

ONE-STEP FINAL PLAT

SHUMARD OAK ADDITION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 3 WEST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS

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

FINAL TRACING REC'D
RECEIVED JUL 18 2024

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

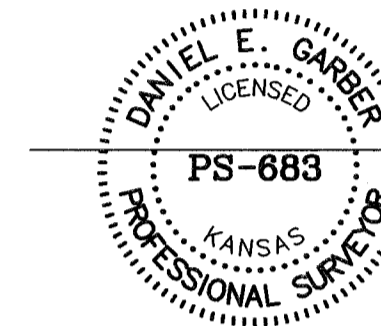
I, Daniel E. Garber, licensed Professional Surveyor registered in the State of Kansas, hereby certify that the following described tract of land was surveyed on April 25, 2024. The accompanying Final Plat prepared based on that survey. All the survey monuments and benchmarks shown on the plat actually exist, and to the best of my knowledge and belief their positions are correctly shown.

DESCRIPTION:

A portion of the Northwest Quarter of Section 20, Township 28 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on April 17, 2024 as follows:

Beginning at the Northwest corner of the Northwest Quarter of Section 20, Township 28 South, Range 3 West of the 6th Principal Meridian; Thence with a bearing of North 89°04'55" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a distance of 2,371.25 feet to a point that is 264.00 feet West of the Northeast corner of said Northwest Quarter; Thence South 01°04'53" East a distance of 825.06 feet; Thence South 89°04'55" West parallel with the North line of said Northwest Quarter a distance of 1,431.44 feet; Thence South 01°05'13" East parallel with the East line of said Northwest Quarter a distance of 248.70 feet; Thence South 89°59'41" West a distance of 439.64 feet; Thence following the arc of a curve to the left having a radius of 187.20 feet Southwesterly a distance of 194.12 feet (chord bears South 60°17'16" West 185.54 feet); Thence South 30°34'50" West a distance of 229.69 feet; Thence South 33°17'12" West a distance of 117.80 feet; Thence South 38°56'06" West a distance of 135.64 feet; Thence South 88°48'11" West a distance of 60.00 feet to the West line of said Northwest Quarter; Thence North 01°11'49" West along the West line of said Northwest Quarter a distance of 1,553.83 feet to the point of beginning, containing 52.808 Acres.

Date: July 1, 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, a Block and Streets under the name of "SHUMARD OAK 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 295th Street West and complete access control except three openings are hereby granted along West 47th Street South. Lots 1, 4, 5, and 6 are shown to be accessed via joint access easements. Access controls are hereby granted to the appropriate governing body as indicated on the face of the plat. 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.

KWH Investments LLC, a Kansas limited liability company

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, a Kansas limited liability company, 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 }
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

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat of "SHUMARD OAK ADDITION", a portion of the Northwest Quarter Section 20, Township 28 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

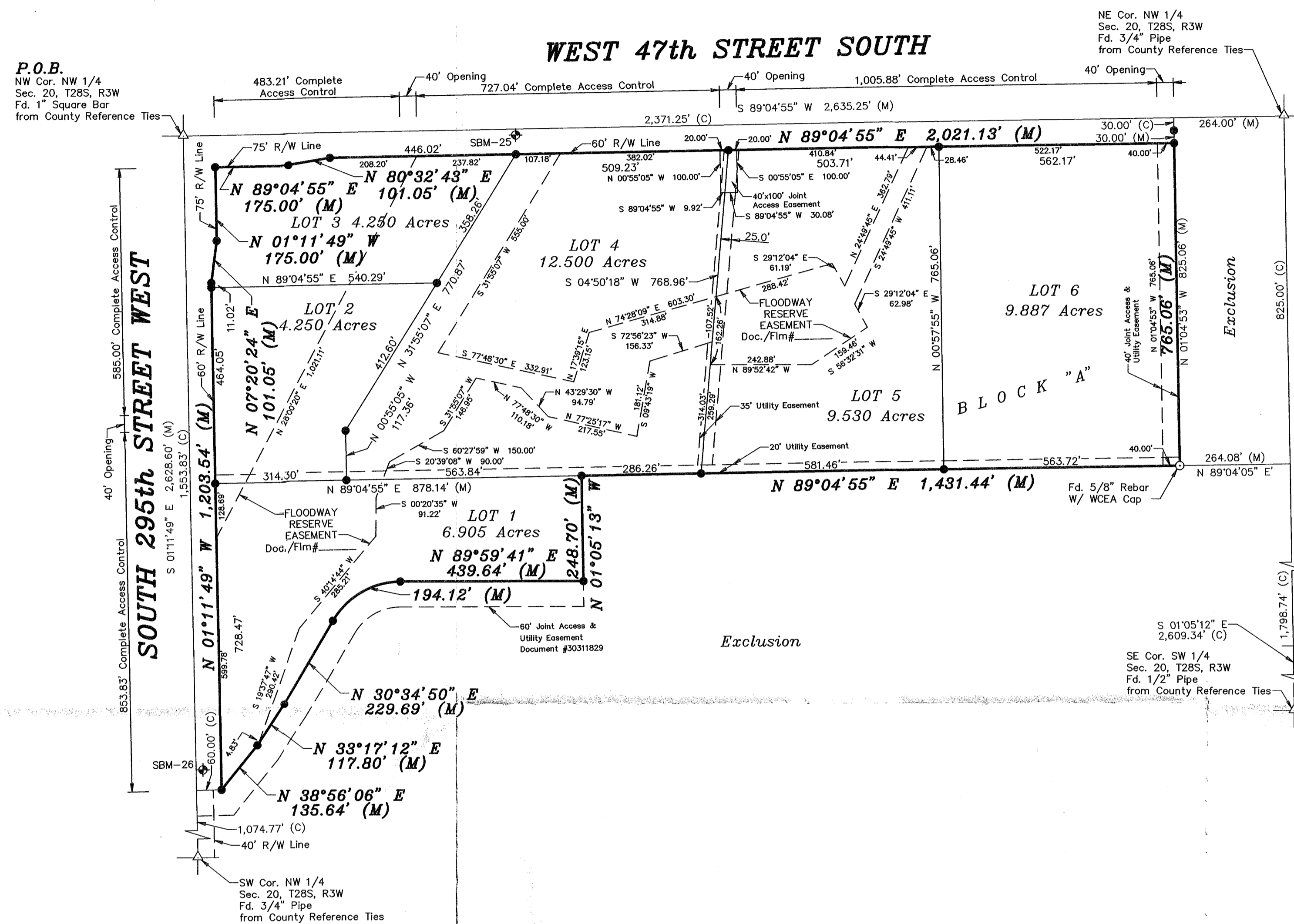
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

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

_____, County Clerk

Kelly B. Arnold

P.O.B.
NW Cor. NW 1/4
Sec. 20, T28S, R3W
Fd. 1" Square Bar
from County Reference Ties



LOT	BLOCK	ELEVATION
1	"A"	1388.10'
2	"A"	1391.70'
3	"A"	1393.90'
4	"A"	1393.90'

BENCHMARKS:

SBM-25:
Square Cut on Headwall of RCB Approximately 796 feet East and 15 feet South of the Northwest corner of the Northwest quarter of Section 20, Township 28 South, Range 3 West of the 6th Principal Meridian. Elevation=1394.03 (NAVD 88)

SBM-26:
Square Cut on Headwall of RCB Approximately 1,505 feet South and 16 feet East of the Northwest corner of the Northwest quarter of Section 20, Township 28 South, Range 3 West of the 6th Principal Meridian. Elevation=1392.55 (NAVD 88)

FLOODWAY RESERVE NOTE:

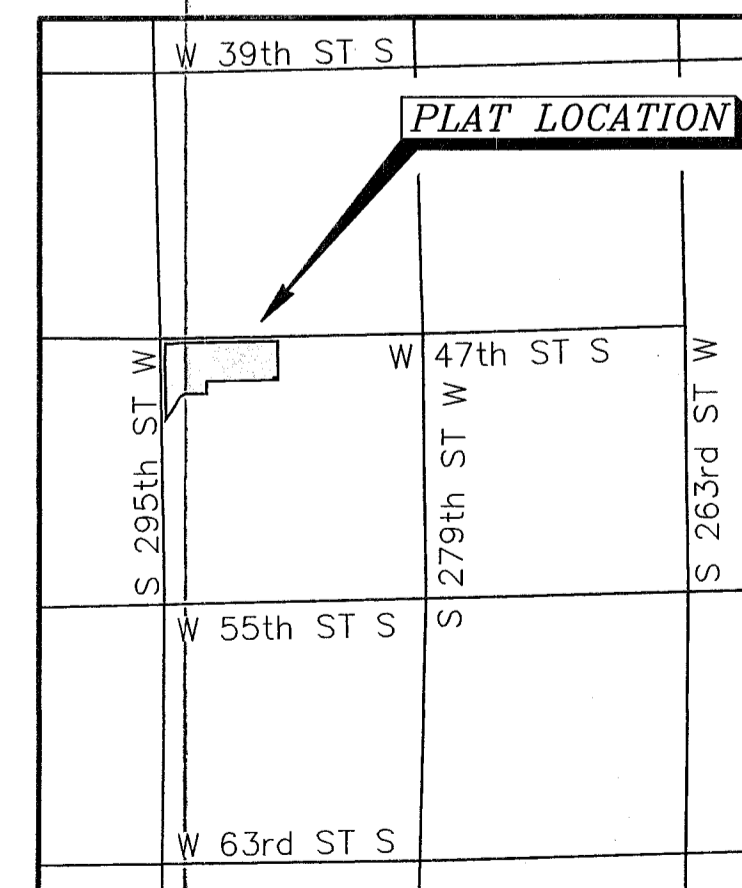
The floodway reserve is hereby reserved for floodway reserve purposes and shall be the responsibility of the adjacent lot owners until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or 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:

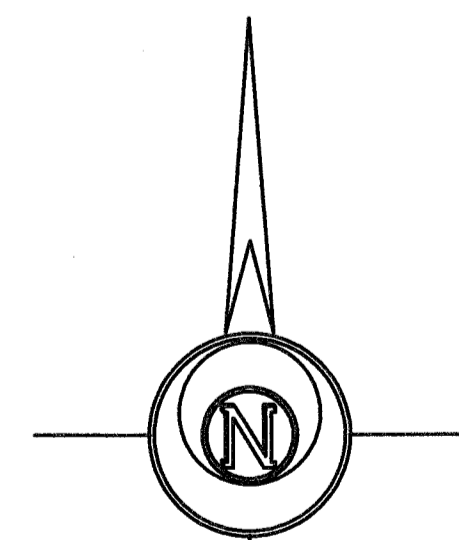
According to Flood Insurance Rate Map No. 20173C0460G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within ZONE "X", which is defined as "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one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

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.



SEDGWICK COUNTY, KANSAS
VICINITY MAP
(NOT TO SCALE)



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

LEGEND

- △ - Sectional Monument Found
- - Survey Monument Found
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- - Calculated
- (M) - Measured

ONE-STEP FINAL PLAT		Description: SHUMARD OAK ADDITION 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	NEWTON Ph. 316-283-5033
MCPHERSON Ph. 620-241-4441		WICHITA Ph. 316-260-9933	
Drawn By: MGO/EWS	Scale: 1"=200'	Date of Field Work: April 25, 2024	Job No:
Checked By: DEG	Date: 7/1/2024	Sheet 1 of 1 Sheet(s)	G2024-193