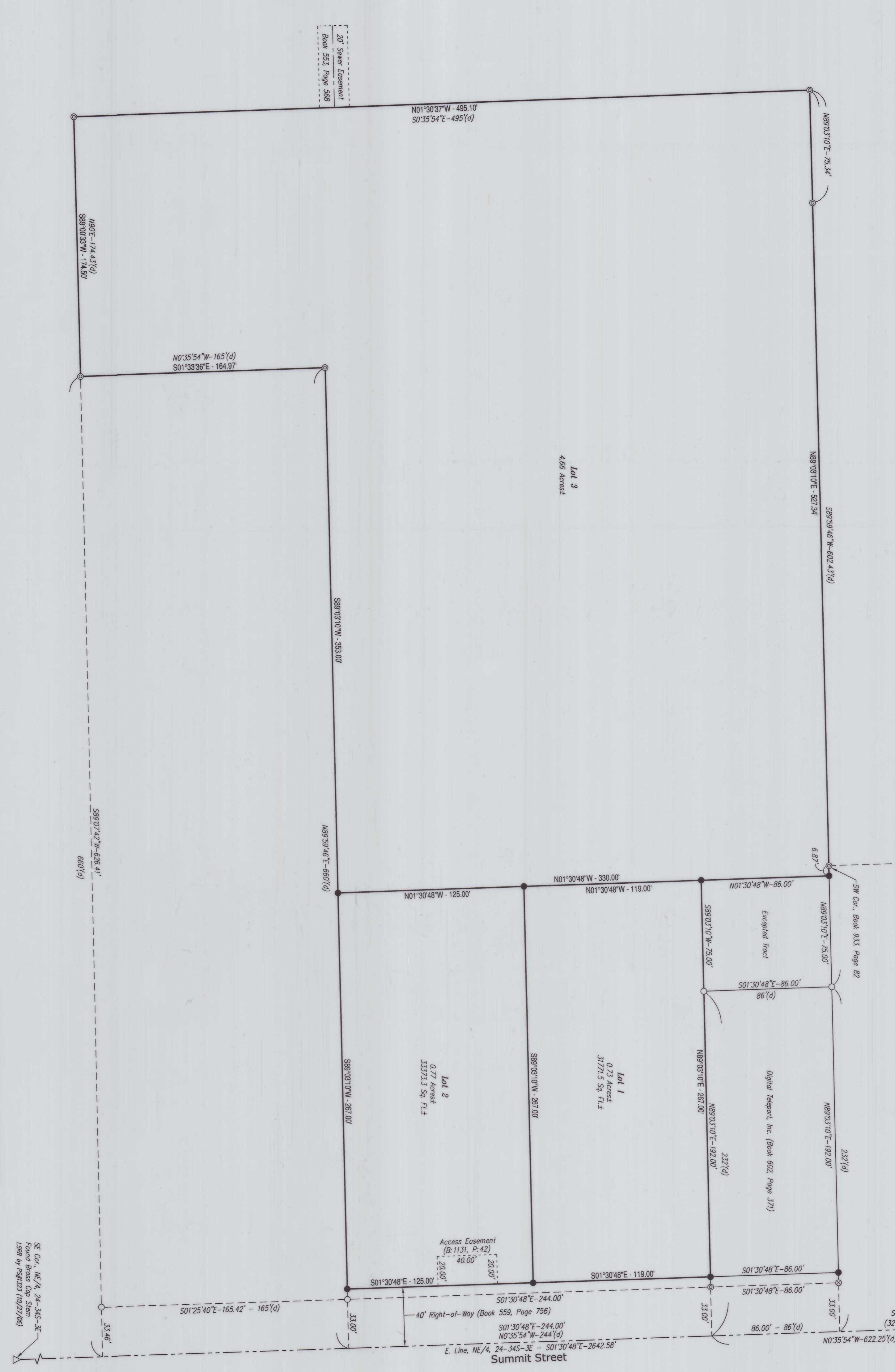


Fugate Commercial Addition

A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 3 EAST OF THE 6TH P.M., ARKANSAS CITY, COWLEY COUNTY, KANSAS



CITY PLANNING COMMISSION CERTIFICATE
 STATE OF KANSAS }
 COUNTY OF COMELEW } ss
 This plat of Fugate Commercial Addition has been submitted to and approved by the Arkansas City Planning Commission this _____ day of _____, 20____.

CITY COUNCIL CERTIFICATE
 STATE OF KANSAS }
 COUNTY OF COMELEW } ss
 The dedications shown on this plat have been accepted by the City of Arkansas City, Kansas, this _____ day of _____, 20____.

REGISTER OF DEEDS CERTIFICATE
 STATE OF KANSAS }
 COUNTY OF COMELEW } ss
 This instrument was filed for record in the Register of Deeds Office of _____, on the _____ day of _____, 20____.

OWNERS CERTIFICATION AND DEDICATION
 STATE OF KANSAS }
 COUNTY OF SEBOKWICK } ss
 This is to certify that the undersigned owner(s) of the land described in the Survey Certificate have assented the terms to and further that the land contained herein is held and shall be conveyed subject to and restrictions, reservations, and covenants on the or hereafter filed in the Office of the Register of Deeds of Cowley County, Kansas.

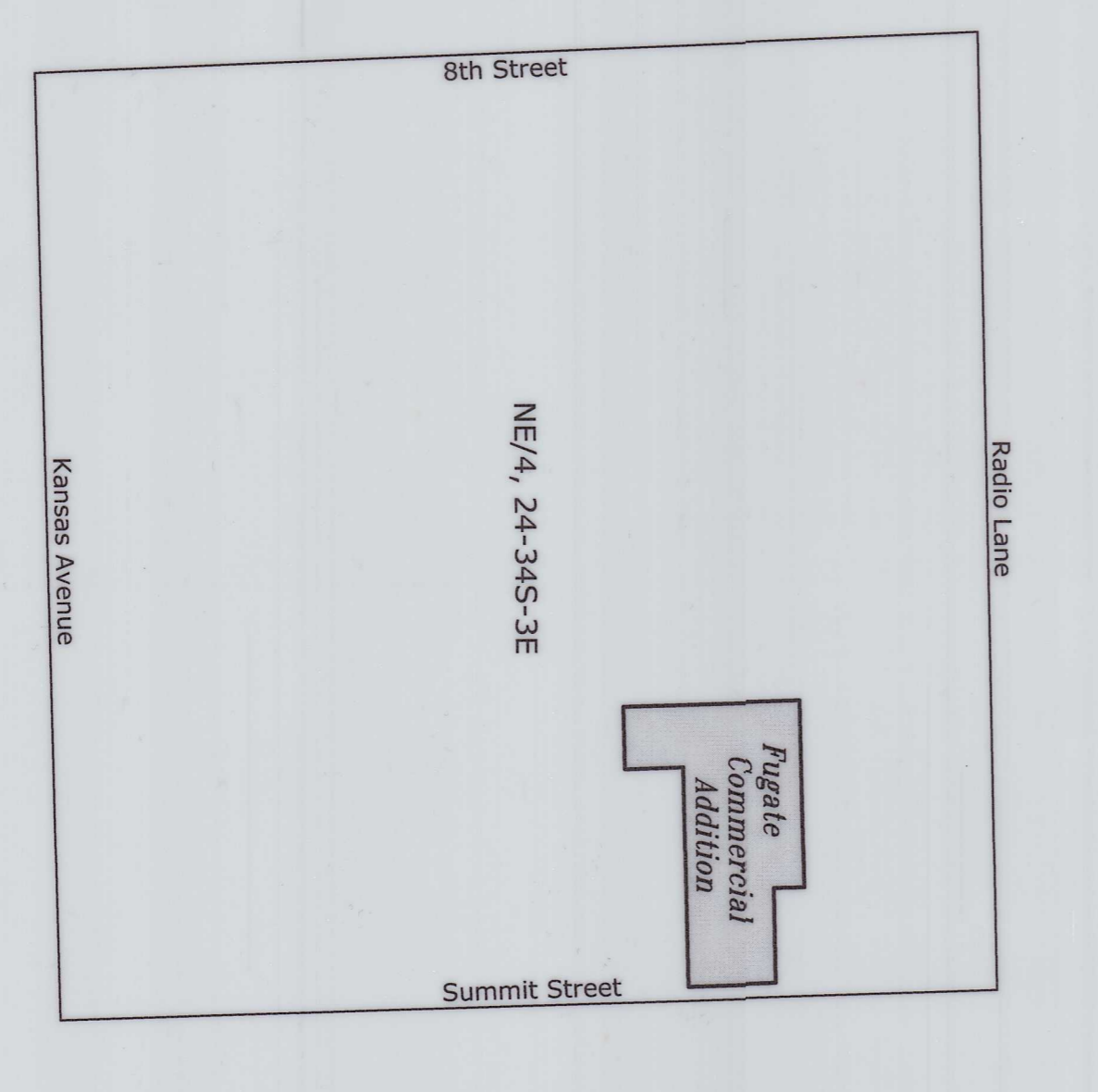
NOTARY CERTIFICATE
 STATE OF KANSAS }
 COUNTY OF SEBOKWICK } ss
 The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, My appointment expires: _____

LEGAL DESCRIPTION (Book 1131, Page 38-39)
 Beginning at a point on the East line 622.25 feet South of the Northeast corner of Section 24 Township 34 South, Range 3 East of the 6th P.M., Arkansas City, Cowley County, Kansas, and running North 15 deg. 35 min. 54 sec. West, thence South 89 deg. 59 min. 46 sec. West, 232 feet, thence North 0 deg. 35 min. 54 sec. East, 86 feet, thence North 89 deg. 59 min. 46 sec. West, 153 feet, thence North 89 deg. 59 min. 46 sec. East, 650 feet, thence North 0 deg. 35 min. 54 sec. East, 86 feet, to the point of beginning, except 187 feet 10 in. 54 in. of the East line of said Section 24, Township 34 South, Range 3 East of the 6th P.M., Arkansas City, Cowley County, Kansas, as shown on the plat of said Section 24, Township 34 South, Range 3 East of the 6th P.M., Arkansas City, Cowley County, Kansas, prepared by Chris A. Melen, Surveyor, on May 15th, 2023, being more particularly described as follows: Commencing at the North East Corner of said Northwest Quarter, thence South 89 deg. 59 min. 46 sec. West, 232 feet, to the Northwest Corner of a tract of land recorded in Book 802, Page 371, thence South 89 deg. 59 min. 46 sec. West, along the West line of said recorded tract, a distance of 232.00 feet to the Northwest Corner of said recorded tract, thence South 89 deg. 59 min. 46 sec. West, along the West line of said recorded tract, a distance of 86.00 feet to the Southeast Corner of said recorded tract, thence South 89 deg. 59 min. 46 sec. West, along the West line of said recorded tract, a distance of 650 feet to the Northeast Corner of said recorded tract, thence North 0 deg. 35 min. 54 sec. East, 86 feet, to the point of beginning, except 187 feet 10 in. 54 in. of the East line of said Section 24, Township 34 South, Range 3 East of the 6th P.M., Arkansas City, Cowley County, Kansas, containing 646.5 square feet, more or less.

SURVEYOR'S CERTIFICATE
 STATE OF KANSAS }
 COUNTY OF COMELEW } ss
 I, the undersigned, Chris A. Melen, do hereby certify that I am a registered land surveyor in the State of Kansas, with my residence and principal office at _____, and that I am duly qualified to perform the duties of a land surveyor, and that I have personally supervised the surveying of the land described herein, and that the same has been completed and verified in accordance with the laws of the State of Kansas, and that the field work was completed on February 23, 2024.

COUNTY SURVEYOR'S CERTIFICATE
 STATE OF KANSAS }
 COUNTY OF COMELEW } ss
 I, the undersigned, Matthew A. Work, do hereby certify that this plat meets the requirements of K.S.A. 58-2005, the laws of the State of Kansas, and that the same has been completed and verified in accordance with the laws of the State of Kansas, and that the field work was completed on February 23, 2024.

NOTES:
 - Surveyor has made no investigation or independent search for easements of record, encroachments, or other interests which may affect the survey.
 - Bearings for this plat are based on an assumed S01°30'48"E for the East Line of the Northwest Quarter of Section 24, Township 34 South, Range 3 East of the 6th P.M., Arkansas City, Cowley County, Kansas.
 - This subdivision plat is prepared for Fugate Enterprises, 208 S. Maple Road, Wichita, KS 67208.
 - The plat is subject to the provisions of the Arkansas City, Kansas, Ordinance of February 23, 2024, and the provisions of the Arkansas City, Kansas, Ordinance of February 23, 2024, and the provisions of the Arkansas City, Kansas, Ordinance of February 23, 2024.



Vicinity Map: Arkansas City, Kansas (NTS)

SMITH + OAKES

P.O. BOX 696 / 110 W BRYANT RD, ARKANSAS CITY, KS 67205
 PHONE / 620-442-4756 / INFO@SMITHANDOAKES.COM

DATE: 3/1/2024 DRAWN BY: GDF SHEET: 1 OF 1 PROJECT # 43-052