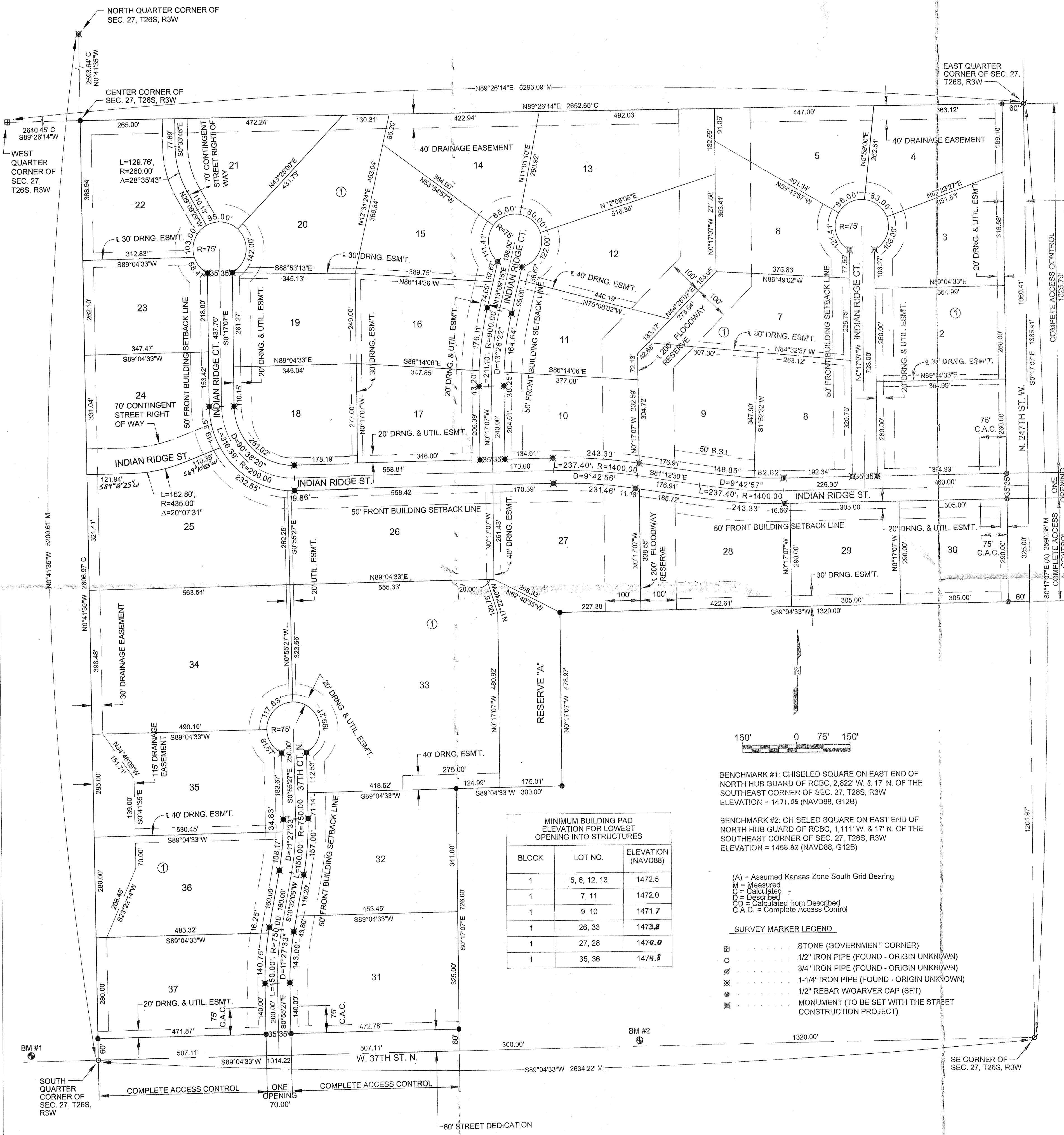


# INDIAN RIDGE AT ANDALE

an Addition to Sedgwick County, Kansas



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES

BLOCK	LOT NO.	ELEVATION (NAVD88)
1	5, 6, 12, 13	1472.5
1	7, 11	1472.0
1	9, 10	1471.7
1	26, 33	1473.8
1	27, 28	1470.0
1	35, 36	1474.7

BENCHMARK #1: CHISELED SQUARE ON EAST END OF NORTH HUB GUARD OF R030, 2,822' W. & 17' N. OF THE SOUTHEAST CORNER OF SEC. 27, T26S, R3W  
ELEVATION = 1471.95 (NAVD88, G12B)

BENCHMARK #2: CHISELED SQUARE ON EAST END OF NORTH HUB GUARD OF R030, 1,111' W. & 17' N. OF THE SOUTHEAST CORNER OF SEC. 27, T26S, R3W  
ELEVATION = 1458.82 (NAVD88, G12B)

- (A) = Assumed Kansas Zone South Grid Bearing  
M = Measured  
C = Calculated  
D = Described  
CD = Calculated from Described  
C.A.C. = Complete Access Control
- SURVEY MARKER LEGEND**
- ⊕ STONE (GOVERNMENT CORNER)
  - 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
  - ⊗ 3/4" IRON PIPE (FOUND - ORIGIN UNKNOWN)
  - ⊘ 1/4" IRON PIPE (FOUND - ORIGIN UNKNOWN)
  - ⊙ 1/2" REBAR W/GARVER CAP (SET)
  - ⊚ MONUMENT TO BE SET WITH THE STREET CONSTRUCTION PROJECT

State of Kansas) SS  
Sedgwick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "INDIAN RIDGE AT ANDALE" an Addition to Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The Southeast Quarter of Section 27, Township 26 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract described as beginning at the Southeast corner of said Southeast Quarter; thence West along the south line of said Southeast Quarter, 1320 feet; thence North parallel with the east line of said Southeast Quarter, 1204.97 feet; thence East parallel with the south line of said Southeast Quarter, 1320 feet to the east line of said Southeast Quarter; thence South along the east line of said Southeast Quarter, 1204.97 feet to the point of beginning; AND EXCEPT a tract described as commencing at the Southeast corner of said Southeast Quarter; thence West along the south line of said Southeast Quarter, 1320 feet for a point of beginning; thence North parallel with the East line of said Southeast Quarter, 726 feet; thence West parallel with the South line of said Southeast Quarter, 300 feet; thence South parallel with the East line of said Southeast Quarter, 726 feet to a point on the South line of said Southeast Quarter; thence East 300 feet to the point of beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC  
Land Surveyor  
William K. Clevenger, PS #1437

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, a Block, a Reserve and Streets, to be known as "INDIAN RIDGE AT ANDALE" an Addition to Sedgwick County, Kansas. The drainage easements are hereby granted to the public as indicated for drainage purposes. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The Floodway Reserves are hereby reserved for floodway reserve purposes and shall be the responsibility of the owners of each lot, respectively, 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 drainage reserves, 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. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. No obstructions shall be constructed or placed within the contingent street rights-of-way. The contingent street dedications are hereby dedicated to and for the use of the public, contingent upon the need for the rights-of-way to connect with future street dedications to the north and west as determined by the Sedgwick County Public Works Department. The costs of constructing said improvements, are to be borne by the person(s) or agency that owns said adjacent subdivision. Reserve "A" is hereby reserved for drainage, drainage structures, ponds, a gazebo, a firepit, and utilities confined to easements. Reserve "A" is to be owned and maintained by the owner(s) of Lot 33, Block 1. This property is within a zone identified by the Sedgwick County Public Works Department as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the Sedgwick County Public Works Department. Minimum Pad Elevations for lowest openings are as shown on the accompanying table. 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 County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

TCDK, LLC  
Member  
Thomas M. Hieger  
Member  
Doug D. Eck

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this 28th day of March, 2019, by Thomas M. Hieger, Member, on behalf of TCDK, LLC.

MARY JO HIEGER  
Notary Public - State of Kansas  
My App. Expires 11/19/2020  
Notary Public  
Jessica L. Woolsey

My appointment expires 11/19/2020

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this 28th day of March, 2019, by Doug D. Eck, Member, on behalf of TCDK, LLC.

MARY JO HIEGER  
Notary Public - State of Kansas  
My App. Expires 11/19/2020  
Notary Public  
Jessica L. Woolsey  
My appointment expires 11/19/2020

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "INDIAN RIDGE AT ANDALE" an Addition to Sedgwick County, Kansas.

Garden Plain State Bank  
President  
Patrick F. Walden

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me this 28th day of March, 2019, by Patrick F. Walden, President of Garden Plain State Bank, on behalf of the Bank.

Amy R. Hammond  
Notary Public  
AMY HAMMOND  
NOTARY PUBLIC  
STATE OF KANSAS  
My App. Exp. 11/19/21

This plat of "INDIAN RIDGE AT ANDALE" an Addition to Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_ day of \_\_\_, 2019.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair  
Cindy Miles  
Secretary  
Dale Miller

This plat is approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_ day of \_\_\_, 2019.

Chairman  
David T. Dennis, Third District  
County Clerk  
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_ day of \_\_\_, 2019.

Deputy County Surveyor  
Sedgwick County Kansas  
Tricia L. Robello, PS #1246  
County Clerk  
Kelly B. Arnold

State of Kansas) SS  
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds

Daeds, this \_\_\_ day of \_\_\_, 2019, at \_\_\_ o'clock \_\_\_ M, and is duly recorded.  
Register of Deeds  
Tonya Buckingham  
Deputy  
Kenly Zehring

**GARVER**  
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