

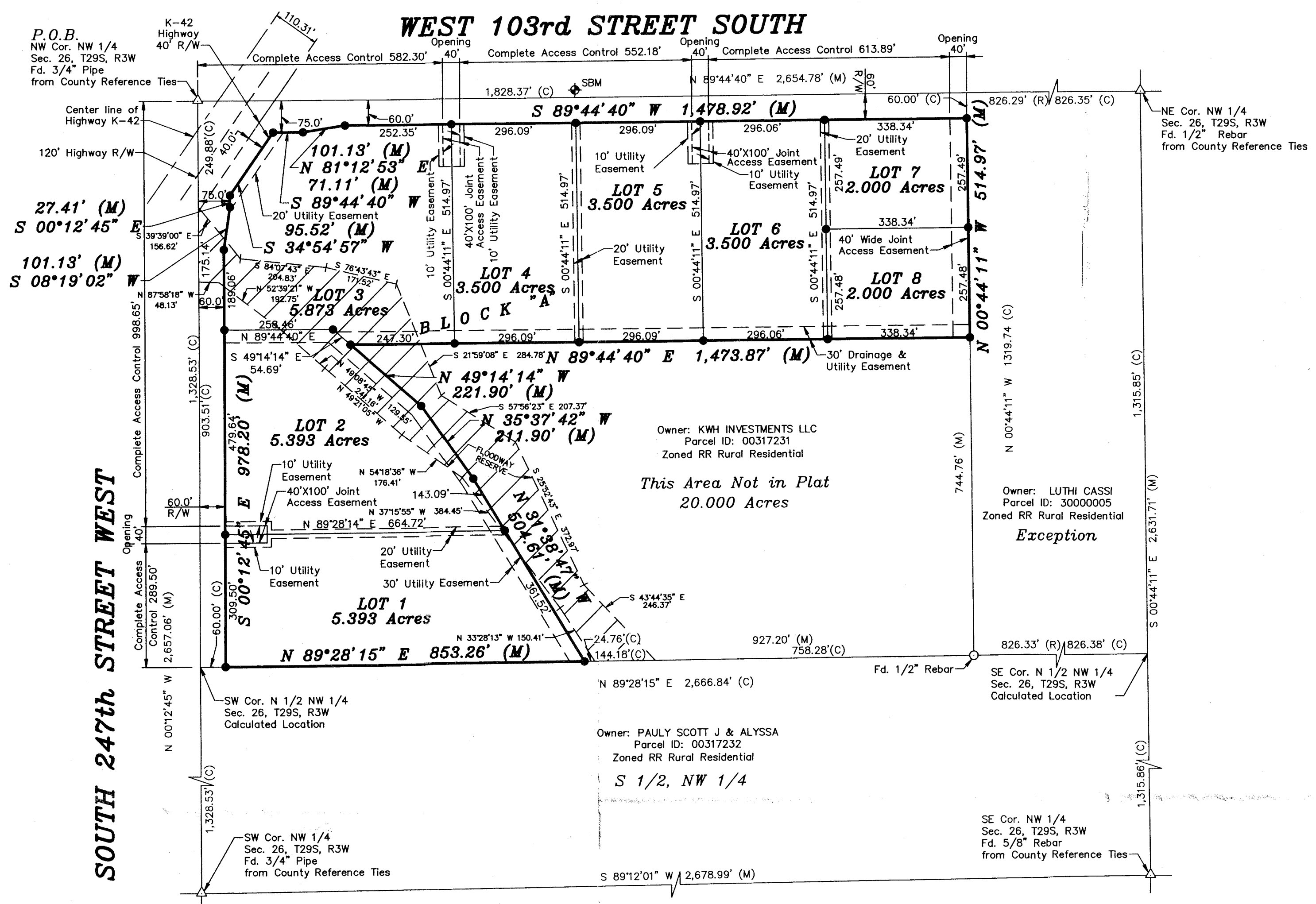
FINAL PLAT (ONE-STEP)
SAGE ESTATES
 A PORTION OF OF THE NORTH HALF THE NORTHWEST QUARTER SECTION 26,
 TOWNSHIP 29 SOUTH, RANGE 3 WEST OF, SEDGWICK COUNTY, KANSAS

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

COUNTY SURVEYOR'S CERTIFICATE **FINAL TRACING REC'D**
 RECEIVED MAY 30 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.



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 February 13, 2024. 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 North Half of the Northwest Quarter of Section 26, Township 29 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on March 27, 2024 as follows:
 Beginning at the Northwest corner of the Northwest Quarter of Section 26, Township 29 South, Range 3 West of the 6th Principal Meridian; Thence with a bearing of North 89°44'40" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a distance of 1,828.37 feet to a point that is 826.35 feet (826.29 feet per Record) West of the Northeast corner of said Northwest Quarter; Thence South 00°44'11" East parallel with the East line of said Northwest Quarter a distance of 574.97 feet; Thence South 89°44'40" West parallel with the North line of said Northwest Quarter a distance of 1,473.87 feet; Thence South 49°14'14" East 221.90 feet; thence South 35°37'42" East 211.90 feet; thence South 31°38'47" East 504.61 feet to the South line of the North Half of said Northwest Quarter; Thence South 89°28'15" West along the South line of the North Half of said Northwest Quarter 913.26 feet to the Southwest corner of the North Half of said Northwest Quarter; Thence North 00°12'45" West along the West line of said Northwest Quarter a distance of 1,328.53 feet to the point of beginning, containing **31.159 Acres**, and subject to any easements or restrictions of record.

Date: May 22, 2024.

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 "SAGE ESTATES", 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 247th Street West and three openings along West 103rd Street South.
 Utility Easement is hereby granted to the public as indicated for the construction and maintenance of all public utilities. Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.
 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.

KWH Investments, LLC
 Kaleb W. Howell, Member

NOTARY CERTIFICATE

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

BE IT REMEMBERED:
 That on this 22nd day of May, 2024 A.D., before me, the undersigned, a Notary Public in and for the County and State of Kansas, 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: 10/5/2025

Katherine Graham, 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 "SAGE ESTATES", Sedgwick County, Kansas.

The Bennington State Bank
 Brett Mitchell, EVP/Chief Banking Officer

NOTARY CERTIFICATE

STATE OF KANSAS }
 COUNTY OF SALINE } SS

BE IT REMEMBERED:
 That on this 22nd day of May, 2024 A.D., before me, the undersigned, a Notary Public in and for the County and State of Kansas, 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.

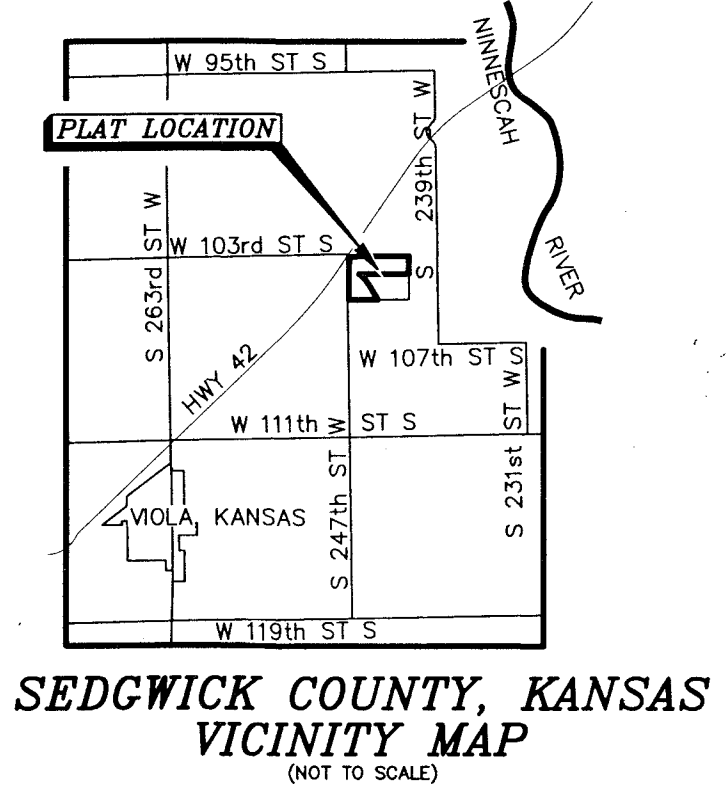
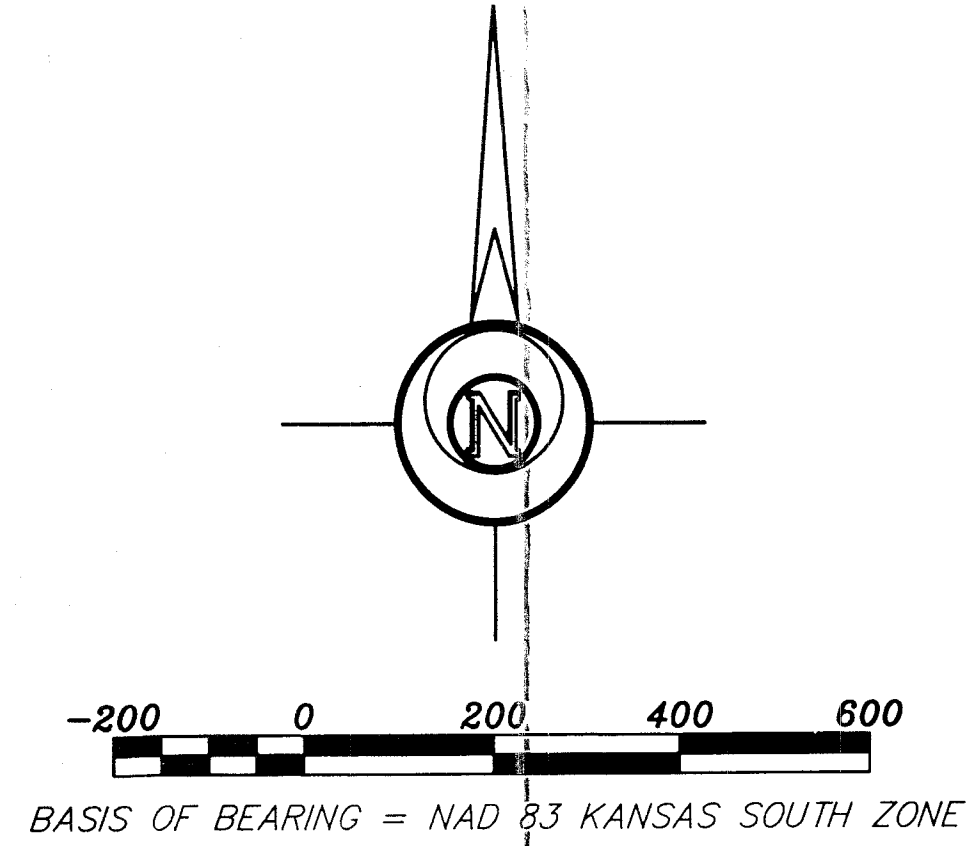
My Commission Expires: 6/22/27

Brett Mitchell, Notary Public

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION NAVD88
1	"A"	1316.00
2	"A"	1312.00
3	"A"	1307.00

- LEGEND**
- △ - Sectional Monument Found
 - - Survey Monument Found
 - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
 - - Calculated
 - (M) - Measured
 - (R) - Record measurement
 - SBM - Site Benchmark



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.

BENCHMARK:
 SBM: Railroad Spike in West face of Power Pole ±896 feet East and ±22 feet North of the Northwest Corner of the Northwest Quarter of Section 26, Township 29 South, Range 3 West, Sedgwick County, Kansas.
 Elevation=1368.97 (NAVD83)

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, Lot 2 & Lot 3, Block "A" 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.

Tricia L. Robello, P.S.# 1246

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

This plat of "SAGE ESTATES", a portion of the Northwest Quarter Section 26, Township 29 South, Range 3 West, 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 _____, Chair
 Robert Dool

ATTEST:
 _____, Secretary
 Scott A. Wadle

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
 Ryan Baty, Fourth 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/Film# _____.

_____ Register of Deeds
 Tonya E. Buckingham

_____ Deputy Register of Deeds
 Kenly Zehring

TRANSFER RECORD

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

Entered on transfer record on this _____ day of _____, 20____.

_____ County Clerk
 Kelly B. Arnold

FINAL PLAT (ONE-STEP)		Description: SAGE ESTATES 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 NEWTON Ph. 316-283-5053 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933		Drawn By: FTB Scale: 1"=200' Checked By: DEG Date: 05/22/2024 Date of Field Work: February 13, 2024 Sheet 1 of 1 Sheet(s)	
Job No: G2024-86			