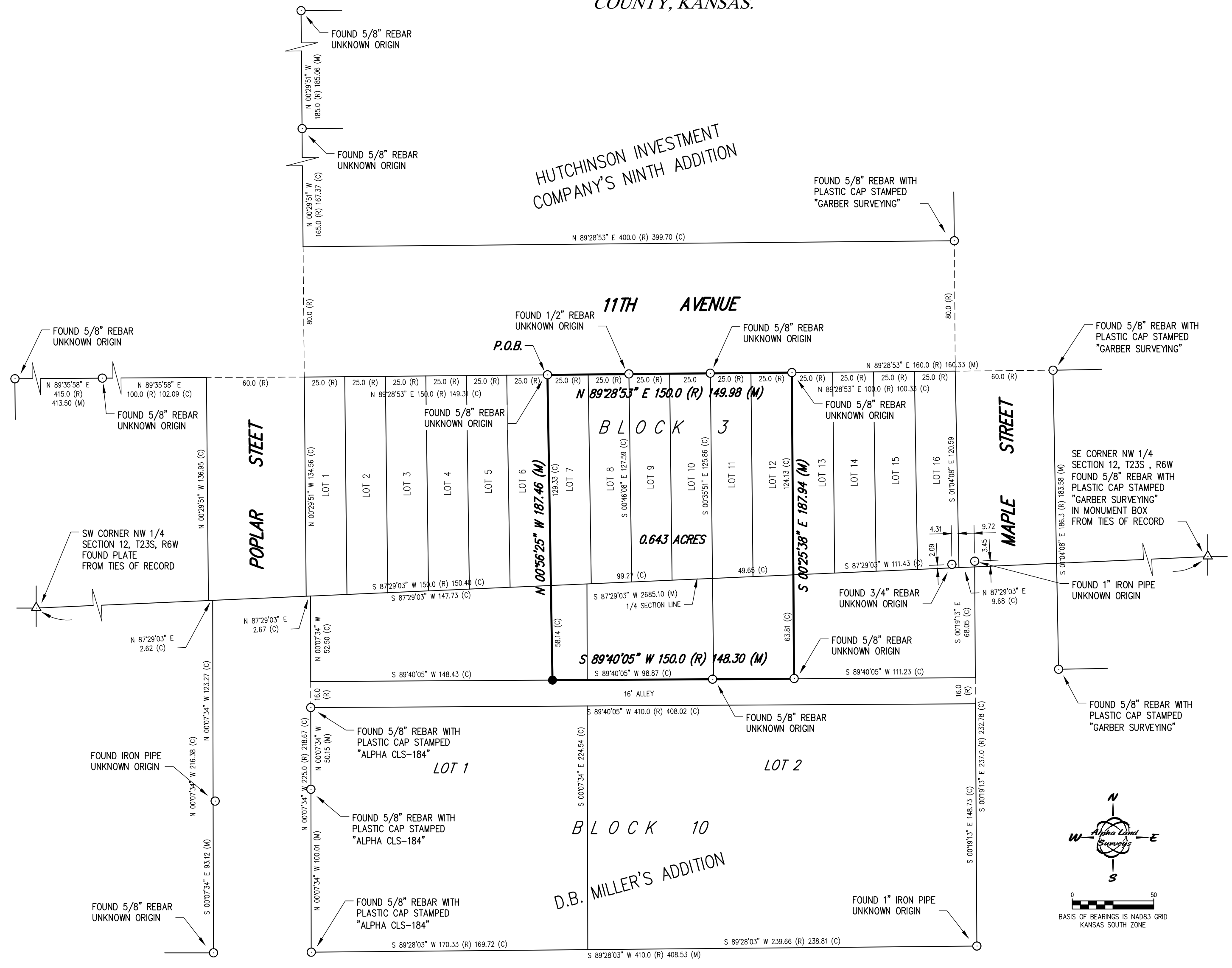


FINAL PLAT

GRACE ARBOR

A REPLAT OF LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 3, HUTCHINSON INVESTMENT COMPANY'S NINTH ADDITION TO THE CITY OF HUTCHINSON AND ALSO A PORTION OF LOTS 1 AND 2, BLOCK 10, D.B. MILLER'S ADDITION TO HUTCHINSON, RENO COUNTY, KANSAS.



LEGEND OF SYMBOLS & ABBREVIATIONS

△	SECTION SUBDIVISION CORNER FOUND
○	SURVEY MONUMENT FOUND
●	SET 1/2"x24" REBAR WITH PLASTIC CAP STAMPED "ALPHA CLS-184"
N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST
°	DEGREES
'	FEET OR MINUTES
"	INCHES OR SECONDS
SQ.	SQUARE
FT.	FEET
VOL.	VOLUME
PG.	PAGE
O.R.	OFFICIAL RECORD
C.	CALCULATED
R.	RECORD
M.	MEASURED
R/W	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING

DESCRIPTION

LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 3, HUTCHINSON INVESTMENT COMPANY'S NINTH ADDITION TO THE CITY OF HUTCHINSON, KANSAS AND LOT 1 AND 2, BLOCK 10, D.B. MILLER'S ADDITION TO HUTCHINSON, RENO COUNTY, KANSAS, PREPARED BY LLOYD P. DORZWEILER, PS885 ON SEPTEMBER 24, 2020 AND DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89°28'53" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF 149.98 FEET (150.0 FEET RECORD) TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 00°25'38" EAST ALONG THE EAST LINE OF SAID LOT 12 AND THE EXTENSIONS THEREOF 187.94 FEET TO THE NORTH LINE OF AN ALLEY RUNNING EAST-WEST THROUGH SAID LOTS 1 AND 2; THENCE SOUTH 89°40'05" WEST ALONG THE NORTH LINE OF SAID ALLEY 148.30 FEET (150.0 FEET RECORD) TO THE WEST LINE OF SAID LOT 7 EXTENDED; THENCE NORTH 00°56'25" WEST ALONG THE WEST LINE OF SAID LOT 7 AND THE EXTENSIONS THEREOF 187.46 FEET TO THE POINT OF BEGINNING, CONTAINING 0.643 ACRES.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF RENO)

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME, OR UNDER MY SUPERVISION; THAT ALL OF THE SUBDIVISION REGULATIONS OF THE CITY OF HUTCHINSON, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THE PLAT; AND THAT ALL OF THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GIVEN UNDER MY HAND AND SEAL AT _____, KANSAS, THIS _____ DAY OF _____, 20____.

 LLOYD P. DORZWEILER, L.S. #885

REVIEW SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF RENO)

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT ON THIS _____ DAY OF _____, 20____. THIS PLAT HAS BEEN REVIEWED FOR FILING, PURSUANT TO K.S.A. 58-2005 AND K.S.A. 58-2001 FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

 HOMER L. GILSON, L.S. #1278

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
) SS
 COUNTY OF RENO)

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS UNDER THE NAME OF "GRACE ARBOR, A REPLAT OF LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 3, HUTCHINSON INVESTMENT COMPANY'S NINTH ADDITION TO THE CITY OF HUTCHINSON AND ALSO A PORTION OF LOTS 1 AND 2, BLOCK 10, D.B. MILLER'S ADDITION TO HUTCHINSON, RENO COUNTY, KANSAS"; THAT ALL EASEMENTS 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, RENO COUNTY, KANSAS.

CHRISTOPHER AND CAROLYN HARPER IRREVOCABLE TRUST DAVID R. CLARK AND CINDY P. CLARK OWNERS OF 207 EAST 11TH AVENUE LARRY D. HASE AND KAREN L. HASE OWNERS OF 217 EAST 11TH AVENUE

DATE SIGNED: _____ DATE SIGNED: _____ DATE SIGNED: _____

KRISTEN M. ARMSTRONG, TRUSTEE DAVID R. CLARK LARRY D. HASE

ERIN E. HODGSON, TRUSTEE CINDY P. CLARK KAREN L. HASE

NOTARY CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF RENO)

THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME KRISTEN M. ARMSTRONG AND ERIN E. HODGSON, TRUSTEES OF THE CHRISTOPHER AND CAROLYN HARPER IRREVOCABLE TRUST, WHO IS KNOWN TO ME TO BE THE SAME PERSON(S) AND EXECUTED THE FOREGOING PLAT AND THE WITHIN INSTRUMENT OF WRITING.

IN TESTIMONY WHEREOF:
 IN HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR MENTIONED ABOVE.

MY COMMISSION EXPIRES: _____
 _____, NOTARY PUBLIC

THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DAVID R. CLARK AND CINDY P. CLARK, OWNERS, WHO IS KNOWN TO ME TO BE THE SAME PERSON(S) AND EXECUTED THE FOREGOING PLAT AND THE WITHIN INSTRUMENT OF WRITING.

IN TESTIMONY WHEREOF:
 IN HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR MENTIONED ABOVE.

MY COMMISSION EXPIRES: _____
 _____, NOTARY PUBLIC

THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME LARRY D. HASE AND KAREN L. HASE, OWNERS, WHO IS KNOWN TO ME TO BE THE SAME PERSON(S) AND EXECUTED THE FOREGOING PLAT AND THE WITHIN INSTRUMENT OF WRITING.

IN TESTIMONY WHEREOF:
 IN HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR MENTIONED ABOVE.

MY COMMISSION EXPIRES: _____
 _____, NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF RENO)

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE HEREBY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF HUTCHINSON, KANSAS THIS _____ DAY OF _____, 20____.

DATE SIGNED: _____

PLANNING AND DEVELOPMENT DEPARTMENT CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF RENO)

THIS MINOR PLAT WAS APPROVED BY THE DIRECTOR OF PLANNING & DEVELOPMENT UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF HUTCHINSON, KANSAS ON THIS _____ DAY OF _____, 20____.

DATE SIGNED: _____

BY: _____
 JADE PIROS DE CARVALHO, MAYOR (SEAL)

ATTEST: _____
 KAREN WELTMER, CITY CLERK

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF RENO)

RECORDED THIS _____ DAY OF _____, 20____ A.D. : _____ (A.M.) (P.M.)

REC'D: _____, FILED IN PLAT FILE: _____, SLEEVE: _____

 MICHELLE UPDEGROVE, REGISTER OF DEEDS

ENTERED IN THE TRANSFER RECORD THIS _____ DAY OF _____, 20____.

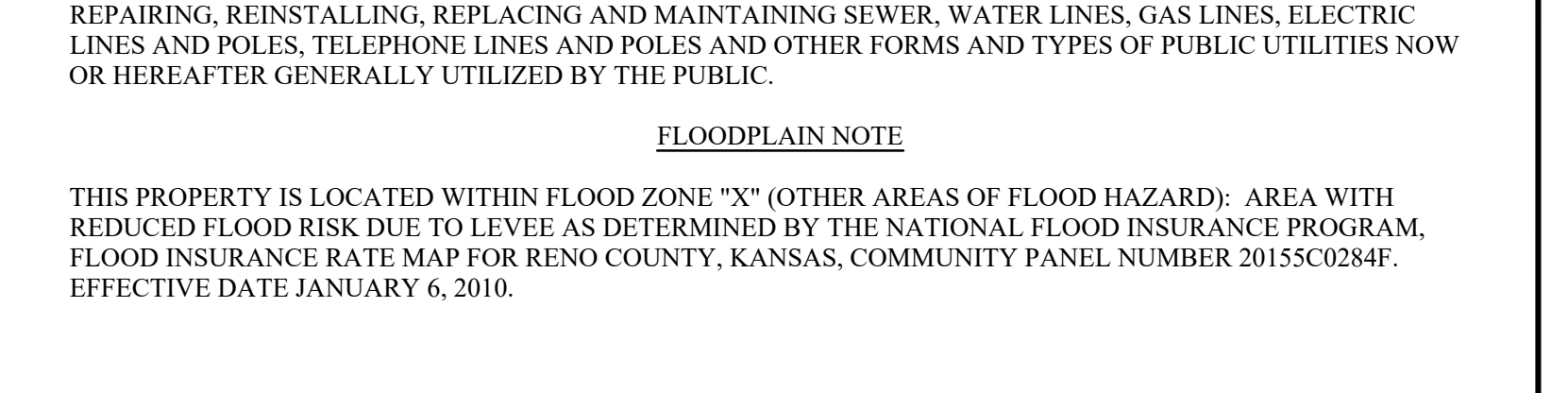
 DONNA PATTON, COUNTY CLERK

EASEMENTS

EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC, 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 SEWER, 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.

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (OTHER AREAS OF FLOOD HAZARD): AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR RENO COUNTY, KANSAS, COMMUNITY PANEL NUMBER 2015SC0284F. EFFECTIVE DATE JANUARY 6, 2010.



CLOSURE REPORT

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
					0.0000	0.0000
TRAV	1	2	N 89°28'53" E	149.98	1.3575	149.9739
TRAV	2	3	S 00°25'38" E	187.94	-186.5773	151.3752
TRAV	3	4	S 89°40'05" W	148.30	-187.4364	3.0777
TRAV	4	5	N 00°56'25" W	187.46	-0.0017	0.0014

CLOSURE:
 CLOSING LINE: N 49°49'55" W 0.0022 FROM S TO I
 LATITUDE (N): 0.0017 PERIMETER: 673.6800
 DEPARTURE (E): -0.0014 ERROR OF CLOSURE: 1:305599

Alpha Land Surveys, Inc.
 102 EAST 4TH AVENUE
 HUTCHINSON, KANSAS 67501
 PH: (620) 728-0012 FAX: (620) 728-0413

SURVEY DATE: 08/22/2020	PLAT DATE: 11/07/2020
DRAWN BY: RB	PROJ. NO.: 200102P
CHECKED BY: LPD	SHEET 1 OF 1