

FINAL PLAT

WILD OAK ESTATES

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

BENCHMARK:

NGS-W337:
Benchmark Disk set in top of Concrete Monument ±5317.0 feet West and ±2,378.2 feet North of the Northwest Corner of the Southwest Quarter of Section 3, Township 27 South, Range 4 West in Sedgwick County, Kansas.
Elevation=1425.75 (NAVD88)

FLOOD NOTE:

According to Flood Insurance Rate Map No. 20173C0280G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within ZONE "X", which is defined as "0.2% Annual chance of flooding (500-year Floodplain)," and ZONE "A", which is defined as "Area with a 1% or greater annual chance of flooding (100-year Floodplain). Hydraulic analyses not performed. Base flood elevations not shown."

BLOCK A CLOSURE TABLE

NORTHING: -0.00228
EASTING: -0.00278
PRECISION: 6,378.25/0.0038 = 1,678,489.47

MINIMUM PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION (NAVD88)
1	A	1490.00
2	A	1490.00
3	A	1484.00

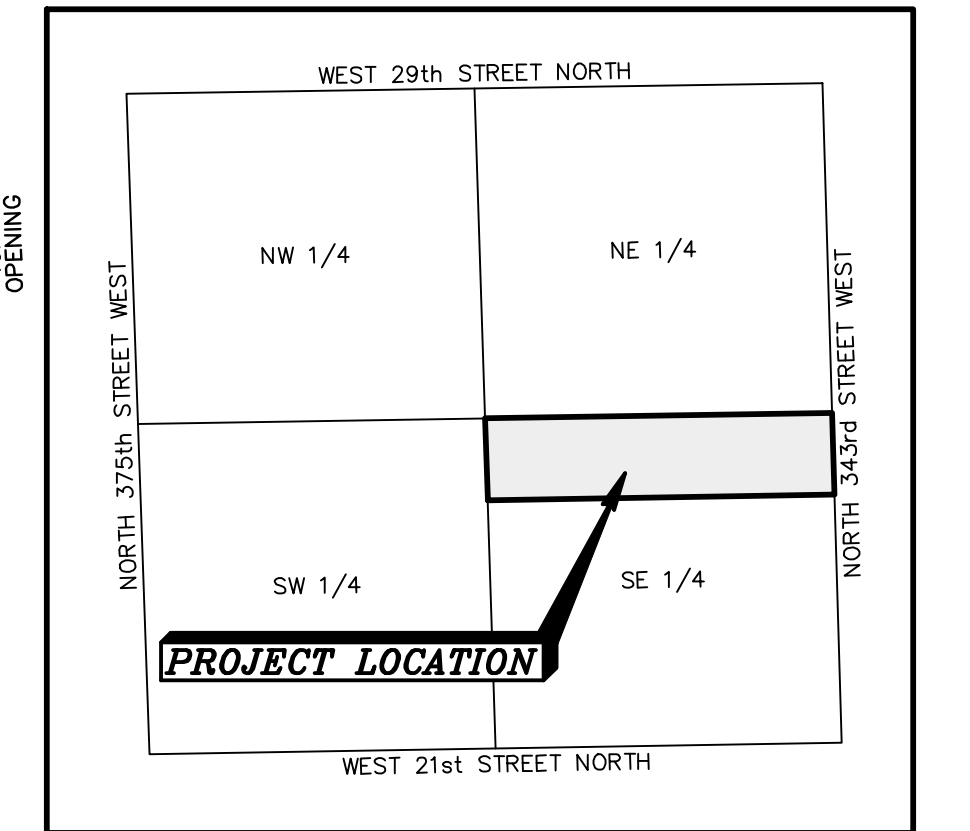
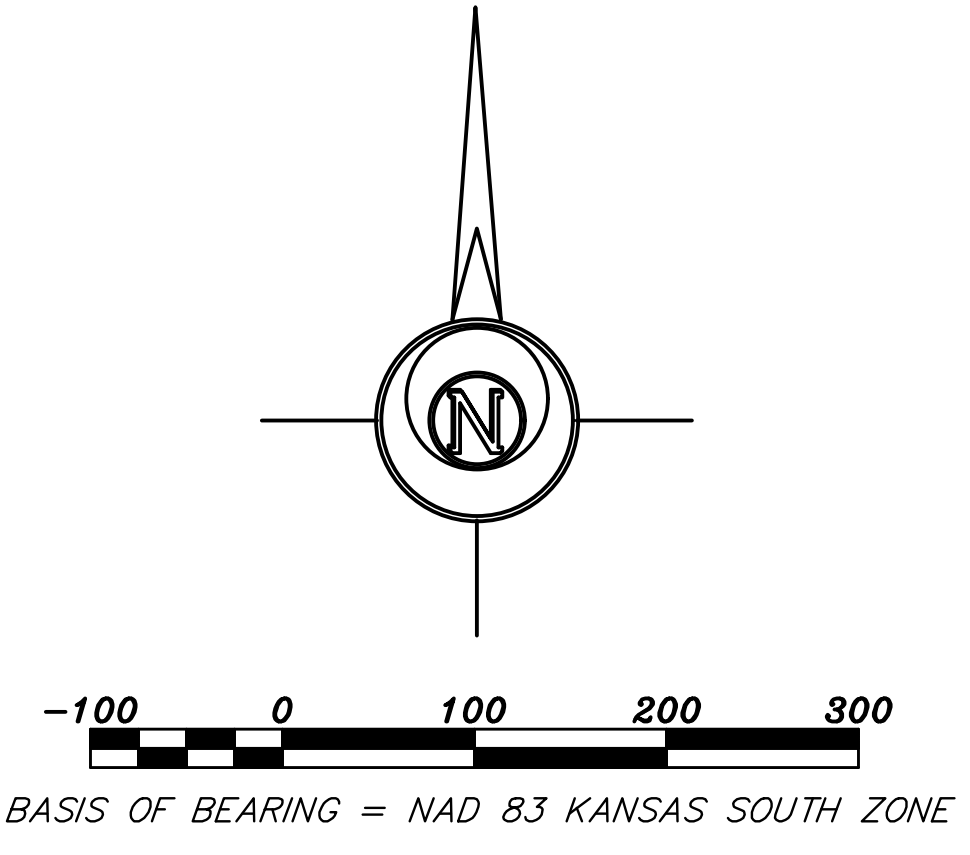
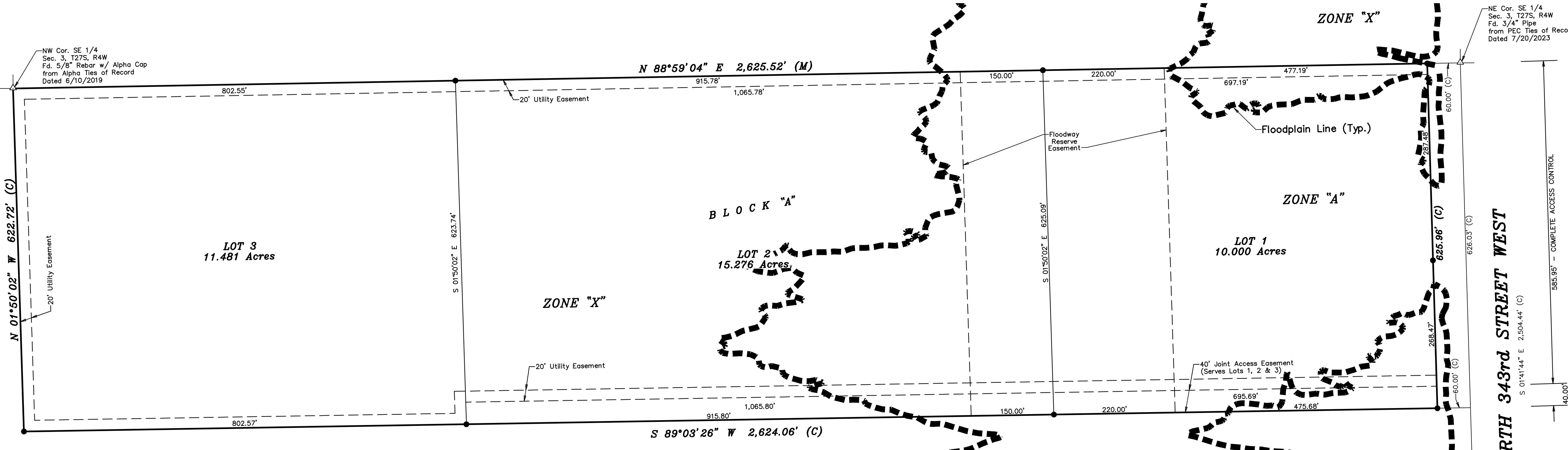
Minimum Pad Elevations per BHC Drainage Plan
Dated: 07/09/2025

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.

LEGEND

- △ - Sectional Monument Found
- - 5/8" x 24" Iron Rebar Set w/GSS Cap
- (C) - Calculated
- (M) - Measured

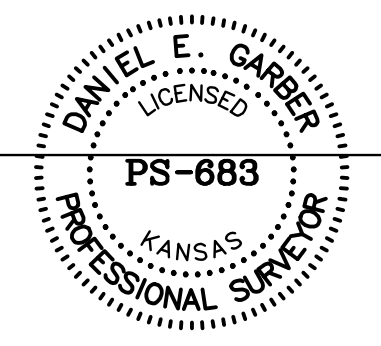


SEDGWICK COUNTY, KANSAS VICINITY MAP
(NOT DRAWN TO SCALE)

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 6, 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:
The North Half of the North Half of the Southeast Quarter of Section 3, Township 27 South, Range 4 West of the 6th Principal Meridian in Sedgwick County, Kansas more particularly described by metes and bounds by Daniel E. Garber, Professional Surveyor No. 683, on February 27, 2025 as follows:
Beginning at the Northeast corner of the Southeast Quarter of Section 3, Township 27 South, Range 4 West of the 6th Principal Meridian; thence with a bearing South 01°41'44" East (basis of bearings is NAD 83 Kansas South Zone) along the East line of said Southeast Quarter a distance of 626.03 feet to the Southeast corner of the North Half of the North Half of said Southeast Quarter; thence South 89°03'26" West a distance of 2,624.06 feet to the Southwest corner of the North Half of the North Half of said Southeast Quarter; thence North 01°50'02" West a distance of 622.72 feet to the Northwest corner of said Southeast Quarter; thence North 88°59'04" East along the North line of said Southeast Quarter a distance of 2,625.52 feet to the point of beginning containing **37.619 Acres**.



Date: July 18, 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 "WILD OAK ESTATES", a portion of the Northeast Quarter of Section 10, Township 27 South, Range 4 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 are hereby granted to the appropriate governing body as indicated on the face of the plat along North 343rd Street West.

KWH Investments, LLC

Kaleb W. Howell, Member

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

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 Kaleb W. Howell, 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 "WILD OAK ESTATES", a portion of the Southeast Quarter of Section 3, Township 27 South, Range 4 West of the 6th Principal Meridian, Sedgwick County, Kansas.

Brett Mitchell, EVP/Chief Banking Officer

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

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, and acknowledged that he is the EVP/Chief Banking Officer 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 "WILD OAK ESTATES", a portion of the Southeast Quarter Section 3, Township 27 South, Range 4 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./Flm# _____.

_____, Register of Deeds
Tonya E. Buckingham

_____, Deputy Register of Deeds
Kenly Zehring

Prepared For: FINAL PLAT	Description: WILD OAK ESTATES
Prepared By: Garber Surveying Service, P.A.	
GSS HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)	BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933
Drawn By: CDS Checked By: DEG	Scale: 1"=100' Date of Field Work: March 6, 2025 Sheet 1 of 1 Sheet(s)
Job No: G2025-152	