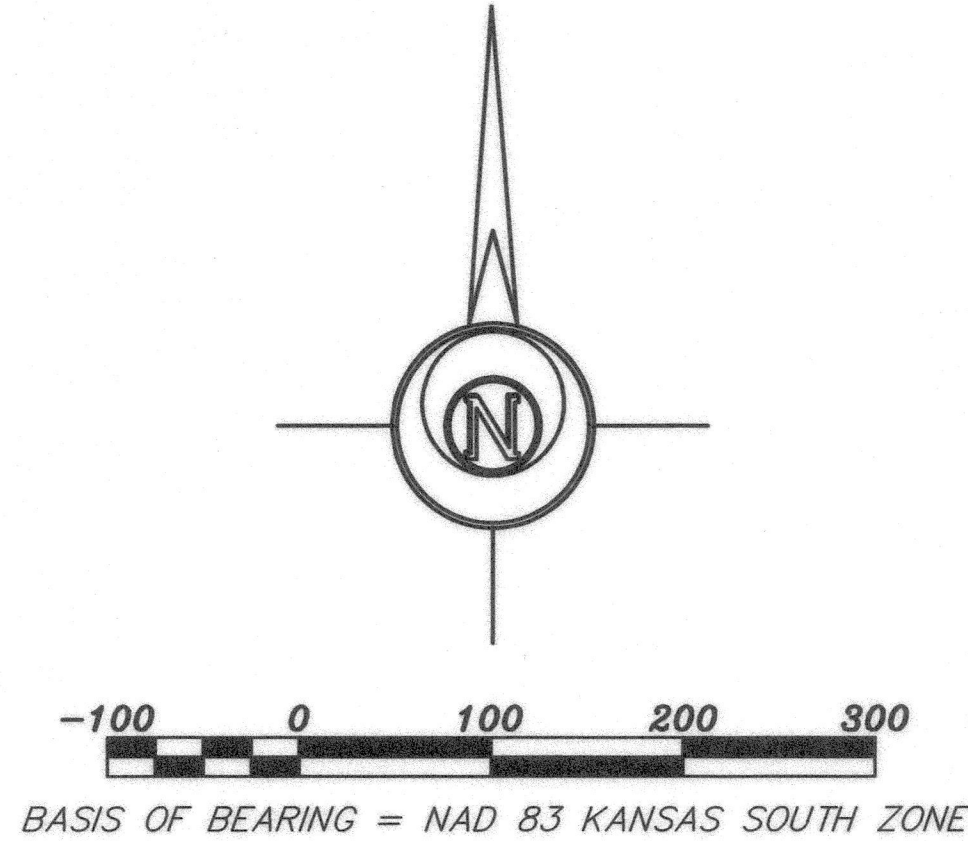
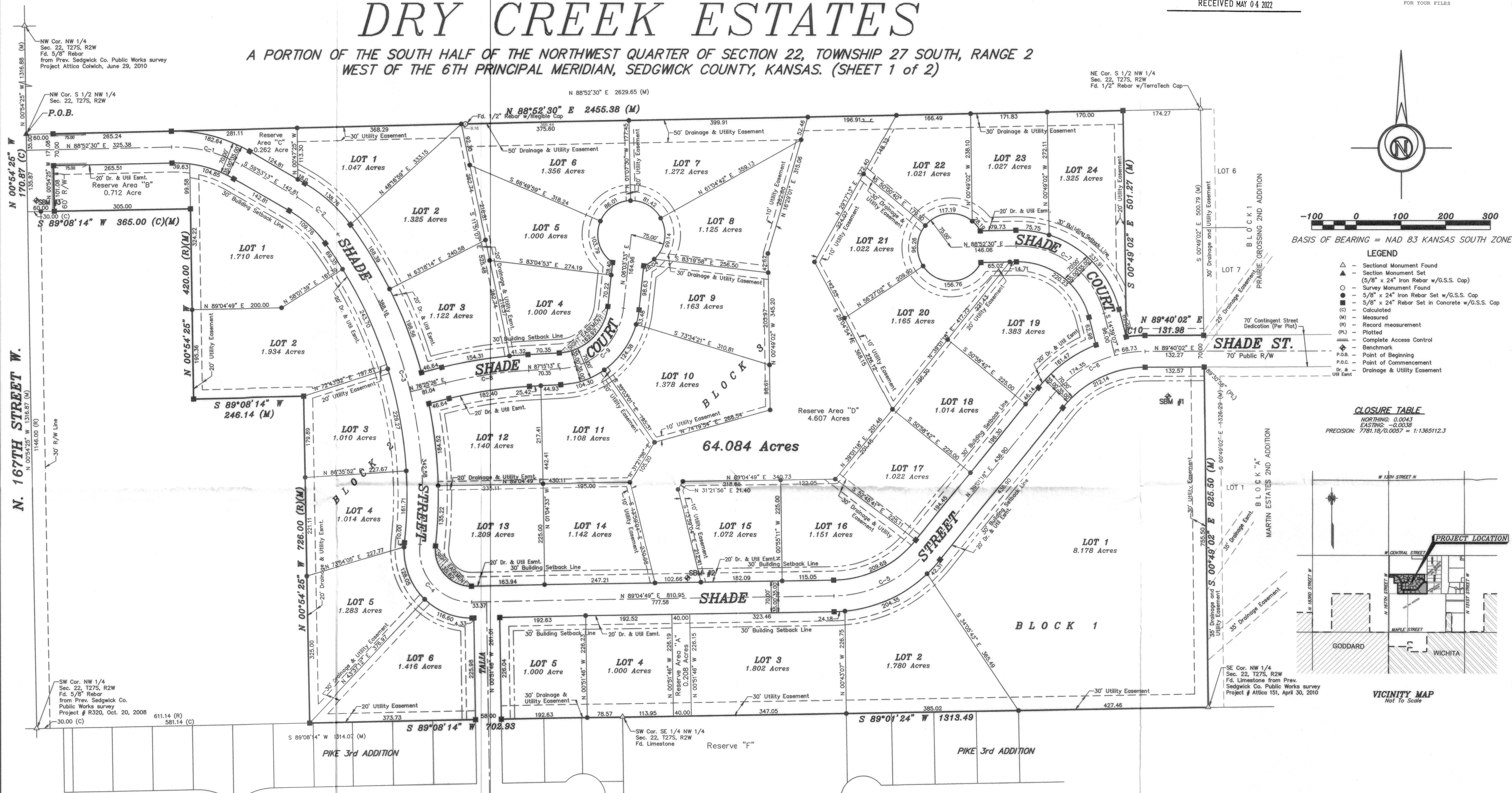


FINAL PLAT

DRY CREEK ESTATES

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS. (SHEET 1 of 2)



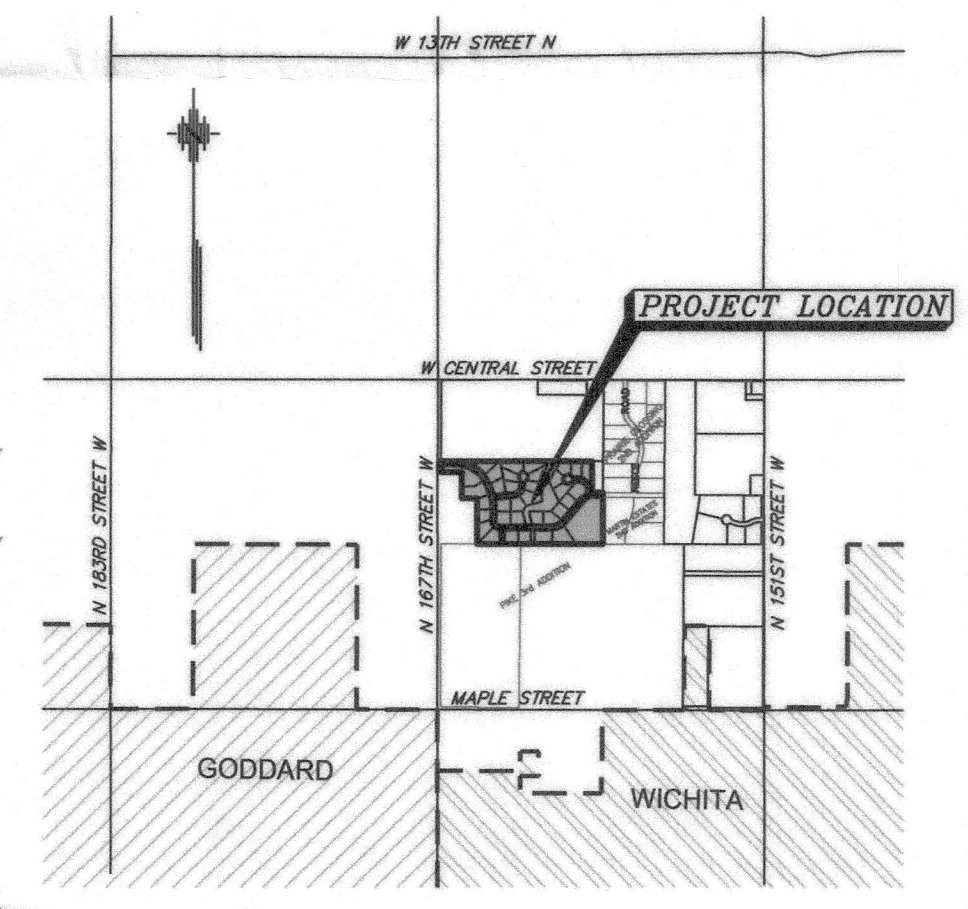
BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

LEGEND

- △ Sectional Monument Found
- ▲ Section Monument Set
- (5/8" x 24" Iron Rebar w/G.S.S. Cap)
- Survey Monument Found
- (5/8" x 24" Iron Rebar Set w/G.S.S. Cap)
- (5/8" x 24" Rebar Set in Concrete w/G.S.S. Cap)
- (C) Calculated
- (M) Measured
- (R) Record measurement
- (PL) Platted
- Complete Access Control
- Benchmark
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- Dr. & Utl. Emt. Drainage & Utility Easement

CLOSURE TABLE

NORTHING: 0.0043
 EASTING: -0.0038
 PRECISION: 7781.19/0.0087 = 1:1365112.3



VICINITY MAP
 Not To Scale

NW Cor. NW 1/4
 Sec. 22, T27S, R2W
 Fd. 5/8" Rebar
 from Prev. Sedgwick Co. Public Works survey
 Project # Attico Colwich, June 29, 2010

NW Cor. S 1/2 NW 1/4
 Sec. 22, T27S, R2W

NE Cor. S 1/2 NW 1/4
 Sec. 22, T27S, R2W
 Fd. 1/2" Rebar w/TerraTech Cap

SW Cor. NW 1/4
 Sec. 22, T27S, R2W
 Fd. 5/8" Rebar
 from Prev. Sedgwick Co.
 Public Works survey
 Project # R320, Oct. 20, 2008

SW Cor. SE 1/4 NW 1/4
 Sec. 22, T27S, R2W
 Fd. Limestone

SE Cor. NW 1/4
 Sec. 22, T27S, R2W
 Fd. Limestone from Prev.
 Sedgwick Co. Public Works survey
 Project # Attico 151, April 30, 2010

Minimum Building Pad Elevations for
 Lowest Opening to the Structures

Lot	Block	Elevation (NAVD88)
3	1	1413.6
4	1	1413.6
7	3	1404.3
8	3	1405.7
9	3	1406.7
10	3	1409.0
11	3	1409.5
14	3	1410.5
15	3	1410.5
16	3	1408.0
17	3	1407.7
18	3	1407.3
20	3	1407.0
21	3	1406.0
22	3	1404.5

Curve #	Radius	Delta	Arc Length	Tangent	Chord	Chord Bearing
C1	300.00	31°14'17"	163.56	83.87	161.54	S 75°30'21" E
C2	300.00	23°43'55"	124.26	63.03	123.37	S 48°01'15" E
C3	985.00	42°30'22"	730.74	383.10	714.10	S 14°54'07" E
C4	115.00	97°16'14"	195.23	130.60	172.62	N 42°17'04" W
C5	275.00	50°03'31"	240.26	128.41	232.70	S 64°03'03" W
C6	275.00	50°38'44"	243.08	130.13	235.24	N 64°20'40" E
C7	200.00	76°28'23"	266.94	157.59	247.56	S 52°53'18" E
C8	1000.00	10°49'47"	189.02	94.79	188.73	N 81°50'19" E
C9	150.00	81°11'40"	212.57	128.55	195.22	S 46°39'23" W
C10	310.00	07°50'11"	42.40	21.23	42.37	N 85°44'56" E

Site Benchmark 1 (SBM #1)
 3/8" Rebar with pink GSS Cap, approximately 81' West and 64.3' South of the Northeast corner of Lot 1 Block 1, DRY CREEK ESTATES.
 Elevation=1419.30 (NAVD 88)

Site Benchmark 2 (SBM #2)
 3" T Post set flush with ground on North side of Shade Street in Reserve Area "D". Approximately 30' West and 9.9' North of the Southwest Corner Lot 15, Block 3.
 Elevation=1407.80 (NAVD 88)

Site Benchmark 3 (SBM #3)
 Square cut on top of East End of South 36" RCP under N. 167th Street West. Approximately 147.1' South and 22.6' West of the NW Cor. S 1/2 NW 1/4, Sec. 22, T27S, R2W of the 6th Principal Meridian.
 Elevation=1415.65 (NAVD 88)

FINAL PLAT

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

HUTCHINSON
 2908 North Plum St. 67502
 Ph. 620-665-7032
 (Main Office)

BRANCH OFFICES:
 MANHATTAN Ph. 785-326-4810
 MCPHERSON Ph. 620-241-4441
 SALINA Ph. 785-404-6302
 NEWTON Ph. 316-283-5053
 WICHITA Ph. 316-260-9933

Description:
A PORTION OF THE NW 1/4 SECTION 22, T27, R2W SEDGWICK COUNTY, KANSAS

Drawn By: TK Scale: 1"=100' Date of Field Work: April 16, 2019 Job No: G2017-706
 Checked By: DEG Date: 03/23/2022 Sheet 1 of 2 Sheet(s)

FINAL PLAT

DRY CREEK ESTATES

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS. (SHEET 2 of 2)

DESCRIPTION

A portion of the South Half of the Northwest Quarter of Section 22, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas more particularly described by Daniel E. Garber, PS # 683 on August 17, 2021 as follows:

Beginning at the Northwest Corner of the South Half of the Northwest Quarter of Section 22, Township 27 South, Range 2 West of the 6th Principal Meridian; thence with a bearing North 88°52'30" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of the South Half said Northwest Quarter 2,455.38 feet; thence South 00°49'02" East parallel with the East line of the South Half of said Northwest Quarter 501.27 feet; thence following the arc of a curve to the right having a radius of 310.00 feet Northeasterly 42.40 feet (chord bears North 85°44'56" East 42.37 feet); thence North 89°40'02" East 131.98 feet to the East line of the South Half of said Northwest Quarter 825.50 feet to the Southeast Corner of said Northwest Quarter; thence South 89°01'24" West along the South Line of the Southeast Quarter of said Northwest Quarter 1,313.49 feet to the Southeast Corner of the Southeast Quarter of said Northwest Quarter; thence South 89°08'14" West along the South Line of the Southwest Quarter of said Northwest Quarter 702.93 feet; thence North 00°54'25" West parallel with the West line of said Northwest Quarter 726.00 feet; thence South 89°08'14" West parallel with the South line of the Southwest Quarter of said Northwest Quarter 246.14 feet; thence North 00°54'25" West parallel with the West line of said Northwest Quarter 420.00 feet; thence South 89°08'14" West parallel with the South line of the Southwest Quarter of said Northwest Quarter 365.00 feet to the West line of said Northwest Quarter; thence North 00°54'25" West along the West line of said Northwest Quarter 170.87 feet to the point of beginning, containing 64.084 Acres, subject to any easements or restrictions of record.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF RENO } SS

I, the undersigned, do hereby certify that I am a registered land surveyor in the State of Kansas, with experience and proficiency in land surveying; that the heretofore described property was surveyed and subdivided by me, or under my supervision; that all of the Subdivision Regulations of the Wichita-Sedgwick County Metropolitan Area Planning Department, have been complied with in the preparation of this plat; and that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Given under my hand and seal at Hutchinson, Kansas, this 23rd day of March, A.D. 2022.

Daniel E. Garber
Daniel E. Garber P.S. #683



DEPUTY COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of ___, 20__ A.D.

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

EASEMENTS:

Easements 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.

- Utility easements are hereby granted to the public for the construction and maintenance of all public utilities.
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.
Drainage easements are hereby granted to the public as indicated for drainage purposes.
Sight Easements are hereby dedicated in areas of limited visibility to provide safe vehicle travel. No improvements or landscaping that would restrict driver visibility will be allowed.

STREETS:

Streets shown on this plat and not heretofore dedicated to the public are hereby so dedicated. Access controls are hereby granted to the appropriate governing body.

BUILDING LINES:

Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line. Building setback for this plat shall be 25.00 feet except where shown otherwise on plat, measured at right angles to the street.

WETLANDS:

The USACE has been contacted and has stated no Permit is required per the Approved Jurisdictional Determination ORM Number NWK-2021-00103 Dated 02/05/2021. These conditions/requirements were applicable at the time of platting.

RESERVE AREAS:

All Reserve areas are to be owned and maintained by DRY CREEK ESTATES Home Owners Association and may be used as an easement for drainage, public utilities, private services, recreation, landscaping, signage and any other purposes as approved by the developer and said Home Owners Association

EROSION CONTROL:

Any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka.

Projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. Projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This is to certify that the undersigned owner(s) of the land described hereon have caused the same to be surveyed and subdivided on the accompanying plat into Lots, Blocks, Streets and Reserves under the name of "DRY CREEK ESTATES", Sedgwick County, Kansas; that all highways, streets, alleys, easements, reserves and public grounds as denoted on the plat are hereby dedicated to and for the use of the public, unless otherwise noted, and for the purpose of constructing, operating, maintaining and repairing public improvements. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns.

All Cul-De-Sac's shall have a 48-foot radius of drivable surface per County Fire Requirement.

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.

I (we) further certify that the land contained herein is held and shall be conveyed subject to any restrictions, reservations and covenants on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

John C. Roberts Jr. Audrey A. Roberts

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

Be it remembered: That on this ___ day of ___, 20___ before me, the undersigned, a notary public in and for the county and state aforesaid, came John C. Roberts Jr., and Audrey A. Roberts, husband and wife, (owners of a portion of "DRY CREEK ESTATES"), who are known to me to be the same persons 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

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
CITY OF WICHITA } SS
COUNTY OF SEDGWICK }

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

Dated this ___ day of ___, 20___

Wichita-Sedgwick County Metropolitan Area Planning Commission

Date Signed: ___

By: William M. Johnson, Chairman

ATTEST: Scott A. Wadle, Secretary

CITY COUNCIL CERTIFICATE

STATE OF KANSAS }
CITY OF WICHITA } SS
COUNTY OF SEDGWICK }

This plat is approved and all dedications shown hereon, if any, are accepted by the City Council of the City of Wichita, Kansas, this ___ day of ___, 20___

At the Direction of the City Council

(SEAL) Brandon J. Whipple, Mayor

ATTEST: Karen Sublett, City Clerk

BOARD OF COUNTY COMMISSIONERS 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___ A.D.

David T. Dennis, First District, Chairman

ATTEST: Kelly B. Arnold, County Clerk

COUNTY CLERK CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in this plat.

I further certify that I have received all statutory fees in conjunction with the plat. Given under my hand and seal at ___, Kansas this ___ day of ___, A.D. 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 ___ a.m.-p.m., on the ___ day of ___, 20___ A.D.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

Entered on transfer record this ___ day of ___, 20___

Kelly B. Arnold, County Clerk

FINAL PLAT
Description: A PORTION OF THE NW 1/4 SECTION 22, T27, R2W SEDGWICK COUNTY, KANSAS
Prepared By: Garber Surveying Service, P.A.
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 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933
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