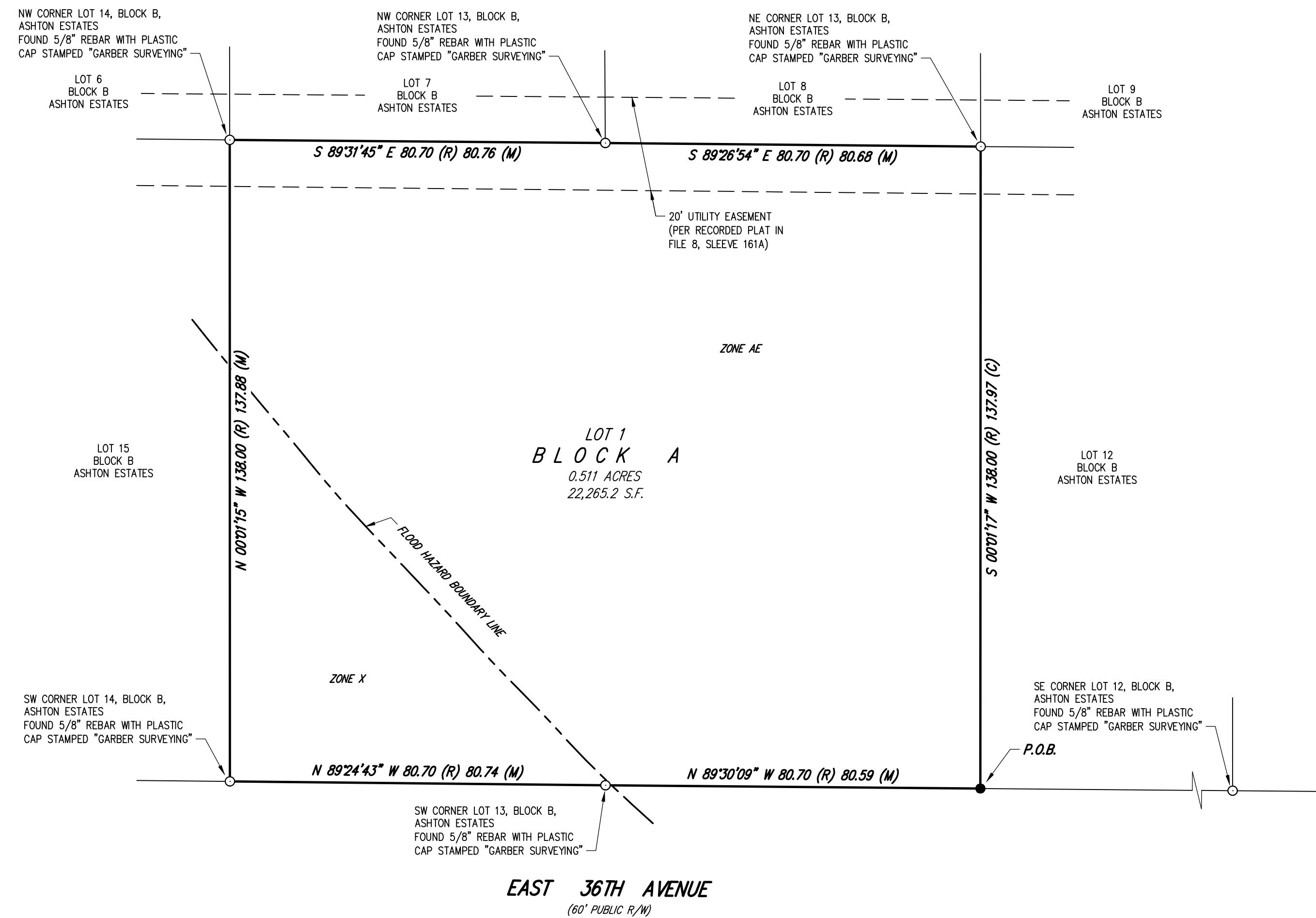


FINAL PLAT

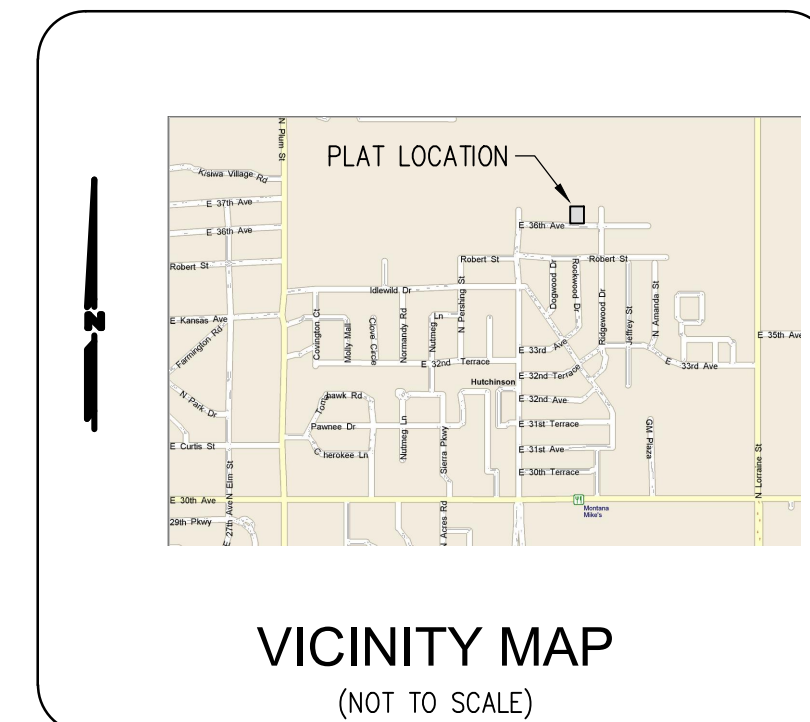
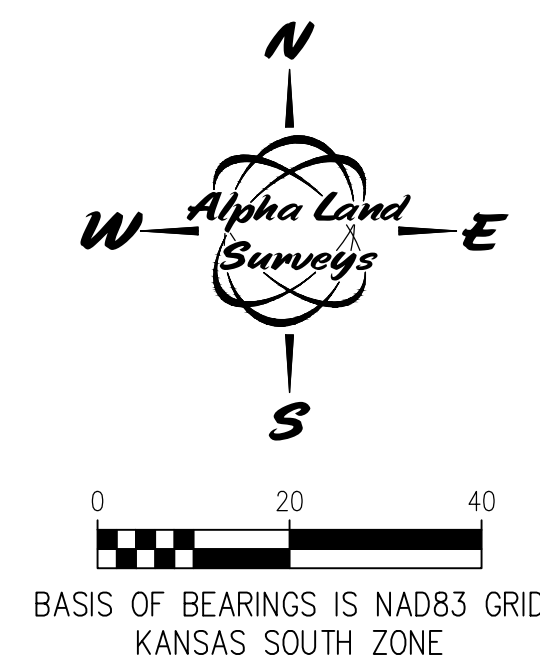
ASHTON ESTATES NO. 1

A REPLAT OF LOTS 13 AND 14, BLOCK B, ASHTON ESTATES A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 22 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN IN RENO COUNTY, KANSAS.



LEGEND OF SYMBOLS & ABBREVIATIONS

- △ SECTION SUBDIVISION CORNER FOUND
- FOUND 1/8" REBAR WITH PLASTIC CAP STAMPED "GARBER SURVEYING"
- 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 NO. IS
- 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

BEGINNING AT THE SOUTHEAST CORNER OF LOT 13, BLOCK B, ASHTON ESTATES A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN IN RENO COUNTY, KANSAS; THENCE NORTH 89°30'09" WEST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE SOUTH LINE OF SAID LOT 13 A DISTANCE OF 80.59 FEET (80.70 FEET RECORD) TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 89°24'43" WEST ALONG THE SOUTH LINE OF LOT 14 OF SAID BLOCK B 80.74 FEET (80.70 FEET RECORD) TO THE SOUTHWEST CORNER OF LOT 14 OF SAID BLOCK B; THENCE NORTH 00°01'15" WEST ALONG THE WEST LINE OF SAID LOT 14 A DISTANCE OF 137.88 FEET (138.00 FEET RECORD) TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89°31'45" EAST ALONG THE NORTH LINE OF SAID LOT 14 A DISTANCE OF 80.76 FEET (80.70 FEET RECORD) TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 89°26'54" EAST ALONG THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 80.68 FEET (80.70 FEET RECORD) TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 00°01'17" EAST ALONG THE EAST LINE OF SAID LOT 13 A DISTANCE OF 137.97 FEET (138.00 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 "ASHTON ESTATES NO. 1" A REPLAT OF LOTS 13 AND 14, BLOCK B, ASHTON ESTATES A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN IN 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.

STRAWN DEVELOPMENT, INC.

DATE SIGNED: _____

JAMES STRAWN

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 JAMES STRAWN, 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: _____

BY _____
STEVE GARZA, MAYOR (SEAL)

ATTEST _____

KAREN WELTMER, CITY CLERK

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 _____
RYAN HVITLØK, DIRECTOR OF PLANNING & DEVELOPMENT

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 AND FLOOD ZONE "AE"; (SPECIAL FLOOD HAZARD AREAS); WITH BASE FLOOD ELEVATIONS OR DEPTH, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR RENO COUNTY, KANSAS, COMMUNITY PANEL NUMBER 20155C0283G. EFFECTIVE DATE JANUARY 29, 2021.

NOTES

FURTHER DIVISION OR CONSOLIDATION OF ANY LOTS CONTAINED IN THIS MINOR PLAT IS PROHIBITED, AND SHALL BE PROCESSED IN ACCORDANCE WITH ARTICLE IV OF THE CITY OF HUTCHINSON, KANSAS SUBDIVISION REGULATIONS.

NO EXISTING BUILDINGS WITHIN THIS PLATTED AREA.

CLOSURE REPORT						
TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
					0.0000	0.0000
TRAV	1	2	N 89°30'09" W	80.59	0.6998	-80.5870
TRAV	2	3	N 89°24'43" W	80.74	1.5284	-161.3277
TRAV	3	4	N 00°01'15" W	137.88	139.4084	-161.3728
TRAV	4	5	S 89°31'45" E	80.76	138.7448	-80.6156
TRAV	5	6	S 89°26'54" E	80.68	137.9680	0.0607
TRAV	6	7	S 00°01'17" W	137.97	-0.0020	0.0092

CLOSURE:
CLOSING LINE: N 77°30'04" W 0.0094 FROM 7 TO 1
LATITUDE (N): 0.0020 PERIMETER: 598.62
DEPARTURE (E): -0.0092 ERROR OF CLOSURE: 1: 6364

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

SURVEY DATE: 03/30/2021	PLOT DATE: 04/10/2021
DRAWN BY: RDB	PROJ. NO.: 200068P
CHECKED BY: LPD	SHEET 1 OF 1