

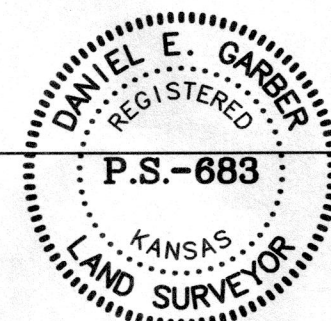
FINAL PLAT (ONE-STEP)  
**KWH 3 ADDITION**  
 A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER SECTION 35,  
 TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

**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 August 25, 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 South Half of the Northwest Quarter of Section 35, Township 25 South, Range 1 West of the 6th Principal Meridian more particularly described by Daniel E. Garber, Professional Surveyor #683, on October 3, 2023 as follows:  
 Beginning at the Southwest corner of the Northwest Quarter of Section 35, Township 25 South, Range 1 West of the 6th Principal Meridian; thence with a bearing North 00°27'45" West (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Northwest Quarter 1,322.80 feet to the Northwest corner of the South Half of said Northwest Quarter; thence North 89°16'34" East along the North line of the South Half of said Northwest Quarter 1,877.42 feet to a point that is 766.37 feet West of the Northeast corner of the South Half of said Northwest Quarter; thence South 00°24'34" East 1,324.44 feet to the South line of said Northwest Quarter; thence South 89°19'08" West along the South line of the Southeast Quarter of said Northwest Quarter 555.12 feet to the Southeast corner of the Southwest Quarter of said Northwest Quarter; thence North 00°25'22" West 494.29 feet (494.40 record); thence South 89°20'24" West 440.40 feet (440.55 record); thence South 00°25'18" East 494.38 feet (494.40 record) to the South line of the Southwest Quarter of said Northwest Quarter; thence South 89°19'45" West along the South line of the Southwest Quarter of said Northwest Quarter 880.65 feet to the point of beginning containing **57.029 Acres**.

Date: November 15, 2023.



**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

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, Block and Streets under the name of "KWH 3 ADDITION", Sedgwick County, Kansas; that all easements and public streets 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 two openings is hereby granted along **W. 81st St. N.** Complete access control except two openings is hereby granted along **N. 55th St. W.** Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended. Minimum pad elevations have been established as shown on the accompanying plat.

KWH Investments, LLC

Kaleb W. Howell, Member

**NOTARY CERTIFICATE**

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

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 Kaleb W. Howell, member of KWH Investments, LLC, 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

**COUNTY SURVEYOR'S CERTIFICATE**

STATE OF KANSAS )  
 ) ss  
 COUNTY OF SEDGWICK )

I, the undersigned, do hereby certify that I have reviewed this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. 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 )  
 ) SS  
 COUNTY OF SEDGWICK )

This plat of "KWH 3 ADDITION", a portion of the Northwest Quarter Section 35, Township 25 South, Range 1 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By \_\_\_\_\_, Chairman  
 Robert Dool

ATTEST:  
 \_\_\_\_\_, Secretary  
 Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

At the Direction of the City Council

\_\_\_\_\_, Mayor  
 Brandon J. Whipple

\_\_\_\_\_, City Clerk  
 Jamie Buster

**GOVERNING BODY CERTIFICATE**

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

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\_\_\_\_.

\_\_\_\_\_, Chairman  
 Peter F. Meitzner, First District

ATTEST:  
 \_\_\_\_\_, County Clerk  
 Kelly B. Arnold

**TRANSFER OF RECORD**

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

Entered on transfer record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, County Clerk  
 Kelly B. Arnold

**REGISTER OF DEEDS CERTIFICATE**

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

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 Doc/Film# \_\_\_\_\_.

\_\_\_\_\_, Register of Deeds  
 Tonya E. Buckingham

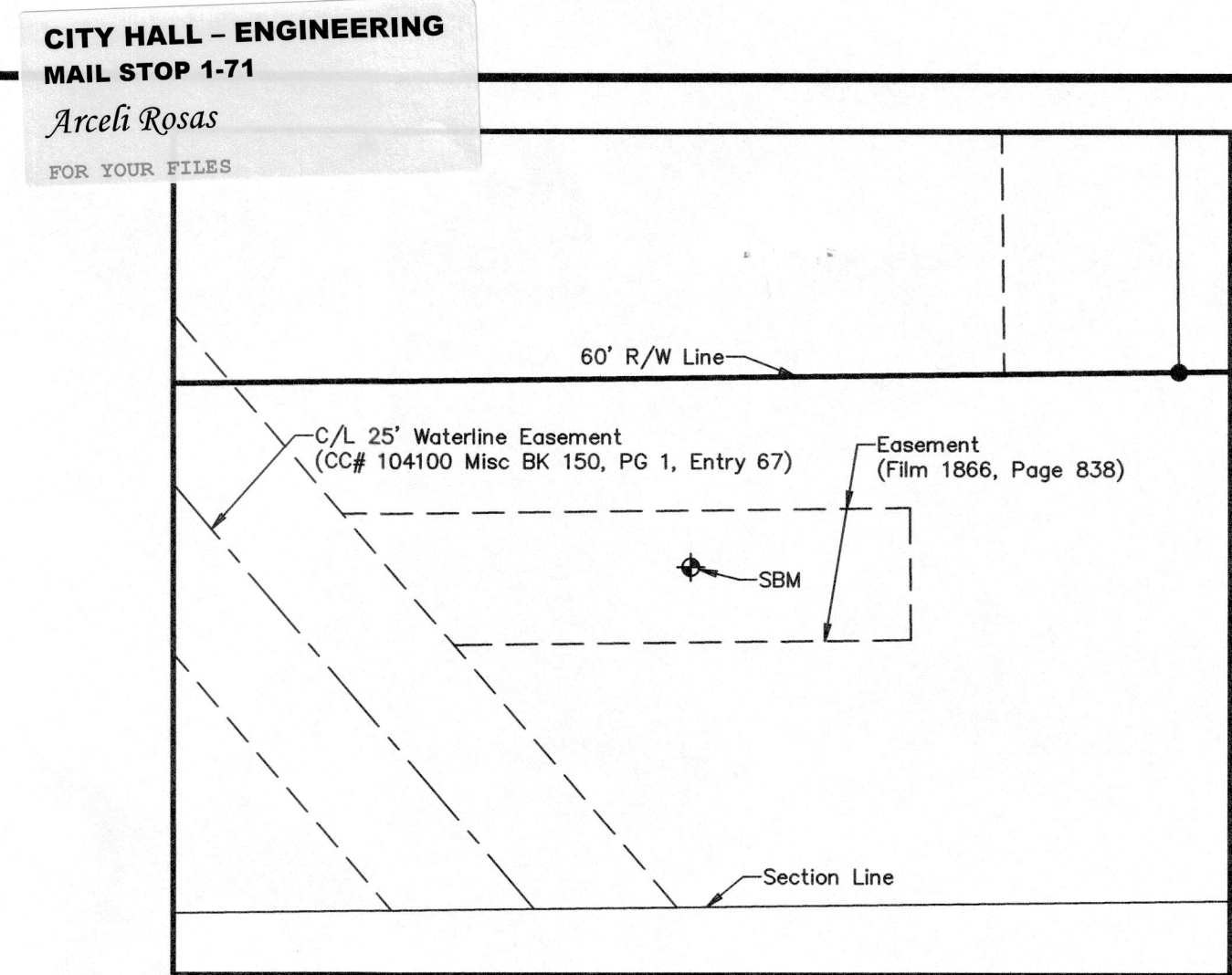
\_\_\_\_\_, Deputy Register of Deeds  
 Kenly Zehring

<b>FINAL PLAT (ONE-STEP)</b>		Description: <b>KWH 3 ADDITION SEDGWICK COUNTY, KANSAS</b>	
Prepared By: <b>Garber Surveying Service, P.A.</b>		HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)	
BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 NEWTON Ph. 316-283-5053 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933		Drawn By: EWS Scale: 1"=100' Date of Field Work: August 25, 2023 Job No: G2023-613	
Checked By: DEG		Date: 11/15/2023 Sheet 2 of 2 Sheet(s)	

# FINAL PLAT (ONE-STEP)

# KWH 3 ADDITION

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER SECTION 35,  
TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

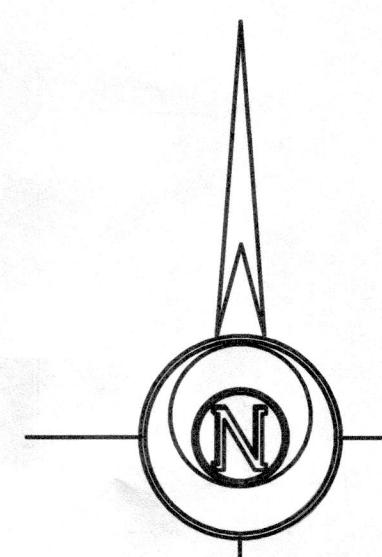


MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

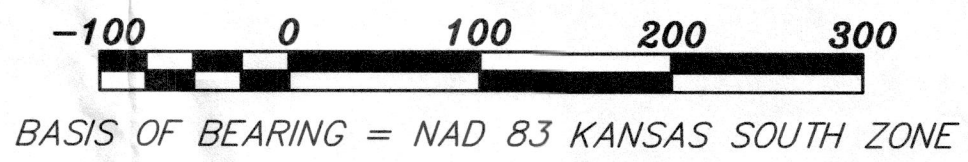
LOT	BLOCK	ELEVATION NAVD88
1	1	1357.0
2	1	1357.0
3	1	1357.0
4	1	1357.0
5	1	1357.0
6	1	1357.0
7	1	1357.0
8	1	1357.0

CLOSURE REPORT TABLE

LOT	NORTHING	EASTING	PRECISION
1	NORTHING: -0.00927	EASTING: 0.00411	1,465.41/0.0101 = 1:145,090.10
2	NORTHING: 0.00261	EASTING: -0.00003	1,370.22/0.0026 = 1:527,003.85
3	NORTHING: -0.00344	EASTING: 0.00316	1,370.18/0.0047 = 1:291,529.79
4	NORTHING: 0.00085	EASTING: 0.00313	2,348.03/0.0032 = 1:733,759.37
5	NORTHING: 0.00828	EASTING: -0.00628	2,227.71/0.0104 = 1:241,202.88
6	NORTHING: -0.00932	EASTING: 0.00013	3,833.43/0.0093 = 1:412,195.70
7	NORTHING: -0.00189	EASTING: 0.00397	3,639.30/0.0044 = 1:827,113.64
8	NORTHING: -0.00201	EASTING: -0.00021	1,858.72/0.0020 = 1:929,360.00



- 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
  - (C) - Calculated
  - (M) - Measured
  - (R) - Record measurement
  - C.A.C. - Complete Access Control

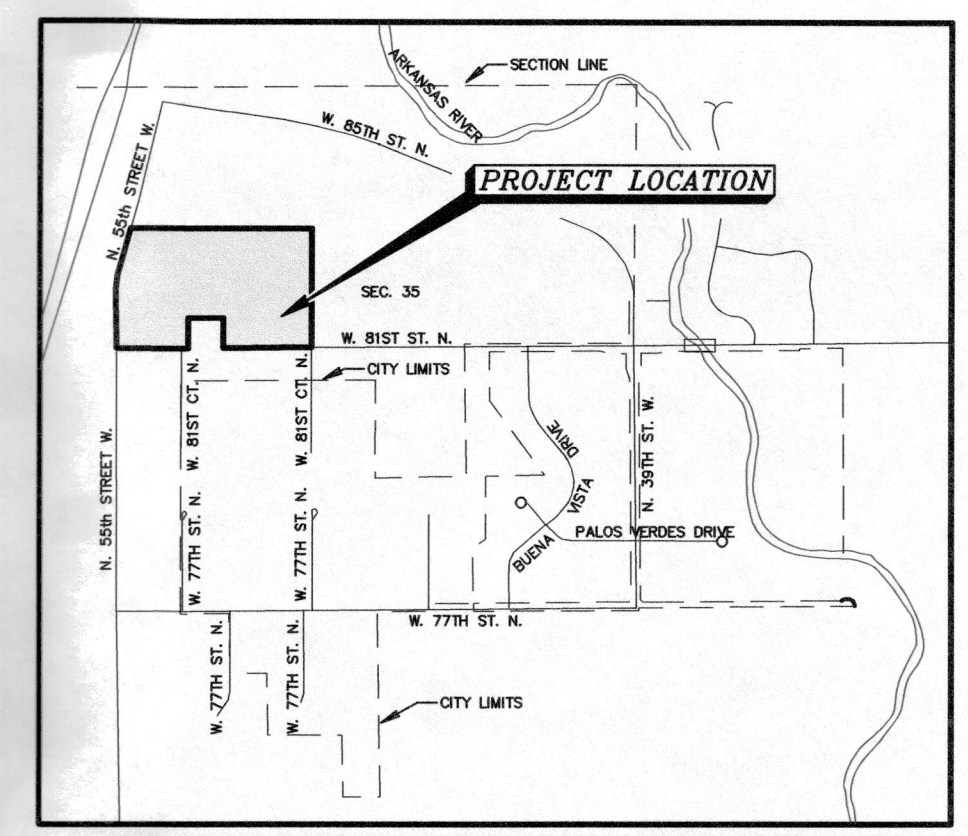


**FINAL TRACING REC'D**  
RECEIVED NOV 16 2023

**FLOOD NOTE:**  
According to Flood Insurance Rate Map No. 20169C0184G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within **ZONE "X"**, which is defined as "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Area with Reduced Flood Risk due to Levee." FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

**BENCHMARKS:**  
**SBM:** Square Cut on Concrete, located ±38' North and ±575' East of the Southwest Corner of the Northwest Quarter of Section 35, Township 25 South, Range 1 West of the 6th Principal Meridian.  
Elevation=1354.32 (NAVD88)

**MASTER DRAINAGE PLAN:**  
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. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner and shall be enforced by the Homeowners Association and be provided for in the Homeowners Association covenants.



<b>FINAL PLAT (ONE-STEP)</b>		<b>Description:</b> <b>KWH 3 ADDITION SEDGWICK COUNTY, KANSAS</b>	
Prepared By: <b>GSS</b>		Garber Surveying Service, P.A.	
HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7832 (Main Office)		BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 NEWTON Ph. 316-283-5853 WICHITA Ph. 316-260-9933	
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