FINAL PLAT

S2 ADDITION

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 29 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

CLOSURE TABLE

NORTHING: -0.00298
EASTING: 0.00486
PRECISION: 5179.65/0.0057 = 1:908708.77

LEGEND

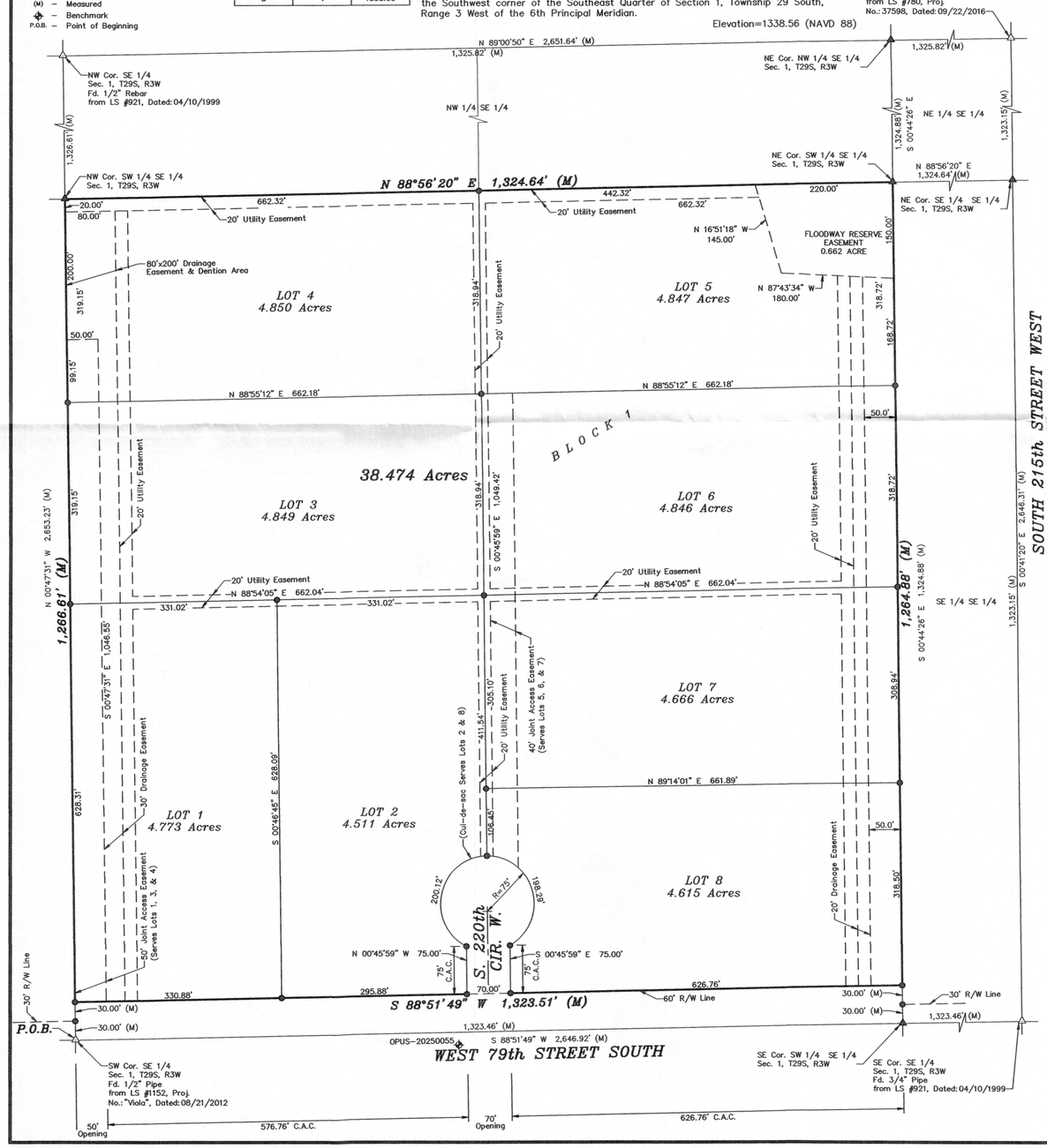
- △ – Sectional Monument Found
- ▲ – Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap)
- ● – 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- (C) – Calculated
- (M) – Measured
- ✦ – Benchmark
- P.O.B. – Point of Beginning

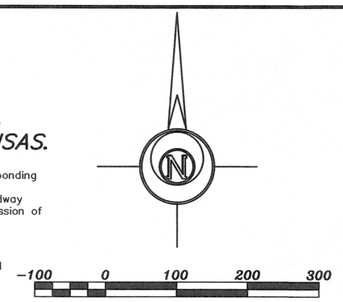
MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1	1	1338.00
2	1	1339.50
3	1	1341.00
4	1	1343.00
5	1	1343.00
6	1	1343.00
7	1	1338.00
8	1	1338.00

FLOODWAY RESERVE NOTE:
The floodway reserve is hereby reserved for floodway reserve purposes and shall be the responsibility of the corresponding owner of Lot 5, Block 1 until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said floodway reserve, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said governing body.

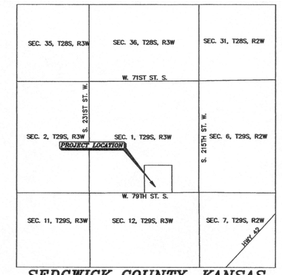
MASTER DRAINAGE PLAN:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner and shall be enforced by the Homeowners Association and be provided for in the Homeowners Association covenants.

BENCHMARK:
OPUS-20250055:
5/8" Rebar w/Red GSS Cap Approximately 613 feet East and 20 feet South of the Southwest corner of the Southeast Quarter of Section 1, Township 29 South, Range 3 West of the 6th Principal Meridian.
Elevation=1338.56 (NAVD 88)





BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE



SEDGWICK COUNTY, KANSAS VICINITY MAP
(NOT TO SCALE)

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, Professional Land Surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on February 4, 2025 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

A portion of the Southwest Quarter of the Southeast Quarter of Section 1, Township 29 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on February 17, 2025 as follows:

Beginning at the Southwest corner of the Southeast Quarter of Section 1, Township 29 South, Range 3 West of the 6th Principal Meridian; Thence with a bearing of North 00°47'31" West (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Southeast Quarter a distance of 1,326.61 feet to the Northwest corner of the Southwest Quarter of said Southeast Quarter; Thence North 88°56'20" East along the North line of the Southwest Quarter of said Southeast Quarter a distance of 1,324.64 feet to the Northeast corner of the Southwest Quarter of said Southeast Quarter; Thence South 00°44'26" East along the East line of the Southwest Quarter of said Southeast Quarter a distance of 1,324.88 feet to the Southeast corner of the Southwest Quarter of said Southeast Quarter; Thence South 88°51'49" West along the South line of said Southeast Quarter a distance of 1,323.46 feet to the point of beginning containing **40.297 Acres**.

Date: June 27, 2025

DANIEL E. GARBER
REGISTERED
P.S.-683
6-27-2025
KANSAS
LAND SURVEYOR

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

This is to certify that the undersigned, Owner of the land described in the Surveyor's Certificate; has caused the same to be surveyed and subdivided on the accompanying plat into Lots, Block and Streets under the name of **"S2 ADDITION"**, a portion of the Southwest Quarter of the Southeast Quarter of Section 1 Township 29 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas; that all easements 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 of Sedgwick County, Kansas. Complete access control except two openings are hereby granted along **W. 79th St. S.** Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended. A drainage plan has been developed for the subdivision and all drainage easements, rights-of-way or reserves shall remain at the established grades or as modified with the approval of the applicable city or County Engineer, and unobstructed to allow for the conveyance of storm water. All drainage easement grades and storm water detention facilities shall be constructed by the developer prior to the sale of any lots. Following construction of said facilities, all lot owners will be responsible for the long-term maintenance of said storm water management facilities. No building or any other permanent structure shall be erected or maintained on any part of any area indicated as "Drainage Easement" but the owners of lots may erect and maintain a fence, wall, or hedge along the property line within such reserve area but subject at all times to the prior right to use such areas for public or quasi-public purposes. Minimum pad elevations have been established as shown on the accompanying plat. The street is hereby dedicated to and for the use of the public. FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision. The area designated as Floodway Reserve Easement is reserved for the purposes of providing flood protection, preserving the natural drainage, and protecting the safety and welfare of County. Owner hereby covenants and agrees for such Owner and Owner's grantees, devisees, successors and assigns that: (1) no human habitat or other construction may be built in said reserve and that no obstruction shall be placed therein; (2) no levee or any fill, change of grade, creation of channels or other work shall be constructed in said reserve except with the approval of the Kansas State Board of Agriculture, Division of Water Resources in accordance with K.S.A. 24-126 and the County Engineer; (3) said reserve shall be the responsibility of Owner until such time as the governing body exercising jurisdiction under K.S.A. 82a-301 elects to assume the responsibility for maintenance of and improvements to drainage; and (4) the appropriate governing body has the right to maintain said reserve in the event the owner(s) fail to do so and charge-back the cost of such maintenance to the owner(s).

KWH INVESTMENTS, LLC

Kaleb W. Howell, Member

NOTARY CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED:

That on this 30th day of June, 2025 A.D., before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kaleb W. Howell, member of KWH Investments, LLC, who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: July 18, 2025

Notary Public

JACKIE BAILEY
Notary Public - State of Kansas
My Appt. Expires 7-18-25

MORTGAGE HOLDER AGREEMENT

We, The Bennington State Bank of Salina, Kansas, holders of a mortgage on the above described property, do hereby consent to the plat **"S2 ADDITION"**, a portion of the Southwest Quarter of the Southeast Quarter of Section 1, Township 29 South, Range 3 West of the 6th principal meridian, Sedgwick County, Kansas.

The Bennington State Bank

Brett Mitchell, EVP/Chief Banking Officer

NOTARY CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SALINE)

BE IT REMEMBERED:

That on this _____ day of_____, 20____ A.D., before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Brett Mitchell, EVP/Chief Banking Officer of The Bennington State Bank, and acknowledged that he is the Chief Banking Officer or designated agent of The Bennington State Bank, who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: _____

_____, Notary Public

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

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.

_____
Tricia L. Robello, P.S.# 1246

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

This plat of **"S2 ADDITION"**, a portion of the Southwest Quarter Section 1, Township 29 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas; has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita Kansas.

Dated this _____ day of _____, 20____.

ATTEST:

By _____, Chairman
Bryan K. Fox

_____, Secretary
Scott A. Wadle

FINAL TRACING REC'D
RECEIVED JUL 08 2025

CITY HALL – ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES

GOVERNING BODY CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this _____ day of _____, 20____.

ATTEST:

_____, Chairman
Ryan Baty, Fourth District

_____, County Clerk
Kelly B. Arnold

TRANSFER OF RECORD

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

Entered on transfer record on this _____ day of _____, 20____.

_____, County Clerk
Kelly B. Arnold

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

This is to certify that this instrument was filed for record in the Register of Deeds Office at ____:_____ ____.m. on this _____ day of _____, 20___, in Doc/Flm#_____.

_____, Register of Deeds
Tonya E. Buckingham

_____, Deputy Register of Deeds
Kenly Zehring

FINAL PLAT	Description: S2 ADDITION SEDGWICK COUNTY, KANSAS		
Prepared By: Garber Surveying Service, P.A. HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)	BRANCH OFFICES: MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302	MANHATTAN Ph. 785-320-4810 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933	
Drawn By: EWS	Scale: 1"=100'	Date of Field Work: February 4, 2025	Job No:
Checked By: DEG	Date: 06/27/2025	Sheet 1 of 1 Sheet(s)	G2025-55