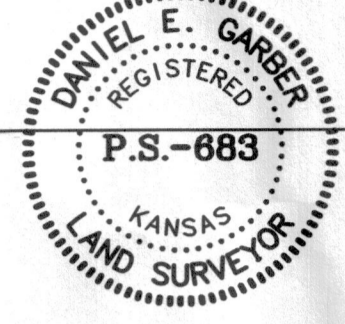


LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, Daniel E. Garber, licensed Professional Surveyor registered in the State of Kansas, hereby certify that the following described tract of land was surveyed on October 3, 2023. The accompanying Final Plat prepared based on that survey. All the survey monuments and benchmarks shown on the plat actually exist, and to the best of my knowledge and belief their positions are correctly shown.

**DESCRIPTION:**  
A portion of the Northeast Quarter of Section 22, Township 28 South, Range 2 West of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on October 31, 2023 as follows:  
Commencing at the Southeast corner of the Northeast Quarter of Section 22, Township 28 South, Range 2 West of the 6th Principal Meridian; thence with a bearing North 00°10'30" West (basis of bearings is NAD 83 Kansas South Zone) along the East line of said Northeast Quarter 279.97 feet (280.00 feet record) for the point of beginning; thence South 89°09'04" West 779.98 feet (780.00 feet record); thence South 00°09'04" East 280.26 feet (280.00 feet record) to the South line of said Northeast Quarter; thence South 89°08'48" West along the South line of said Northeast Quarter 1,142.52 feet (1,142.61 feet record); thence North 01°21'51" East 1,049.56 feet (1,049.60 feet record); thence North 78°07'14" East 393.04 feet (393.00 feet record); thence South 09°14'02" East 574.36 feet (574.43 feet record); thence North 89°49'30" East 1,418.99 feet to the East line of said Northeast Quarter; thence South 00°10'30" East along the East line of said Northeast Quarter 258.76 feet to the point of beginning containing **24.498 Acres**.



Date: January 8, 2024.

**BENCHMARK:**  
SBM: Railroad Spike in West face of Power Pole ±50 feet East and ±487 feet North of the Southeast Corner of the Northeast Quarter of Section 22, Township 28 South, Range 2 West of the 6th Principal Meridian in Sedgwick County, Kansas.  
Elevation=1368.97 (NAVD83)

# KWH 4 ADDITION

A PORTION OF THE NORTHEAST QUARTER SECTION 22,  
TOWNSHIP 28 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS

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, Block and Streets under the name of "KWH 4 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 one opening is hereby granted along South 151st Street West. Utility Easement is hereby granted to the public as indicated for the construction and maintenance of all public utilities. 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. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage.

KWH Investments, LLC

Kaleb W. Howell, Member

NOTARY CERTIFICATE

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

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: \_\_\_\_\_

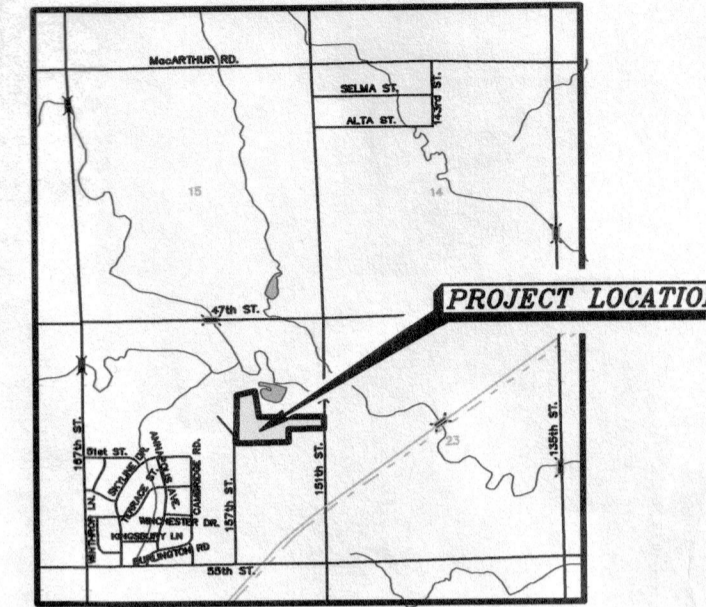
\_\_\_\_\_, Notary Public

MORTGAGE HOLDER AGREEMENT

We, The Bennington State Bank of Salina, Kansas, holders of a mortgage on the above described property, do hereby consent to the plat "KWH 4 ADDITION", Sedgwick County, Kansas.

The Bennington State Bank

Brett Mitchell, EVP/Chief Banking Officer



SEDGWICK COUNTY, KANSAS  
VICINITY MAP  
(NOT TO SCALE)

MINIMUM PAD ELEVATIONS:  
Lot 1 - 1367.00  
Lot 2 - 1372.00  
Lot 3 - 1371.00

WEST 47th STREET SOUTH  
N 89°09'54" E 2,639.70' (M)

FLOOD NOTE:

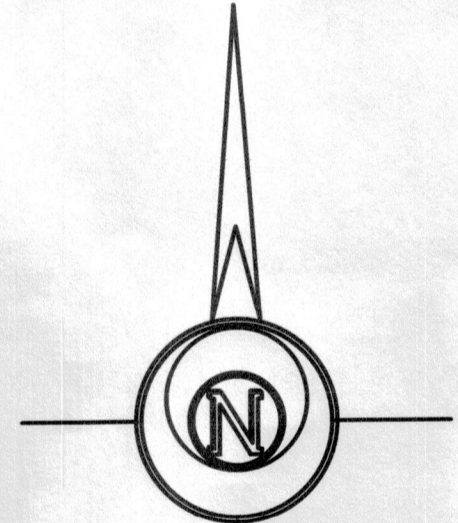
According to Flood Insurance Rate Map No. 20173C0460G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within ZONE "X", which is defined as "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Area with Reduced Flood Risk due to Levee."

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.

LEGEND

- △ - Sectional Monument Found
- - Survey Monument Found
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- ⊙ - Site Benchmark
- ⊕ - Calculated
- (M) - Measured
- (R) - Record measurement
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

LOT 1  
11.682 Acres

EASEMENT CURVE DATA	
Delta=22°20'09"	R=200.00
L=77.97	T=39.48
C=77.47	S 79°00'25" E
Delta=22°09'39"	R=200.00
L=77.36	T=39.17
C=76.87	N 78°55'10" W
Delta=22°20'09"	R=160.00
L=62.37	T=31.59
C=61.98	S 79°00'25" E
Delta=22°09'39"	R=240.00
L=92.83	T=47.00
C=92.25	N 78°55'10" W
Delta=22°20'09"	R=145.00
L=56.53	T=28.63
C=56.17	S 79°00'25" E
Delta=22°09'39"	R=255.00
L=98.63	T=49.94
C=98.02	N 78°55'10" W

BLOCK "A"

LOT 2  
8.098 Acres

LOT 3  
4.510 Acres

STATE OF KANSAS }  
COUNTY OF SALINE }  
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 Brett Mitchell, EVP/Chief Banking Officer of The Bennington State Bank, and acknowledged that he is the Chief Banking Officer or designated agent of The Bennington State Bank, 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

FINAL TRACING REC'D  
RECEIVED JAN 16 2024

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

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

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

This plat of "KWH 4 ADDITION", a portion of the Northwest Quarter Section 22, Township 28 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_ Chair

Robert Dool

ATTEST:

\_\_\_\_\_, Secretary

Scott A. Wadle

CITY COUNCIL CERTIFICATE

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

At the Direction of the City Council

\_\_\_\_\_, Mayor

Lily Wu

\_\_\_\_\_, City Clerk

Jamie Buster

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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, Chairman

Peter F. Meitzner, First District

ATTEST:

\_\_\_\_\_, County Clerk

Kelly B. Arnold

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 \_\_\_\_\_, 20\_\_\_\_, in Doc./Fm# \_\_\_\_\_.

\_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, County Clerk

Kelly B. Arnold

Prepared For:	Description: <b>KWH 4 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 MCPHERSON Ph. 620-241-4441 NEWTON Ph. 316-283-5053 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933
Drawn By: CDS	Scale: 1"=100'	Date of Field Work: October 3, 2023	Job No: G2023-702
Checked By: DEG	Date: 01/08/2024	Sheet 1 of 1 Sheet(s)	