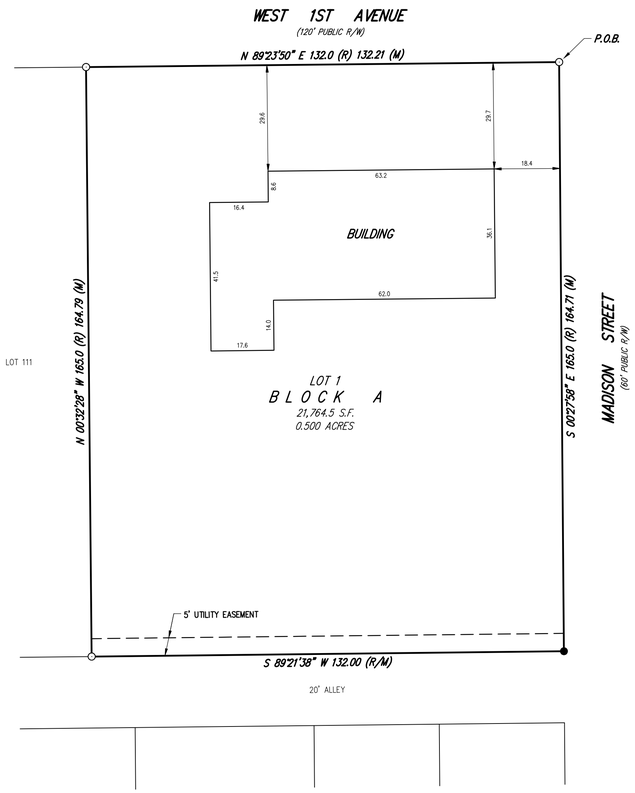
FINAL PLAT

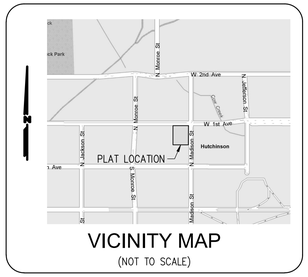
SW BRICKTOWN NO. 1

A REPLAT OF LOTS 103, 105, 107 AND 109, FIRST AVENUE WEST, HUTCHINSON , RENO COUNTY, KANSAS.



LEGEND OF SYMBOLS & ABBREVIATIONS

△	SECTION SUBDIVISION CORNER FOUND
○	FOUND 1/2"X24" REBAR WITH PLASTIC CAP STAMPED "ALPHA CLS-184"
●	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



VICINITY MAP
(NOT TO SCALE)

DESCRIPTION

LOTS 103, 105, 107 AND 109 FIRST AVENUE WEST, HUTCHINSON, RENO COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 103; THENCE SOUTH 00°27'58" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE EAST LINE OF SAID LOT 103 A DISTANCE OF 164.71 FEET (165.00 FEET RECORD) TO THE SOUTHEAST CORNER OF SAID LOT 103; THENCE SOUTH 89°21'38" WEST ALONG THE SOUTH LINES OF SAID LOTS 132.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 109; THENCE NORTH 00°32'28" WEST ALONG THE WEST LINE OF SAID LOT 109 A DISTANCE OF 164.79 FEET (165.00 FEET RECORD) TO THE NORTHWEST CORNER OF SAID LOT 109; THENCE NORTH 89°32'50" EAST ALONG THE NORTH LINE OF SAID LOTS 132.21 FEET (132.00 FEET RECORD) TO THE POINT OF BEGINNING

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 "SW BRICKTOWN NO. 1, A REPLAT OF LOTS 103, 105, 107 AND 109 FIRST AVENUE WEST, 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.

GAW, LLC, A KANSAS LIMITED LIABILITY COMPANY
GAW, LLC

DATE SIGNED: _____

_____
DANIEL L. DRAKE

DATE SIGNED: _____

_____
KAREN A. DRAKE

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 DANIEL L. DRAKE AND KAREN A. DRAKE, 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

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF RENO)

THIS PLAT WAS APPROVED BY THE CITY OF HUTCHINSON PLANNING COMMISSION ON THIS _____ DAY OF _____ , 20 _____ , AND WAS RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL OF HUTCHINSON, KANSAS.

DATE SIGNED: _____

BY _____
JON RICHARDSON, CHAIR

ATTEST:

_____
RYAN HVITLØK, SECRETARY

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: _____

BY _____
STEVE GARZA, 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.)

FEE PAID: _____ , 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 20155C0287G. EFFECTIVE DATE JANUARY 29, 2021.

CLOSURE REPORT

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
					0.0000	0.0000
TRAV	1	2	S 00°27'58" E	164.71	-164.7045	1.3399
TRAV	2	3	S 89°21'38" W	132.00	-166.1777	-130.6518
TRAV	3	4	N 00°32'28" W	164.79	-1.3950	-132.2081
TRAV	4	5	N 89°23'50" E	132.21	-0.0042	-0.0054

CLOSURE:
CLOSING LINE: N 52°38'40" E 0.0069 FROM 5 TO 1
LATITUDE (N): 0.0042 PERIMETER: 593.7100
DEPARTURE (E): 0.0054 ERROR OF CLOSURE: 1 : 86627

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

SURVEY DATE: 12/07/2020	PLOT DATE: 03/10/2021
DRAWN BY: RB	PROJ. NO.: 200232P
CHECKED BY: LPD	SHEET 1 OF 1