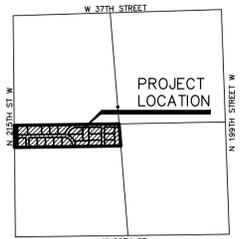
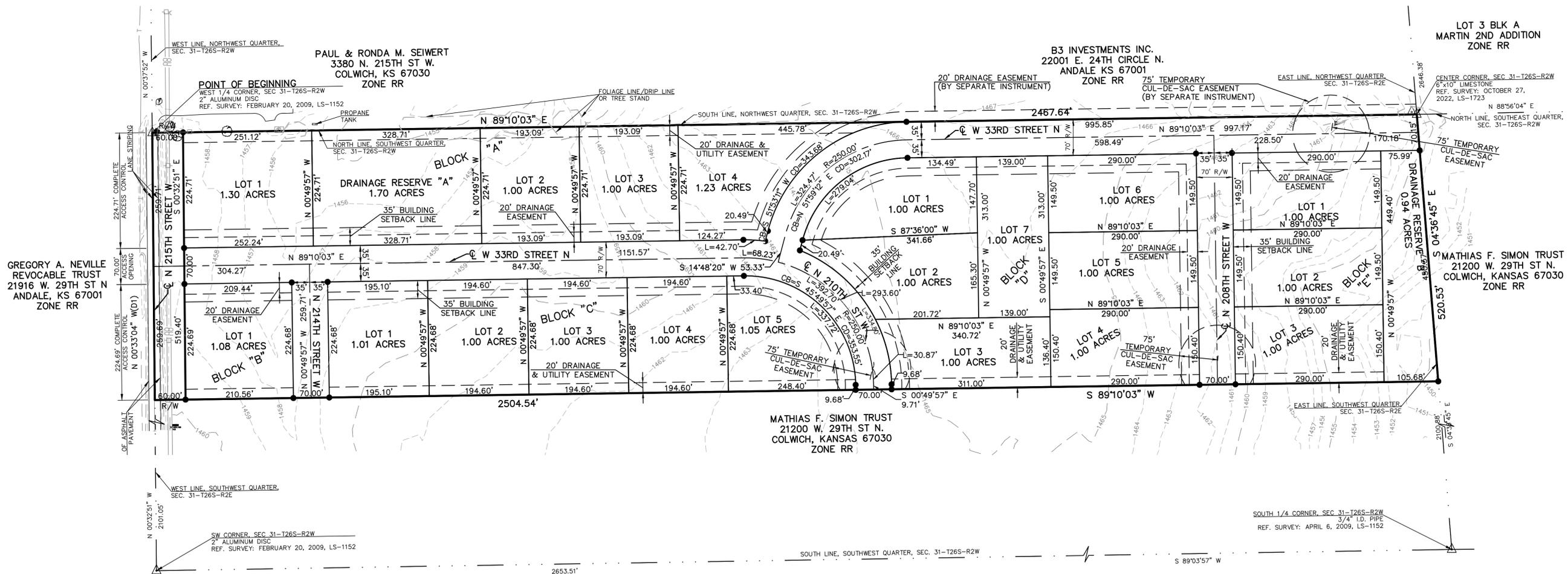


PRELIMINARY PLAT OF VINEYARD TERRACES III

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 2 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN SEDGWICK COUNTY, KANSAS



LOCATION MAP
SEDGWICK COUNTY, KS
(NOT TO SCALE)



PROPOSED SUBDIVISION DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 2 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN SEDGWICK COUNTY, KANSAS, BEING DESCRIBED BY CHARLES R. ROBINSON, PS 1395 ON APRIL 18, 2025 AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 31; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89°10'03" EAST, A DISTANCE OF 2467.64 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 04°36'45" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 520.53 FEET; THENCE PARALLEL WITH SAID NORTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°10'03" WEST, A DISTANCE OF 2504.54 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00°32'51" WEST, A DISTANCE OF 519.40 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 29.64 ACRES/1,291,261 SQUARE FEET, MORE OR LESS.

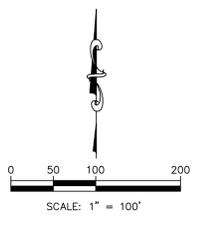
BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF N 89°10'03" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 2 WEST, SEDGWICK COUNTY, KANSAS.

DATE OF SURVEY: APRIL 18, 2025

LEGEND

- △ SECTION CORNER FOUND
- 1/2" X 24" REBAR W/ KVE CAP CLS-20
- LINE NOT DRAWN TO SCALE
- (5)— FOOTPRINT OF OVERHEAD UTILITY - # LINES
- ⊕ UTILITY POLE
- ⊞ ELECTRIC METER
- ← DEADMAN ANCHOR
- ⊙ MAILBOX
- ⊙ SHRUB
- 1460— 1' CONTOUR INTERVAL (EXISTING)



GENERAL NOTES:

- A. THE SURVEYED PROPERTY LIES WITHIN FLOOD ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2017300305G EFFECTIVE DATE DECEMBER 22, 2016.
- B. THE SURVEYED PROPERTY IS CURRENTLY ZONED FOR SINGLE FAMILY AND RURAL RESIDENTIAL. THE SUBJECT PROPERTY IS BEING USED FOR ROW CROPS. PROPOSED USE IS FOR RURAL RESIDENTIAL AND SINGLE FAMILY.
- C. TOTAL ACREAGE: 29.64 ACRES.
- D. UTILITIES WERE LOCATED PER OBSERVATION BY FIELD CREW.
- E. DRAINAGE FOR THIS PLAT IS GOVERNED BY THE ACCOMPANYING DRAINAGE PLAN.
- F. THE PROPOSED LOTS WILL EACH BE SERVED BY WELL WATER AND EACH LOT SHALL BE ON SEPTIC FOR SANITARY WASTE DISPOSAL.

DATUM BENCHMARK:

VERTICAL DATUM IS NAVD 88 DERIVED FROM USING THE SEDGWICK COUNTY NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOID 18 (CONUS) MODEL. UNITS ARE U.S. SURVEY FEET.

BENCHMARKS:

RAILROAD SPIKE SET IN EAST FACE OF POWER POLE. 71 FEET SOUTH AND 31 FEET EAST OF W/4c. ELEVATION: 1460.09

APPLICANT/DEVELOPER:
B3 INVESTMENTS, LLC
22001 W 24TH CIRCLE
ANDALE, KS 67001

SURVEYOR:
KAW VALLEY ENGINEERING
CHUCK ROBINSON, PS 1395
9139 E. 37TH STREET NORTH
WICHITA, KANSAS 67226

	9139 E. 37TH STREET NORTH WICHITA, KANSAS 67226 PH. (316) 440-4304 wh@kveng.com www.kveng.com	PROJECT NO. G25_3144 DRAWN BY JDS CHECKED BY CRR EPN 3144PRLM SHEET 1 OF 1
	PROJECT: PRELIMINARY PLAT VINEYARD TERRACES III SEDGWICK COUNTY, KANSAS	PREPARED FOR: B3 INVESTMENTS, LLC 22001 W. 24TH CIRCLE ANDALE, KANSAS 67001

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