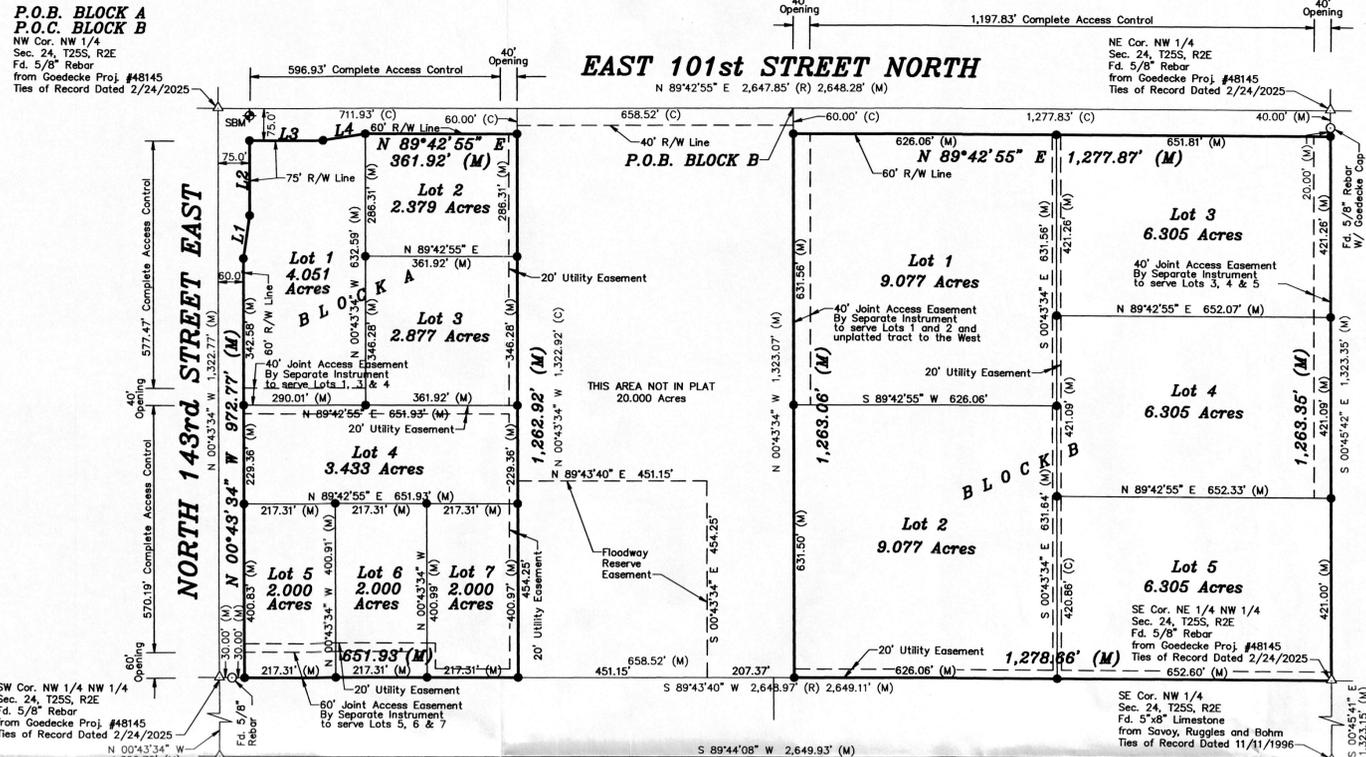


Line	Bearing	Distance
L1	N 07°48'51" E	101.01' (M)
L2	N 00°43'34" W	175.01' (M)
L3	N 89°42'55" E	175.01' (M)
L4	N 81°10'31" E	101.01' (M)

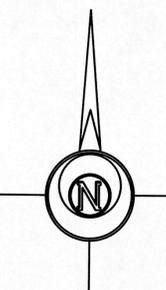
# FINAL PLAT RED OAK II ADDITION

A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 25 SOUTH, RANGE 2 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

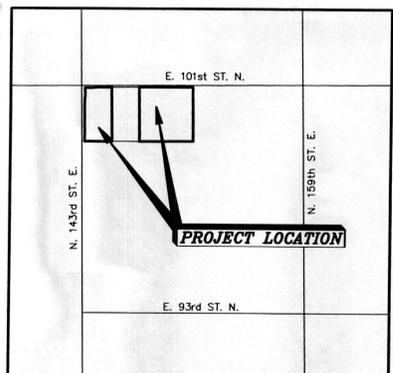
**P.O.B. BLOCK A**  
**P.O.C. BLOCK B**  
NW Cor. NW 1/4  
Sec. 24, T25S, R2E  
F.d. 5/8" Rebar  
from Goedecke Proj. #48145  
Ties of Record Dated 2/24/2025



SW Cor. NW 1/4 NW 1/4  
Sec. 24, T25S, R2E  
F.d. 5/8" Rebar  
from Goedecke Proj. #48145  
Ties of Record Dated 2/24/2025



- LEGEND**
- △ - Sectional Monument Found
  - - Survey Monument Found
  - - 5/8" x 24" Iron Rebar Set w/GSS Cap
  - (C) - Calculated
  - (M) - Measured
  - (R) - Record Measurement
  - SB - Site Benchmark
  - P.C. - Point of Beginning
  - P.O.C. - Point of Commencement
  - C.A.C. - Complete Access Control



**SEDGWICK COUNTY, KANSAS**  
**VICINITY MAP**  
(NOT TO SCALE)

**BENCHMARK:**  
Square cut on top of South Headwall ±16' South and ±74' East of Northwest Corner of the Northwest Quarter of Section 24, Township 25 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas.  
Elevation=1371.60 (NAVD88)

**FLOOD NOTE:**  
According to Flood Insurance Rate Map No. 20173C0235G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within **Zone "X"**, which is defined as "Areas Determined to be Outside the 0.2% Annual Chance Floodplain."

**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 storm water in accordance with the Storm water Manual.

**FLOODWAY RESERVE EASEMENT, THAT AREA PART OF THE UNPLATTED TRACT:**  
The area designated as "RED OAK II ADDITION" 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).

MINIMUM PAD ELEVATION FOR LOWEST OPENING		
LOT	BLOCK	ELEVATION (NAVD88)
1	A	1366.00
2	A	1366.00
3	A	1363.00
4	A	1361.00
5	A	1358.50
6	A	1358.50
7	A	1358.50
LOT	BLOCK	ELEVATION (NAVD88)
1	B	1366.00
2	B	1363.00
3	B	1363.00
4	B	1363.00
5	B	1363.00

Minimum Pad Elevation per Engineering Consultants, P.A. Drainage Plan  
Dated: 07/08/2025

**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 April 23, 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 North Half of the Northwest Quarter of Section 24, Township 25 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on July 10, 2025 as follows:  
Beginning at the Northwest corner of the Northwest Quarter of Section 24, Township 25 South, Range 2 East of the 6th Principal Meridian; Thence with a bearing of North 89°42'55" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a distance of 711.93 feet; Thence South 00°43'34" East parallel with the West line of said Northwest Quarter a distance of 1,322.92 feet to the South line of the North Half of said Northwest Quarter; Thence South 89°43'40" West along the South line of the North Half of said Northwest Quarter a distance of 711.93 feet to the Southwest corner of the North Half of said Northwest Quarter; Thence North 00°43'34" West along the West line of said Northwest Quarter a distance of 1,322.77 feet to the point of beginning, AND

Commencing at the Northwest corner of the Northwest Quarter of Section 24, Township 25 South, Range 2 East of the 6th Principal Meridian; Thence with a bearing of North 89°42'55" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a distance of 1,370.45 feet for the point of beginning; Thence continuing North 89°42'55" East along the North line of said Northwest Quarter a distance of 1,277.83 feet to the Northeast corner of said Northwest Quarter; Thence South 00°45'41" East along the East line of said Northwest Quarter a distance of 1,323.35 feet to the Southeast corner of the North Half of said Northwest Quarter; Thence South 89°43'40" West along the South line of the North Half of said Northwest Quarter a distance of 1,278.66 feet; Thence North 00°43'34" West parallel with the West line of said Northwest Quarter a distance of 1,323.07 feet to the point of beginning.

Date: July 23, 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, Blocks and Streets under the name of "RED OAK II ADDITION", a portion of the North Half of the Northwest Quarter of Section 24, Township 25 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas; that all easements and public streets as depicted 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 three openings hereby granted along East 101st Street North and two openings along North 143rd Street East. Utility Easement is hereby granted to the public as indicated for the construction and maintenance of all public utilities. Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The floodway reserve is hereby reserved for floodway reserve purposes and shall be the responsibility of the corresponding owner of the unplatted tract 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. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

KWH Investments, LLC  
Kaleb W. Howell, Member

**NOTARY CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

**BE IT REMEMBERED:**  
That on this 23<sup>rd</sup> day of July, 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: 09/07/2026  
Tracy M. Young, Notary Public

**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 "RED OAK II ADDITION", a portion of the North Half of the Northwest Quarter of Section 24, Township 25 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas.

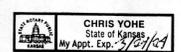
The Bennington State Bank  
Brett Mitchell, EVP/Chief Banking Officer

**NOTARY CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SALINE } SS

**BE IT REMEMBERED:**  
That on this 24<sup>th</sup> day of July, 2025 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.

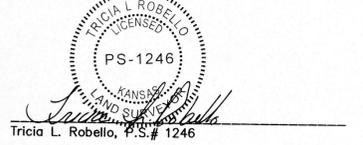
**IN TESTIMONY WHEREOF:**  
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.  
My Commission Expires: 3/24/29  
Notary Public



**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 15<sup>th</sup> day of August, 2025. 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.



**PLANNING COMMISSION CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

This plat of "RED OAK II ADDITION", a portion of the North Half of the Northwest Quarter of Section 24, Township 25 South, Range 2 East, 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 Bryan K. Frye, Chair  
ATTEST: Scott A. Wadle, Secretary

**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\_\_

Attest: Kelly B. Arnold, County Clerk  
CITY HALL - ENGINEERING MAIL STOP 1-71 Arceli Rosas FOR YOUR FILES

**TRANSFER RECORD**

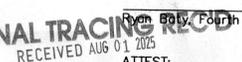
STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

Entered on transfer record on this \_\_\_ day of \_\_\_, 20\_\_  
Kelly B. Arnold, County Clerk

**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#\_\_\_\_\_  
Tonya E. Buckingham, Register of Deeds  
Kenly Zehring, Deputy Register of Deeds



**FINAL PLAT**  
**RED OAK II ADDITION**  
**SEDGWICK COUNTY, KANSAS**

Prepared By: **Garber Surveying Service, P.A.**

Drawn By: FTB/MGO  
Checked By: DEG  
Scale: 1"=200'  
Date: 07/23/2025  
Date of Field Work: April 23, 2025  
Sheet 1 of 1 Sheet(s)

Job No: G2025-341