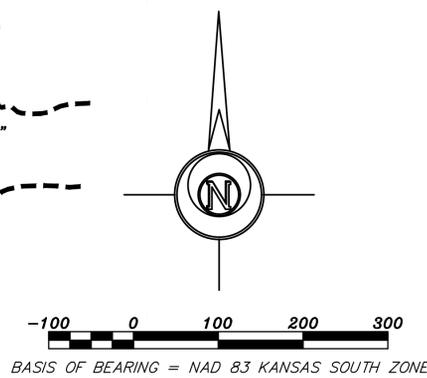
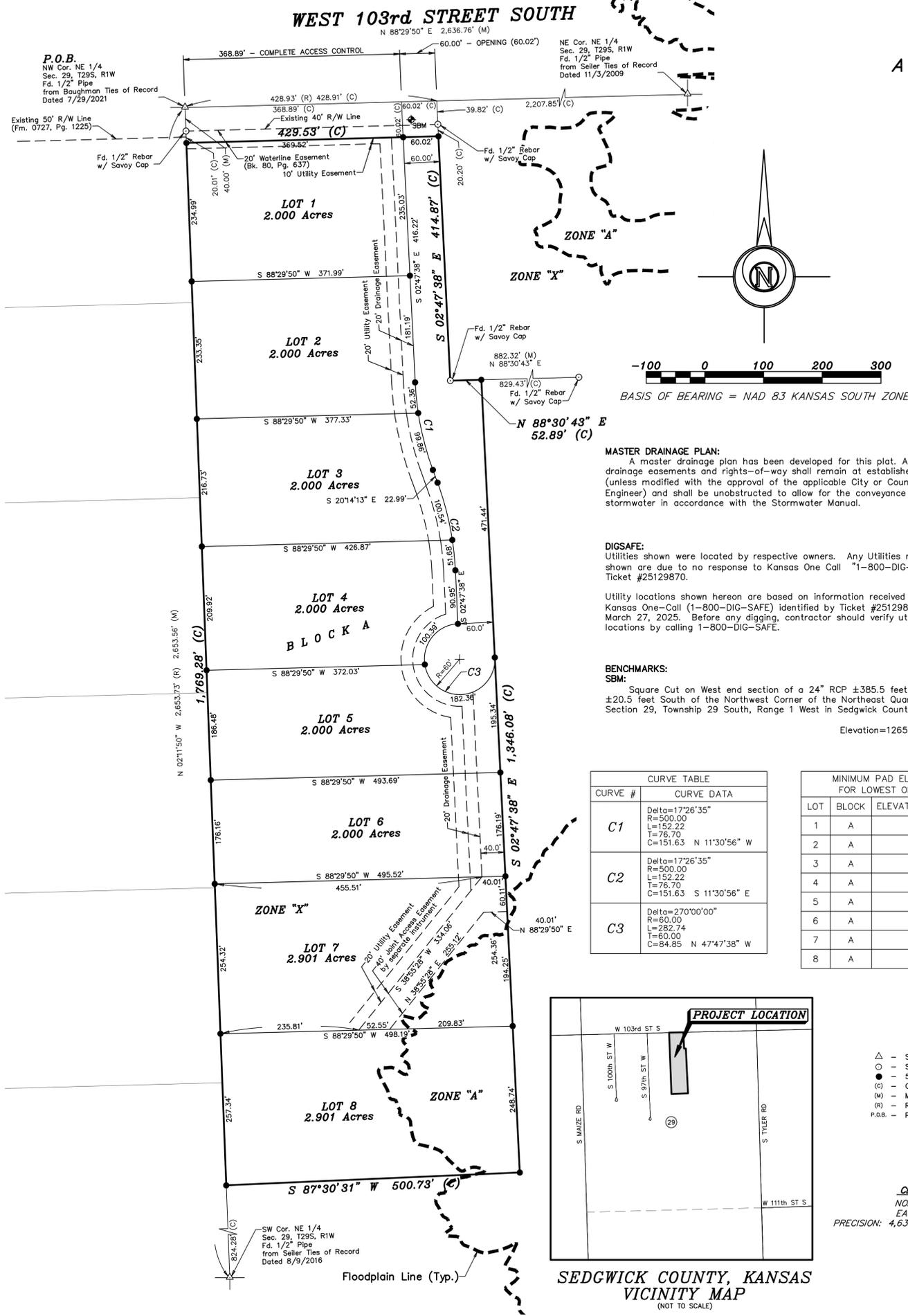


# FINAL PLAT (ONE-STEP) C3 ADDITION

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



**MASTER DRAINAGE PLAN:**  
A master drainage plan has been developed for this plat. All drainage easements and rights-of-way 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.

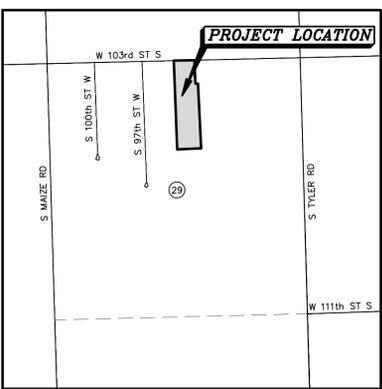
**DIGSAFE:**  
Utilities shown were located by respective owners. Any Utilities not shown are due to no response to Kansas One Call "1-800-DIG-SAFE" Ticket #25129870.

Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket #25129870 on March 27, 2025. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

**BENCHMARKS:**  
SBM: Square Cut on West end section of a 24" RCP ±385.5 feet East and ±20.5 feet South of the Northwest Corner of the Northeast Quarter of Section 29, Township 29 South, Range 1 West in Sedgwick County, Kansas.  
Elevation=1265.98 (NAVD88)

CURVE #	CURVE DATA
C1	Delta=172°6'35" R=500.00 L=152.22 T=76.70 C=151.63 N 11°30'56" W
C2	Delta=172°6'35" R=500.00 L=152.22 T=76.70 C=151.63 S 11°30'56" E
C3	Delta=270°00'00" R=60.00 L=282.74 T=60.00 C=84.85 N 47°47'38" W

LOT	BLOCK	ELEVATION (NAVD88)
1	A	----
2	A	----
3	A	----
4	A	----
5	A	----
6	A	----
7	A	----
8	A	----



- LEGEND**
- △ - Sectional Monument Found
  - - Survey Monument Found
  - - 5/8" x 24" Iron Rebar Set w/GSS Cap
  - (S) - Calculated
  - (M) - Measured
  - (R) - Record Measurement
  - P.O.B. - Point of Beginning

**CLOSURE TABLE**  
NORTHING: 0.00087  
EASTING: 0.00373  
PRECISION: 4,632.77/0.0038 = 1:1,219,152.63

**LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION**

I, Daniel E. Garber, licensed Professional Surveyor registered in the State of Kansas, hereby certify that the following described tract of land was surveyed on March 28, 2025. The accompanying Final Plat prepared based on that survey. All the survey monuments and benchmarks shown on the plat actually exist, and to the best of my knowledge and belief their positions are correctly shown.

**DESCRIPTION:**  
A portion of the West Half of the Northeast Quarter of Section 29, Township 29 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on April 4, 2025 as follows:  
Beginning at the Northwest corner of the Northeast Quarter of Section 29, Township 29 South, Range 1 West of the 6th Principal Meridian; Thence with a bearing of North 88°29'50" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northeast Quarter a distance of 428.91 feet (428.93 feet per Record); Thence South 02°47'38" East a distance of 434.88 feet (435.22 feet per Record); Thence North 88°30'43" East a distance of 52.89 feet; Thence South 02°47'38" East a distance of 1,346.08 feet; Thence South 87°30'31" West a distance of 500.73 feet to the West line of said Northeast Quarter; Thence North 02°11'50" West along the West line of said Northeast Quarter a distance of 1,829.29 feet to the point of beginning, containing **20.005 Acres**.

Date: June 11, 2025.



**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

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 "C3 ADDITION", a portion of the Northeast Quarter of Section 29, Township 29 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas; that all easements and public streets 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 of Sedgwick County, Kansas. Complete access control except one opening is hereby granted along West 103rd Street South. A master drainage plan has been developed for this plat. Minimum pad elevations have been established as shown on the accompanying plat.

KWH Investments, LLC  
Kaleb W. Howell, Member

**NOTARY CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

**BE IT REMEMBERED:**  
That on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, 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: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

**MORTGAGE HOLDER AGREEMENT**

We, Bennington State Bank, Salina, Kansas, holders of a mortgage on the above described property, do hereby consent to the plat "C3 ADDITION", a portion of the Northeast Quarter of Section 29, Township 29 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas.

Bennington State Bank  
Brett Mitchell, EVP/Chief Banking Officer

**NOTARY CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SALINE } SS

**BE IT REMEMBERED:**  
That on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Brett Mitchell, EVP/Chief Banking Officer of Bennington State Bank, and acknowledged that he is the designated agent of 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 }  
COUNTY OF SEDGWICK } SS

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 }  
COUNTY OF SEDGWICK } SS

This plat of "C3 ADDITION", a portion of the Northeast Quarter of Section 29, Township 29 South, Range 1 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\_\_\_\_.

By \_\_\_\_\_, Chair  
Bryan K. Frye

**ATTEST:**  
\_\_\_\_\_  
Secretary  
Scott A. Wadle

**GOVERNING BODY CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

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\_\_\_\_.

\_\_\_\_\_  
Chairman  
Ryan Baty, Fourth District

**ATTEST:**  
\_\_\_\_\_  
County Clerk  
Kelly B. Arnold

**TRANSFER RECORD**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

Entered on transfer record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
County Clerk  
Kelly B. Arnold

**REGISTER OF DEEDS CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

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/Film# \_\_\_\_\_.

\_\_\_\_\_  
Register of Deeds  
Tonya E. Buckingham

\_\_\_\_\_  
Deputy Register of Deeds  
Kenly Zehring

<b>FINAL PLAT (ONE-STEP)</b>		Description: <b>C3 ADDITION SEDGWICK COUNTY, KANSAS</b>	
Prepared By: <b>Garber Surveying Service, P.A.</b>			
<b>GSS HUTCHINSON</b> 2908 North Plum St. 67502 (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: CDS	Scale: 1"=100'	Date of Field Work: March 28, 2025	Job No:
Checked By: DEG	Date: 06/11/2025	Sheet 1 of 1 Sheet(s)	G2025-224

Copyright © 2025 Garber Surveying Service, P.A. Saved: 6/11/2025 4:52:21 PM by: CST000K  
Plat Date & Time Wednesday, June 11, 2025 4:54:13 PM Dwg Path: \\A:\LDL\1\_655\FILES\2025\20250224\_C3A.dwg\20250224\_PP\_FP