

# VINEYARD TERRACES

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

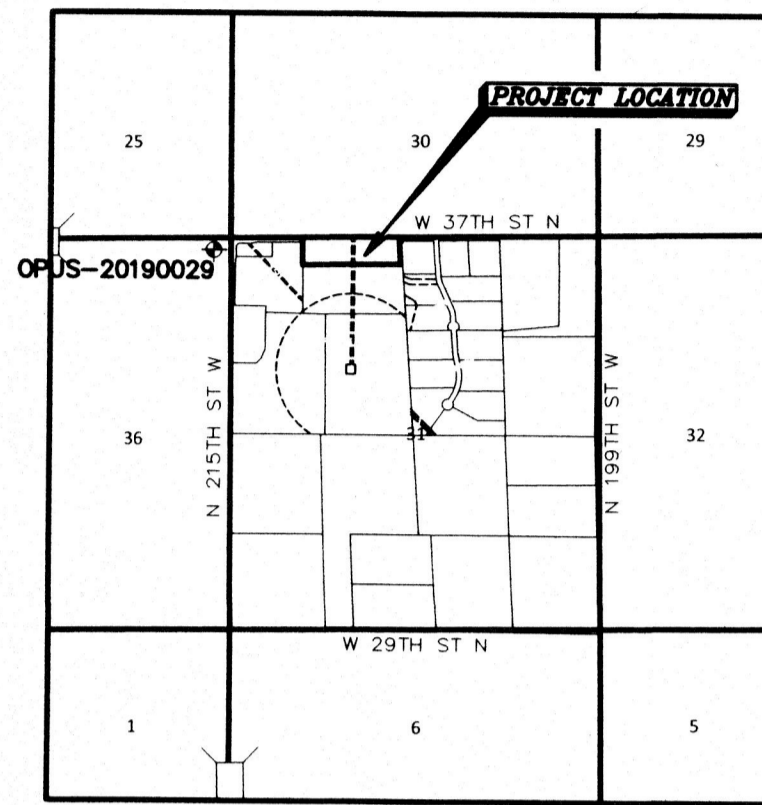
CITY HALL - ENGINEERING  
MAIL STOP 1-71  
Archi Rosas  
FOR YOUR FILES

FINAL TRACING REC'D  
RECEIVED APR 13 2023

- GENERAL NOTES:**
- Access controls as indicated are hereby granted to the appropriate governing body.
  - Each joint access easement shall contain a single drive to 37th Street North.
  - A master drainage plan has been developed for this plat. All drainage easement, rights-of-way, and reserves shall remain at established grade (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.
  - Reserve "A" shall be owned by the owner of the adjacent land to the South of this subdivision and shall be used for access thereto.

**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)



SEDGWICK COUNTY, KANSAS  
VICINITY MAP  
(NOT TO SCALE)

### 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 May 24, 2022 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 in Sedgwick County, Kansas, more particularly described by Daniel E. Garber, P.S.#683, on March 28, 2022 as follows:  
Commencing at the Northwest corner of the Northwest Quarter of Section 31, Township 26 South, Range 2 West of the 6th Principal Meridian; thence with a bearing North 87°34'54" East (basis of bearings is NAD 83 Kansas South Zone) a distance of 960.46 feet (960.28 record) for the point of beginning; thence continuing North 87°34'54" East along the North line of said Northwest Quarter 1,326.51 feet to the Northeast corner of said Northwest Quarter; thence South 04°34'12" East along the East line of said Northwest Quarter 60.04 feet; thence South 87°34'54" West 20.38 feet to the West Line extended of Martin Addition, a subdivision in the Northeast Quarter Section 31, Township 26 South, Range 2 West of the 6th Principal Meridian Sedgwick County, Kansas; thence South 04°48'45" East along the East Line of said Martin Addition 426.75 feet; thence South 87°34'54" West 1336.12 feet to the East line of Lot 1, Block 1, Prairie Hill Vineyard; thence North 01°15'04" West along the East line of said Lot 1 and the extension thereof a distance of 486.47 feet to the point of beginning containing **12.948 Acres** subject to a road right-of-way easement across the North 30.00 feet thereof and any other easements of record.

Date: April 5, 2023.



### NOTARY CERTIFICATE

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

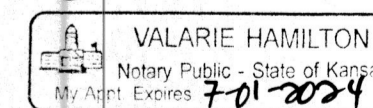
BE IT REMEMBERED:

That on this 11<sup>th</sup> day of April, 2023 A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Randy L. Briggs, Trustee of The Randy and Michelle Briggs Revocable Trust, u/a 12-06-2021, Member of B3 Investments, LLC and Michelle L. Briggs, Trustee of The Randy and Michelle Briggs Revocable Trust u/a 12/06/2021, Member of B3 Investments, LLC and acknowledge that they are member or designated agents of B3 Investments, LLC a limited liability company, 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: 7-01-2024

Valerie Hamilton Notary Public



### MORTGAGE HOLDER

We, Andover State Bank of Andover, Kansas, holders of a mortgage on the above described property, do hereby consent to the plat of "VINEYARD TERRACES", Sedgwick County, Kansas.

Andover State Bank  
Kevin Sweatland, SVP  
Kevin Sweatland, SVP Commercial Lending

### 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 11<sup>th</sup> day of April, 2023. 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 "VINEYARD TERRACES", a portion of the Northwest Quarter Section 31, Township 26 South, Range 2 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 11<sup>th</sup> day of April, 2023

Wichita-Sedgwick County Metropolitan Area Planning Commission

By Ann M. Fox Chair

ATTEST: Scott A. Wadle Secretary

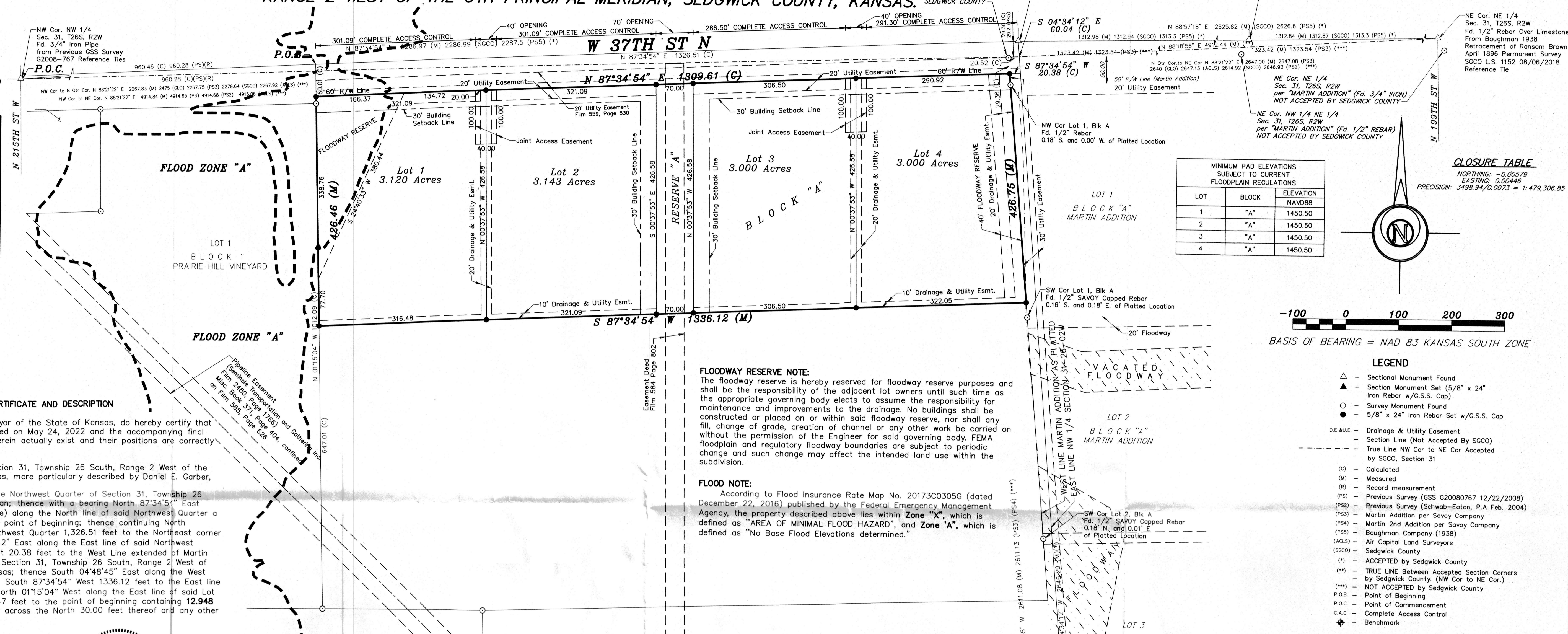
### GOVERNING BODY CERTIFICATE

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 11<sup>th</sup> day of April, 2023

Peter F. Meitzner, First District Chairman

ATTEST: Kelly B. Arnold County Clerk



MINIMUM PAD ELEVATIONS  
SUBJECT TO CURRENT  
FLOODPLAIN REGULATIONS

LOT	BLOCK	ELEVATION
1	"A"	1450.50
2	"A"	1450.50
3	"A"	1450.50
4	"A"	1450.50

**CLOSURE TABLE**

NORTHINGS: -0.00579  
EASTINGS: 0.00446  
PRECISION: 3498.94/0.0073 = 1,479,306.85

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
- D.E.M.E. - Drainage & Utility Easement
- - - - Section Line (Not Accepted by SGCO)
- - - - True Line NW Cor to NE Cor Accepted by SGCO, Section 31
- (C) - Calculated
- (M) - Measured
- (R) - Record measurement
- (PS) - Previous Survey (GSS G20080767 12/22/2008)
- (PSS) - Previous Survey (Schwab-Eaton, P.A. Feb. 2004)
- (PSA) - Martin Addition per Savoy Company
- (PSB) - Martin 2nd Addition per Savoy Company
- (PSS) - Baughman Company (1938)
- (AGLS) - Air Capital Land Surveyors
- (SGCO) - Sedgwick County
- (\*) - ACCEPTED BY Sedgwick County
- (\*\*) - TRUE LINE Between Accepted Section Corners by Sedgwick County. (NW Cor to NE Cor.)
- (\*\*\* - NOT ACCEPTED BY Sedgwick County
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- C.A.C. - Complete Access Control
- ⊕ - Benchmark

**FLOODWAY RESERVE NOTE:**  
The floodway reserve is hereby reserved for floodway reserve purposes and shall be the responsibility of the adjacent lot owners 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. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

**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 X", which is defined as "AREA OF MINIMAL FLOOD HAZARD", and "Zone A", which is defined as "No Base Flood Elevations determined."

**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, 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, a Street and a Reserve under the name of "VINEYARD TERRACES", a portion of the Northwest Quarter Section 31, Township 26 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas; that all easements and public as denoted on the plat are hereby dedicated to and for the use of public sites 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.

B3 INVESTMENTS, LLC  
THE RANDY AND MICHELLE BRIGGS REVOCABLE TRUST U/A 12/06/2021, Member of B3 Investments, LLC

By: Randy L. Briggs  
Randy L. Briggs, Trustee of The Randy and Michelle Briggs Revocable Trust u/a 12/06/2021

By: Michelle L. Briggs  
Michelle L. Briggs Trustee of The Randy and Michelle Briggs Revocable Trust u/a 12/06/2021

### 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 11:00 a.m. on this 11<sup>th</sup> day of April, 2023, in Doc/Fim# 2023-04-05-11

Register of Deeds

Tonya E. Buckingham

Deputy Register of Deeds

Kenly Zehring

### TRANSFER OF RECORD

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

Entered on transfer record on this 11<sup>th</sup> day of April, 2023

County Clerk

Kelly B. Arnold

**FINAL PLAT**

Description: **VINEYARD TERRACES**  
**SEDGWICK COUNTY, KANSAS**

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

**GSS HUTCHINSON**  
2908 North Plum St. #7502  
Ph. 620-465-7832  
(Main Office)

BRANCH OFFICES: MANHATTAN Ph. 785-320-4810  
MCPHERSON Ph. 620-241-4441 NEWTON Ph. 316-283-5053  
SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933

Drawn By: TK/EWS Scale: 1"=100' Date of Field Work: May 24, 2022 Job No: G2021-1232  
Checked By: DEG Date: 04/05/2023 Sheet 1 of 1 Sheet(s)