

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS  
Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_ day of \_\_\_\_\_, 2020.

Tricia L. Robello, P.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS  
This plat of "VINEYARDS AT PRAIRIE HILL", a subdivision of a portion of the Northwest Quarter of Section 31, Township 26 South, Range 2 West of the 6th Principal Meridian in Sedgwick County, Kansas; has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita Kansas.

Dated this \_\_\_ day of \_\_\_\_\_, 2020.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

By \_\_\_\_\_ Chair  
Charles A. Warren  
ATTEST:  
\_\_\_\_\_  
Secretary  
Scott A. Wadle

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS  
This plat approved and all dedications shown herein, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this \_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Chairman  
Peter F. Meitzner, First District  
ATTEST:  
\_\_\_\_\_  
County Clerk  
Kelly B. Arnold

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 Book \_\_\_\_\_, Page \_\_\_\_\_.

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

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS  
Entered on transfer record on this \_\_\_ day of \_\_\_\_\_, 2020.  
\_\_\_\_\_  
County Clerk  
Kelly B. Arnold

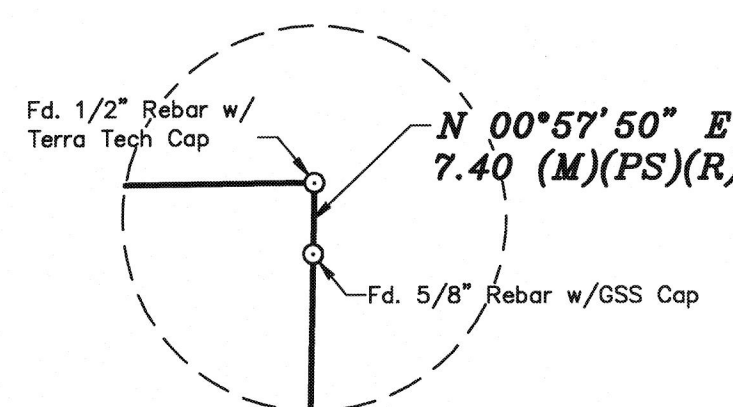
FINAL PLAT

# VINEYARDS AT PRAIRIE HILL

A PORTION OF THE NORTHWEST QUARTER SECTION 31, TOWNSHIP 26 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

CLOSURE TABLE  
NORTHING: 0.00285  
EASTING: -0.00153  
PRECISION: 3908.50/0.0032 = 1:1221409.37

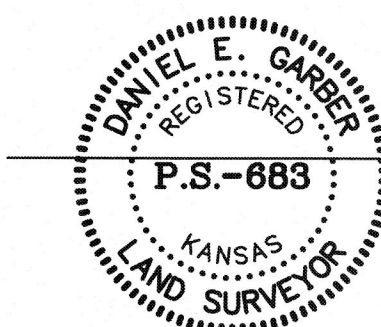
- LEGEND  
△ - Sectional Monument Found  
● - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap  
○ - Survey Monument Found  
BM - Site Benchmark  
+ - Calculated  
(M) - Measured  
(R) - Record measurement  
(PS) - Previous Survey (GSS G20080767 12/22/2008)  
(PS2) - Previous Survey (Schwab-Eaton, P.A Feb. 2004)  
P.O.B. - Point of Beginning  
P.O.C. - Point of Commencement



LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, professional land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on February 13, 2020 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

A portion of the Northwest Quarter of Section 31, Township 26 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas more particularly described as follows:  
Beginning at the Northwest Corner of the Northwest Quarter of Section 31, Township 26 South, Range 2 West of the 6th Principal Meridian; thence with an assumed bearing of North 88°21'22" East along the North line of said Northwest Quarter 960.28 feet; thence departing said line bearing South 01°15'04" East 999.11 feet; thence North 89°54'00" West 499.00 feet; thence North 00°57'50" East 85.33 feet; thence South 89°22'11" West 474.38 feet to the West line of said Northwest Quarter (said point being 1687.09 feet North of the Southwest Corner of said Northwest Quarter); thence North 00°37'47" West along the West line of said Northwest Quarter 890.41 feet to the point of beginning containing 20.926 Acres, subject to road rights-of-way along the West and North sides thereof and any easements of record.



Date \_\_\_\_\_, 2020.

EASEMENTS:  
All easements shown on this plat, unless specified as private, are hereby dedicated to the public, the rights-of-way of which are shown as dashed lines on the accompanying plat, and said easements may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines and poles, telephone lines and poles and other forms and types of public utilities now or hereafter generally utilized by the public.

STREETS:  
Streets shown on this plat and not heretofore dedicated to the public are hereby so dedicated.

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, a Block and Streets under the name of "VINEYARDS AT PRAIRIE HILL", a subdivision of a portion of the Northwest Quarter of Section 31, Township 26 South, Range 2 West of the 6th Principal Meridian, in Sedgwick County, Kansas; that all easements and public rights-of-way 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 W 37TH ST N. No enlargement of the existing building in the building setback area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.

Daniel G. Stockemer, Owner

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 Daniel G. Stockemer 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

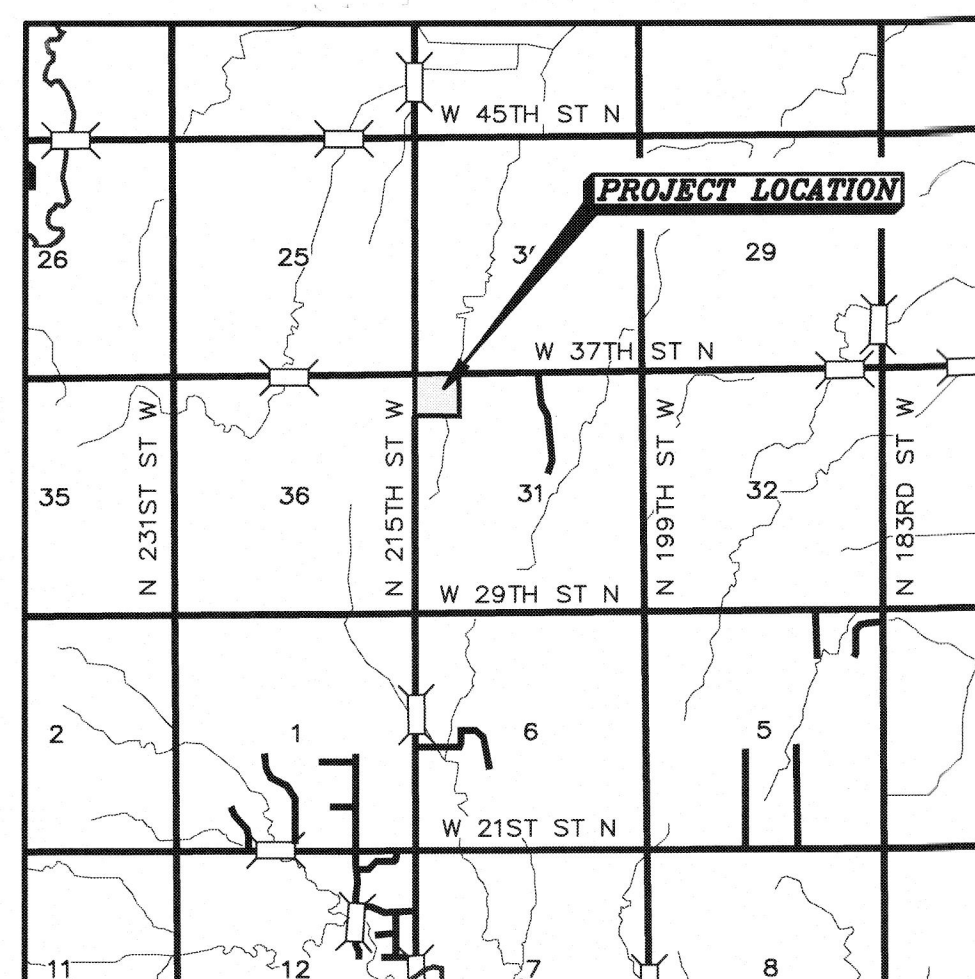
FLOOD NOTE:

According to Flood Insurance Rate Map No. 20173C0305G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within Zone "A", which is defined as "No Base Flood Elevations determined."

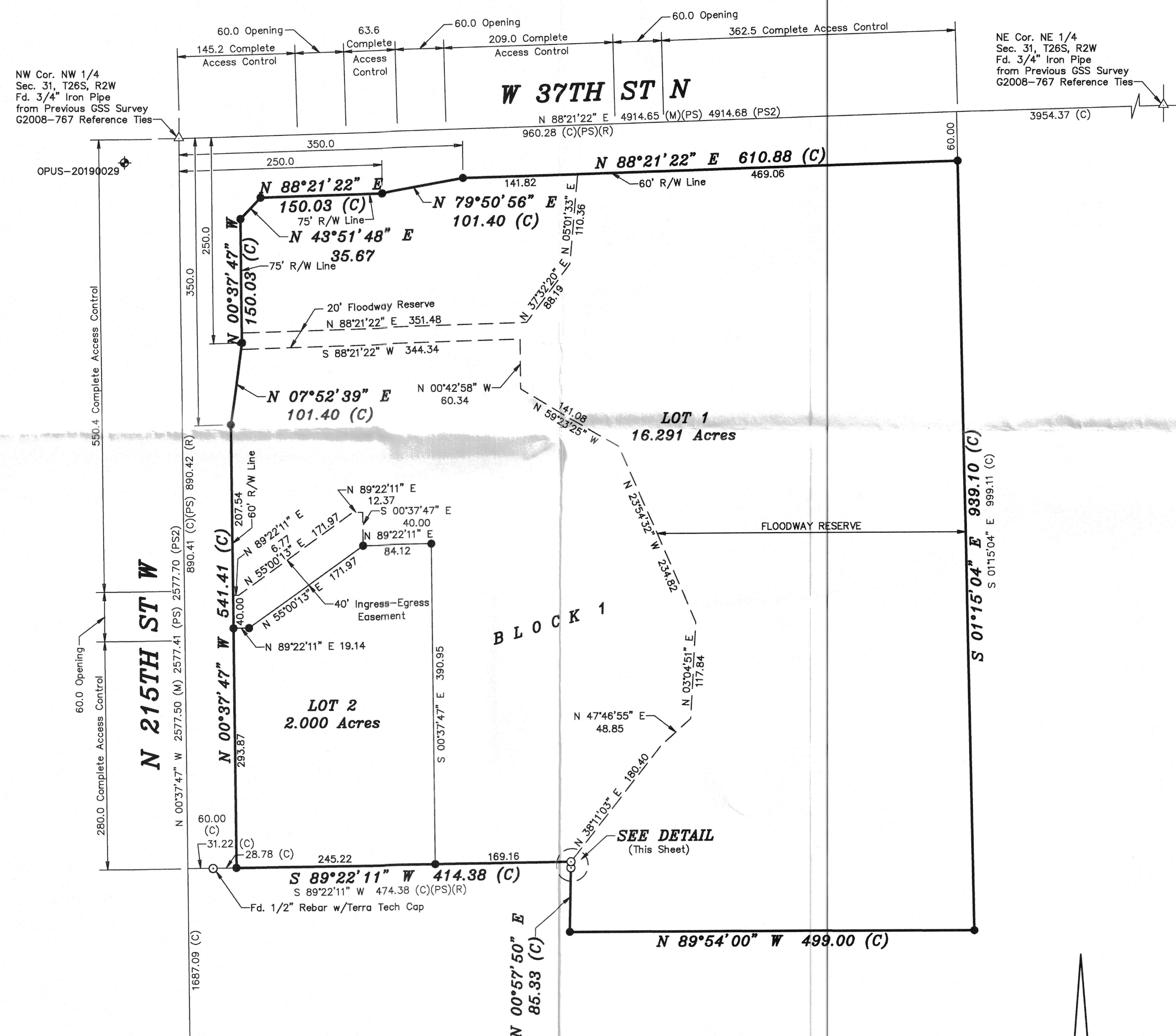
BENCHMARKS:

OPUS-20190029:  
1/2" Rebar w/Red GSS Cap, located ±30' South and ±65' West of the intersection of West 37th Street North and North 215th Street West.  
Elevation=1456.85 (NAVD88)

OPUS-20120415:  
5/8" Rebar w/Green GSS Cap, located ±2,255' South and ±605' West of the intersection of West 37th Street North and North 183rd Street West. Monument placed ±70' ESE of House No. 3435. (3435 N. 183rd Street West Colwich, KS 67030)  
Elevation=1395.27 (NAVD88)

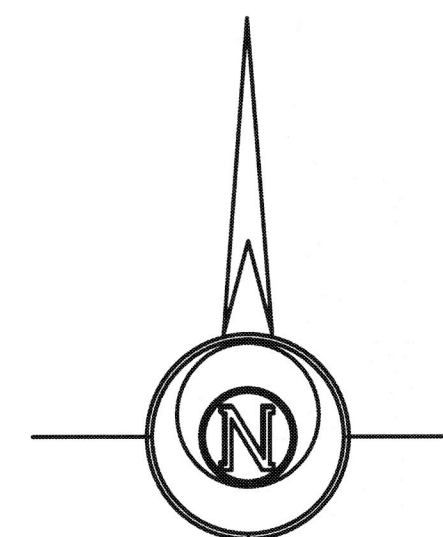


SEDGWICK COUNTY, KANSAS  
VICINITY MAP  
(NOT DRAWN TO SCALE)



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION
1-2	1	1450.50



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

FLOODWAY RESERVE NOTE:  
The floodway reserve is hereby reserved for floodway reserve purposes and shall be the responsibility of the corresponding owner of Lot 1, Block 1 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.

GENERAL NOTES:  
Access controls as indicated are hereby granted to the appropriate governing body.

FLOOD NOTE:  
FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

FINAL PLAT VINEYARDS AT PRAIRIE HILL SEDGWICK COUNTY, KANSAS  
Prepared By: Garber Surveying Service, P.A.  
HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401  
McPHERSON (Branch Office) 115 East Marlin 67460 Ph. 620-241-4441 Fax 620-241-4458  
NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073  
MANHATTAN (Branch Office) 3226 Kimball Ave. Ste. #2 66503 Ph. 785-320-4810  
Drawn By: JAK TEY Scale: 1"=100' Date of Field Work: February 13, 2020 Job No:  
Checked By: DEG Date: 03/27/2020 Sheet 1 of 1 Sheet(s) G2019-29