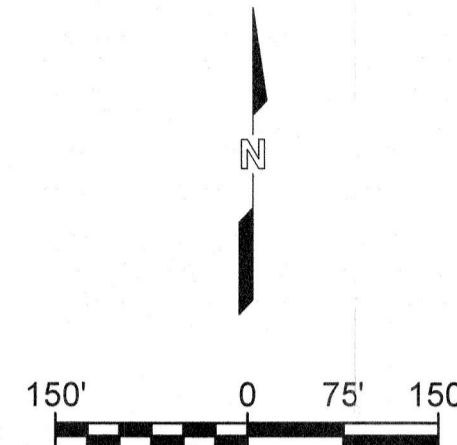
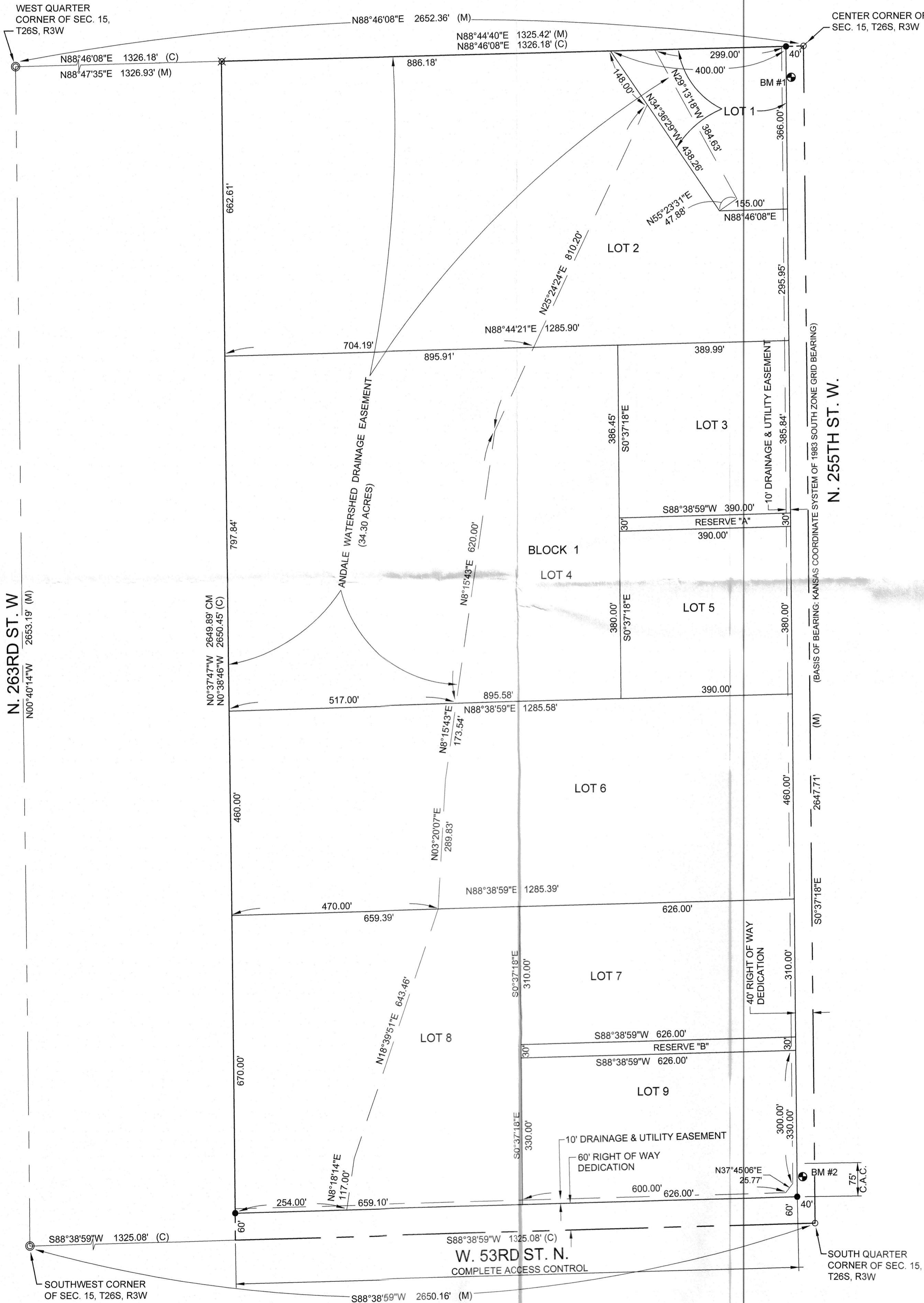


WINTER ESTATES

Sedgwick County, Kansas

Part of the SW 1/4 of Sec. 15, Twp. 26S, Rng. 3W



(B.O.B.) Basis of Bearings, Kansas Coordinate System of 1983 South Zone Grid Bearing
 (P) = Platted
 (M) = Measured
 (C) = Calculated
 (D) = Described
 C.A.C. = Complete Access Control

SURVEY MARKER LEGEND

- 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR WARMSTRONG CAP (FOUND)
- 3/4" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR W/GARVER CAP (SET)
- BENCHMARK

BENCHMARK #1:
 TOP OF RAILROAD SPIKE IN EAST FACE OF POWER POLE ON THE WEST SIDE OF 255TH ST. W., 70' SOUTH OF THE CENTER OF SEC. 15, T26S, R3W
 ELEVATION = 1463.19 (NAVD88, G18)
 KANSAS SOUTH STATE PLANE COORDS:
 N 1720981.43
 E 1562117.03

BENCHMARK #2:
 TOP OF RAILROAD SPIKE IN EAST FACE OF POWER POLE ON THE WEST SIDE OF 255TH ST. W., 105' NORTH OF 53RD ST. N.
 ELEVATION = 1495.62 (NAVD88, G18)
 KANSAS SOUTH STATE PLANE COORDS:
 N 1718509.21
 E 1562145.46

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES

BLOCK	LOT NO.	ELEVATION (NAVD88)
1	2, 4, 6, 8	1464.0

PARCEL	ACRES
LOT 1, BLOCK 1	2.33
LOT 2, BLOCK 1	17.22
LOT 3, BLOCK 1	3.46
LOT 4, BLOCK 1	16.39
LOT 5, BLOCK 1	3.40
LOT 6, BLOCK 1	3.57
LOT 7, BLOCK 1	4.45
LOT 8, BLOCK 1	10.14
LOT 9, BLOCK 1	4.74

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 "WINTER ESTATES", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The East Half (E/2) of the Southwest Quarter (SW1/4) of Section Fifteen (15), Township Twenty-six (26) South, Range Three (3) West of the Sixth Principal Meridian of Sedgwick County, Kansas.

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, Reserves and Streets, to be known as "WINTER ESTATES", Sedgwick County, Kansas. The Andale Watershed Drainage Easement is hereby granted for drainage purposes as described in Misc. Book 499, Page 526, on file with the Register of Deeds in Sedgwick County, Kansas. Mowing and maintenance of vegetation within the Andale Watershed Drainage Easement shall be by the owner of Lot 2, Block 1, in this addition. Grading and maintenance of the dam shall be the responsibility of the City of Andale as described in said Misc. Book 499, Page 526. 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. 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. Reserves "A" & "B" are hereby reserved for irrigation, landscaping, access and utilities. The Reserve "A" is to be owned and maintained by the owner of Lot 4, Block 1, in this addition. The Reserve "B" is to be owned and maintained by the owner of Lot 8, Block 1, in this addition. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs and assigns. A Minimum Pad Elevation for lowest openings is shown on the table below. 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.

Raymond F. Winter, Jr. Lisa M. Winter

Raymond F. Winter, Sr. Living Trust, established under indenture dated February 28, 2000

Raymond F. Winter, Sr., Co-Trustee Rita A. Winter, Co-Trustee

Rita A. Winter, Living Trust, established under indenture dated February 28, 2000

Rita A. Winter, Co-Trustee Raymond F. Winter, Sr., Co-Trustee

State of Kansas)
 SS
 Sedgwick County)

The foregoing instrument acknowledged before me, this ___ day of _____, 2021, by Raymond F. Winter, Jr. and Lisa M. Winter, husband and wife.

Marsha R. Bishop
 Notary Public

My appointment expires _____.

State of Kansas)
 SS
 Sedgwick County)

The foregoing instrument acknowledged before me, this ___ day of _____, 2021, by Raymond F. Winter, Sr. and Rita A. Winter, husband and wife, Co-Trustees of the Raymond F. Winter, Sr. Living Trust established under indenture dated February 28, 2000.

Marsha R. Bishop
 Notary Public

My appointment expires _____.

State of Kansas)
 SS
 Sedgwick County)

The foregoing instrument acknowledged before me, this ___ day of _____, 2021, by Raymond F. Winter, Sr. and Rita A. Winter, husband and wife, Co-Trustees of the Rita A. Winter, Living Trust established under indenture dated February 28, 2000.

Marsha R. Bishop
 Notary Public

My appointment expires _____.

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "WINTER ESTATES", Sedgwick County, Kansas.

Credit Union of America

Ernest J. Warren
 Vice President of Real Estate Lending

State of Kansas)
 SS
 Sedgwick County)

The foregoing instrument acknowledged before me this ___ day of _____, 2021, by Ernest J. Warren, Vice President of Real Estate Lending, on behalf of Credit Union of America.

My appointment expires _____.

This plat of "WINTER ESTATES", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ___ day of _____, 2021.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson
 Chair

Scott A. Wadle
 Secretary

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 _____, 2021.

Peter F. Meitzner, First District
 Chairman

ATTEST:
 Kelly B. Arnold
 County Clerk

Entered on transfer record this ___ day of _____, 2021.

Kelly B. Arnold
 County Clerk

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, this ___ day of _____, 2021, at ___ o'clock ___ M., and is duly recorded.

Tonya Buckingham
 Register of Deeds

Kenly Zehring
 Deputy

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2021.

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

Notes:
 A cross lot drainage agreement will be granted over Lots 4 and 8 to allow stormwater runoff from the lots to the East.

Cities Service Oil Company pipeline easement (Book 371, Page 430), later assigned to Koch Pipelines Inc. (Film 1356, Page 1906) was granted over all of the E1/2 of the SW1/4 of Sec. 15, T26S, R3W of the 6th P.M., Sedgwick County, Kansas, and therefore cannot be graphically shown.

Cities Service Oil Company pipeline easement (Book 373, Page 472) was granted over all of the E1/2 of the SW1/4 of Sec. 15, T26S, R3W of the 6th P.M., Sedgwick County, Kansas, and therefore cannot be graphically shown.

Koch Pipeline Company, L.P. easement (Film 2480, Page 1766) was granted over all of the E1/2 of the SW1/4 of Sec. 15, T26S, R3W of the 6th P.M., Sedgwick County, Kansas, and therefore cannot be graphically shown.

