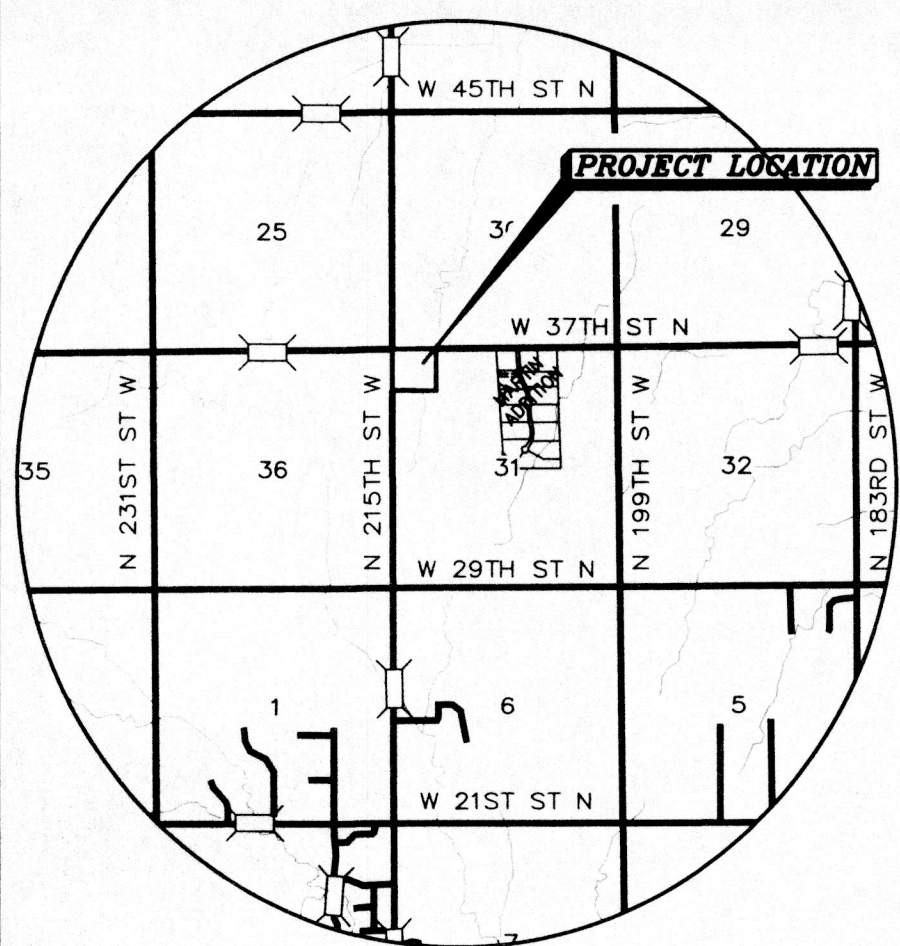


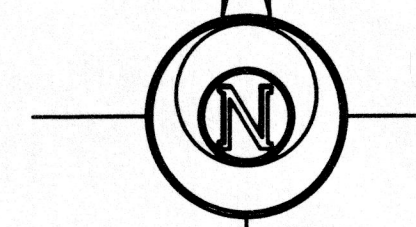
PRAIRIE HILL VINEYARD REPLAT

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

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

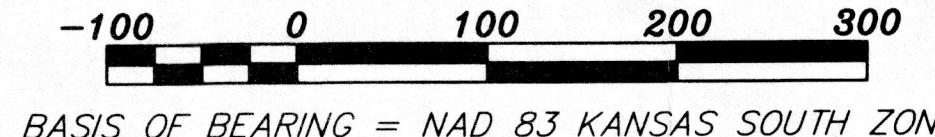


SEDGWICK COUNTY, KANSAS
VICINITY MAP
(NOT DRAWN TO SCALE)

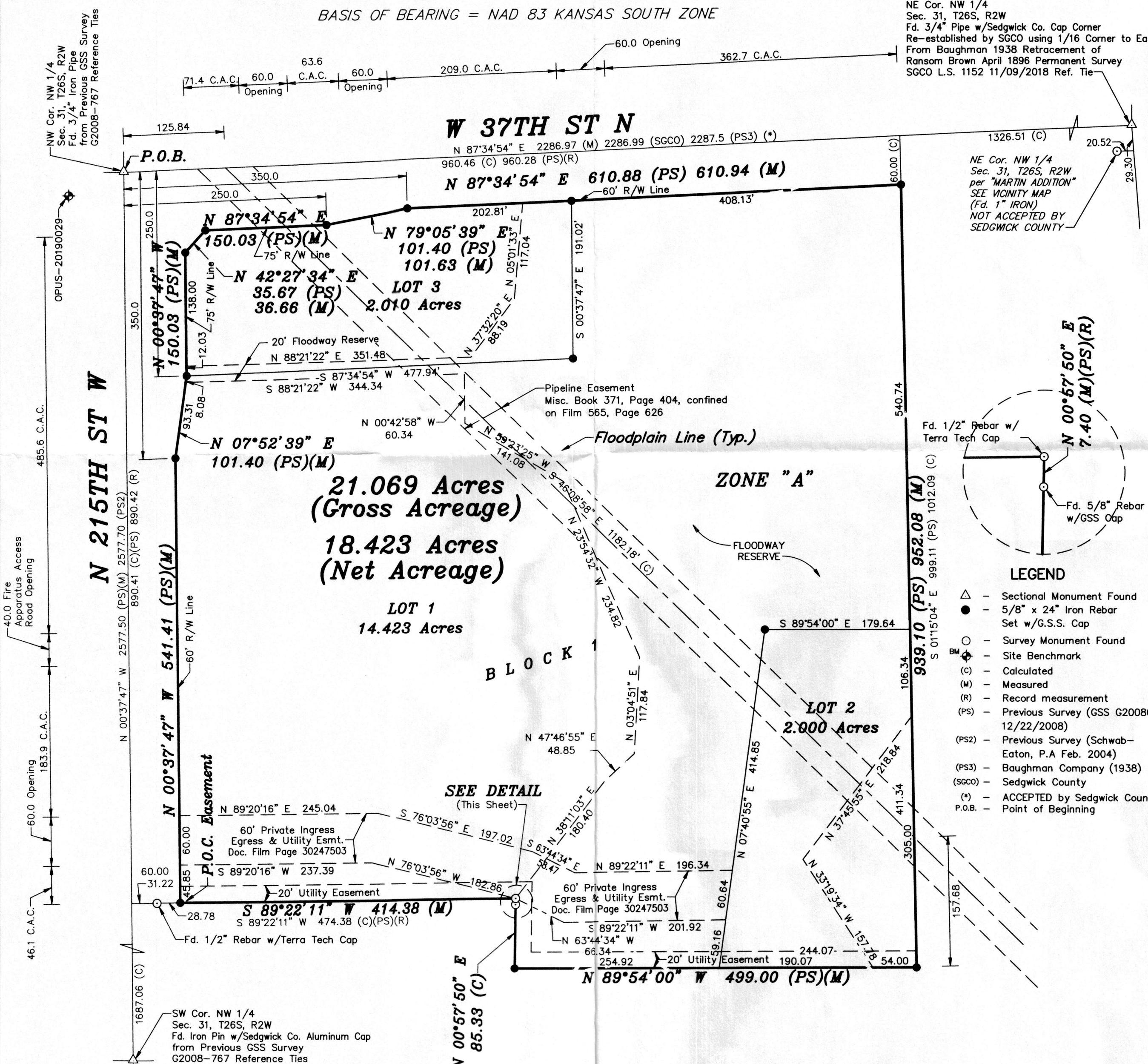


CLOSURE TABLE
NORTHING: 0.00058
EASTING: -0.00091
PRECISION: 3642.88/0.0011 = 1:3,311,708.182

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	NAVD88	ELEVATION
1	1	1450.50	
2	1	1447.50	
3	1	TBD	

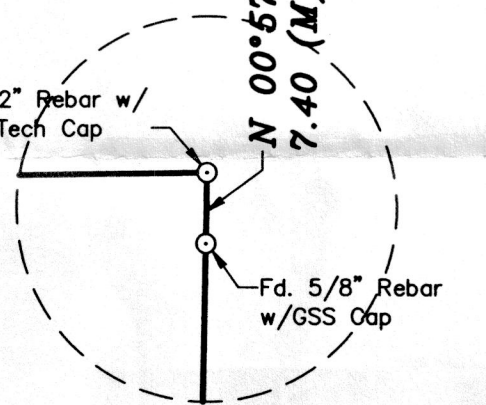


BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE



NE Cor. NW 1/4
Sec. 31, T26S, R2W
Fd. 3/4" Pin w/Sedgwick Co. Cap Corner
Re-established by SGOO using 1/16" Corner to East
From Baughman 1938 Retraction of
Ransom Brown April 1898 Permanent Survey
SGOO L.S. 1152 11/09/2018 Ref. Tie

NE Cor. NW 1/4
Sec. 31, T26S, R2W
per "MARTIN ADDITION"
SEE VICINITY MAP
(Fd. 1" IRON)
NOT ACCEPTED BY
SEDGWICK COUNTY



- LEGEND**
- Sectional Monument Found
 - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
 - Survey Monument Found
 - Site Benchmark
 - (C) - Calculated
 - (M) - Measured
 - (R) - Record measurement
 - (PS) - Previous Survey (GSS G20080767 12/22/2008)
 - (PS2) - Previous Survey (Schwab-Eaton, P.A. Feb. 2004)
 - (PS3) - Baughman Company (1938)
 - (SGOO) - Sedgwick County
 - (*) - ACCEPTED BY Sedgwick County P.O.B. - Point of Beginning

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.

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."

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

GENERAL NOTES:

- Access controls as indicated are hereby granted to the appropriate governing body.
- A master drainage plan has been developed for this plat. All drainage easements, 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.

DESCRIPTION: 60' PRIVATE INGRESS-EGRESS & UTILITY EASEMENT
A 60.00 foot wide easement for Ingress, Egress and Utilities across a portion of Lot 1, Block 1, Prairie Hill Vineyard Replat, a replat of Prairie Hill Vineyard, 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, Professional Surveyor #683, on May 26, 2023 as follows:
Commencing at the Southwest corner of Lot 1, Block 1, Prairie Hill Vineyard Replat; thence with a bearing North 00°37'47" West (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Lot 1 a distance of 45.85 feet for the point of beginning; thence continuing North 00°37'47" West along the West line of said Lot 1 a distance of 60.00 feet; thence North 89°20'16" East 245.04 feet; thence South 76°03'56" East 197.02 feet; thence South 63°44'34" East 58.47 feet; thence North 89°22'11" East 196.34 feet to the West line of Lot 2, said Block 1; thence South 07°40'55" West along the West line of said Lot 2 a distance of 60.64 feet; thence South 89°22'11" West 201.92 feet; thence North 63°44'34" West 66.34 feet; thence North 76°03'56" West 182.86 feet; thence South 89°20'16" West 237.39 feet to the point of beginning.

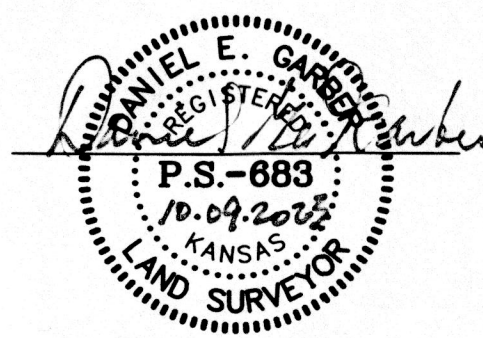
BENCHMARKS:
OPUS-201900229:
1/2" Rebar w/Red GSS Cap, located ±30' South and ±65' West of the intersection of West 37th Street North and North 215th Street West.
Elevation=1456.85 (NAVD88)

I, the undersigned, Professional Land Surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on October 18, 2023 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 by Daniel E. Garber, P.S. #683, on February 24, 2023 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; bearing on an assumed bearing of North 87°34'54" East along the North line of said Northwest Quarter 960.46 feet; thence departing said line bearing South 01°15'04" East 1012.09 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 1687.06 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 21.069 Acres, subject to road rights-of-way along the West and North sides thereof and any easements of record.

Existing public easements, dedications, building setbacks, and access controls, if any being vacated by virtue of K.S.A. 12-512b, as amended.

Date: October 9, 2023



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 "PRAIRIE HILL VINEYARD REPLAT", 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 and one fire apparatus access road opening is hereby granted along N 215TH ST W. Complete access control except three openings 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
Daniel G. Stockemer, Member
Prairie Hill Vineyard, LLC

Broc White
Broc White, Owner
P.H.V., LLC

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED:
That on this 16th day of October, 2023 A.D., before me, the undersigned, a notary public in and for the County and State aforesaid, came Daniel G. Stockemer, Member of Prairie Hill Vineyard, LLC, and Broc White, Owner of P.H.V., LLC 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: 09/07/2026
Jacey M. Young Notary Public

MORTGAGE HOLDER

We, Community National Bank of El Dorado, Kansas, holders of a mortgage on the above described property, do hereby consent to the plat of "PRAIRIE HILL VINEYARD REPLAT", Sedgwick County, Kansas.

Community National Bank
Joe Goedert, President

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF BUTLER } SS

BE IT REMEMBERED:
That on this 17th day of October, 2023 A.D., before me, the undersigned, a notary public in and for the County and State aforesaid, came Joe Goedert, President of Community National Bank of El Dorado, Kansas, 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: 09/07/2026
Jacey M. Young Notary Public

MORTGAGE HOLDER

We, South Central Kansas Economic Development District, holders of a mortgage on the above described property, do hereby consent to the plat of "PRAIRIE HILL VINEYARD REPLAT", Sedgwick County, Kansas.

South Central Kansas Economic Development District
Natalie Santoni, Business Development Officer

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED:
That on this 17th day of October, 2023 A.D., before me, the undersigned, a notary public in and for the County and State aforesaid, came Natalie Santoni, Business Development Officer for South Central Kansas Economic Development District, 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: 09/07/2026
Jacey M. Young Notary Public

MORTGAGE HOLDER

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

Union State Bank
Austin Schroeder
Austin Schroeder, AVP, Commercial Loan Officer

RECEIVED
CITY HALL - ENGINEERING
MAIL STOP 1973 2023
Arceli Rosas
CITY ENGINEERING
FOR YOUR FILES

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED:
That on this 17th day of October, 2023 A.D., before me, the undersigned, a notary public in and for the County and State aforesaid, came Austin Schroeder, AVP, Commercial Loan Officer, 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: 09/07/2026
Jacey M. Young Notary Public

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

Reviewed in accordance with K.S.A. 58-2005 on this 20th day of October, 2023.

Tricia L. Robello
Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas
10-20-2023

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

"PRAIRIE HILL VINEYARD REPLAT", 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 ___ 2023.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By _____ Chair
Robert Dool

ATTEST:
Scott A. Wade Secretary

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED:
That on this 16th day of October, 2023 A.D., before me, the undersigned, a notary public in and for the County and State aforesaid, came Daniel G. Stockemer, Member of Prairie Hill Vineyard, LLC, and Broc White, Owner of P.H.V., LLC 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: 09/07/2026
Jacey M. Young Notary Public

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 ___ day of ___ 2023.

Chairman
Peter F. Meltzner, First District

ATTEST:
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 ___ m. on this ___ day of ___ 2023, in Book ___ Page ___.

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 ___ day of ___ 2023.

County Clerk
Kelly B. Arnold

FINAL TRACING REC'D
RECEIVED OCT 23 2023

FINAL PLAT

**PRAIRIE HILL VINEYARD REPLAT
SEDGWICK COUNTY, KANSAS**

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

GSS
HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401
McHERSON (Branch Office) 115 East Martin 67460 Ph. 620-241-4441 Fax 620-241-4458
NEWTOWN (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5853 Fax 316-283-5073
MANHATTAN (Branch Office) 3226 Kimball Ave. Ste. #2 66503 Ph. 785-320-4810

Drawn By: TJK, EWS Scale: 1"=100' Date of Field Work: October 18, 2020 Job No:
Checked By: DEG Date: 10/09/2023 Sheet 1 of 1 Sheet(s) G2022-706