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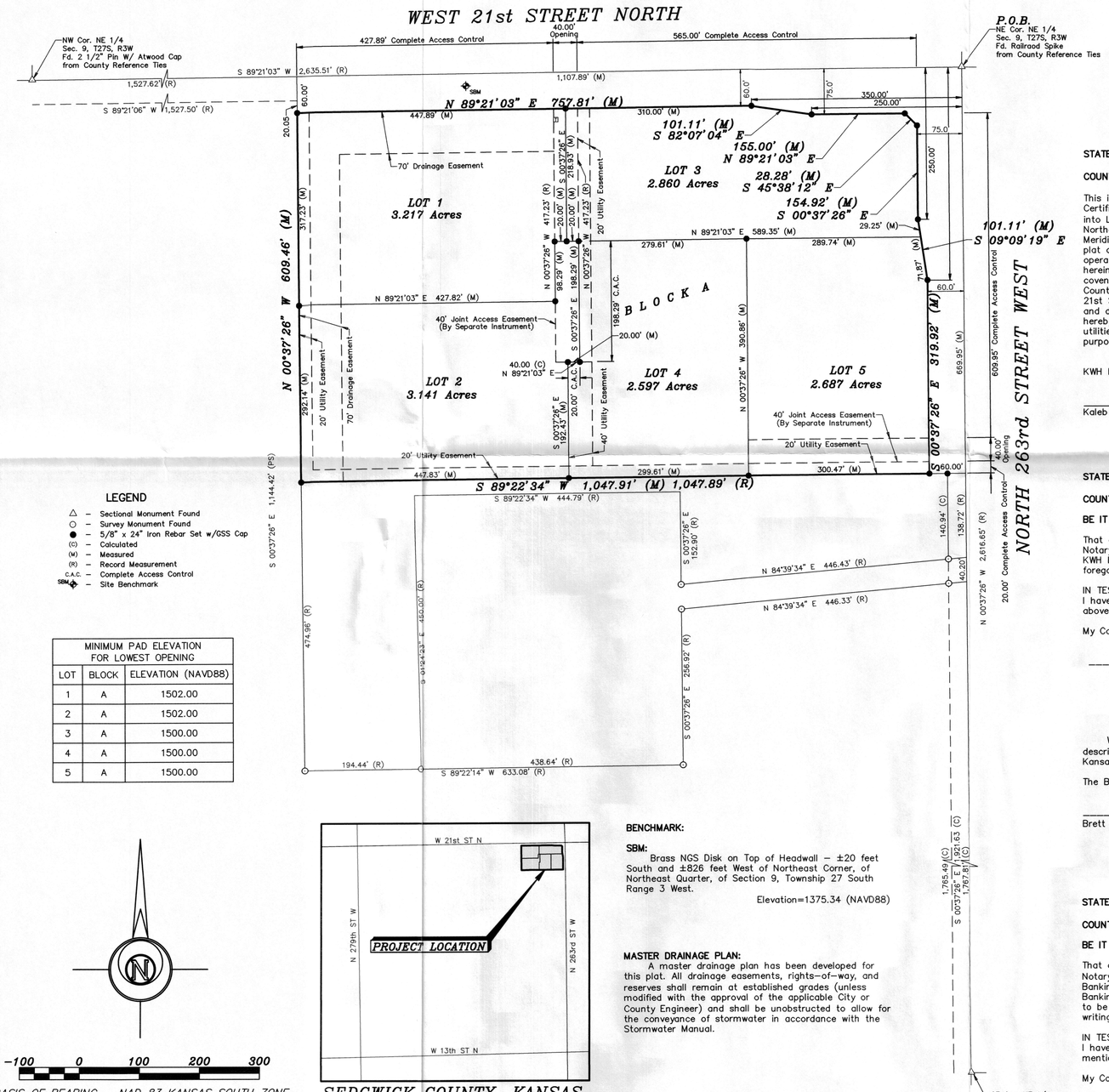
FINAL PLAT

FLATLAND ESTATES

A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 3 WEST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS



LEGEND

- △ – Sectional Monument Found
- ○ – Survey Monument Found
- ● – 5/8" x 24" Iron Rebar Set w/GSS Cap
- (C) – Calculated
- (M) – Measured
- (R) – Record Measurement
- C.A.C. – Complete Access Control
- SBM – Site Benchmark

MINIMUM PAD ELEVATION FOR LOWEST OPENING		
LOT	BLOCK	ELEVATION (NAVD88)
1	A	1502.00
2	A	1502.00
3	A	1500.00
4	A	1500.00
5	A	1500.00

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

SEDGWICK COUNTY, KANSAS
VICINITY MAP
(NOT TO SCALE)

BENCHMARK:

SBM:
Brass NGS Disk on Top of Headwall – ±20 feet South and ±826 feet West of Northeast Corner, of Northeast Quarter, of Section 9, Township 27 South Range 3 West.

Elevation=1375.34 (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.

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 June 21, 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 Northeast Quarter of Section 9, Township 27 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on June 27, 2024 as follows: Beginning at the Northeast corner of the Northeast Quarter of Section 9, Township 27 South, Range 3 West of the 6th Principal Meridian; Thence with a bearing of South 00°37'26" East (basis of bearings is NAD 83 Kansas South Zone) along the East line of said Northeast Quarter a distance of 669.95 feet; Thence South 89°22'34" West a distance of 1,107.91 feet (1,107.89 feet per record); Thence North 00°37'26" West parallel with the East line of said Northeast Quarter a distance of 669.46 feet to the North line of said Northeast Quarter; Thence North 89°21'03" East along the North line of said Northeast Quarter a distance of 1,107.89 feet to the point of beginning, containing **17.033 Acres**.

Date: November 6, 2024.

DANIEL E. GARBER LICENSED PS-683 KANSAS PROFESSIONAL SURVEYOR

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 **"FLATLAND ESTATES"**, a portion of the Northeast Quarter of Section 9, Township 27 South, Range 3 West of the 6th Principal Meridian, 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 West 21st Street North and one opening along North 263rd Street West. Existing public easements and dedications being vacated by virtue of K.S.A. 12–512b, as amended. Utility Easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. Drainage Easements are hereby granted to the public as indicated for drainage purposes. 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

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 **"FLATLAND ESTATES"**, Sedgwick County, Kansas.

The Bennington State Bank

_____
Brett Mitchell, EVP/Chief Banking Officer

NOTARY CERTIFICATE

STATE OF KANSAS)
) SS
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

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 **"FLATLAND ESTATES"**, a portion of the Northeast Quarter Section 9, Township 27 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____.

By _____, Chair
Bryan K. Frye

ATTEST:

_____, Secretary
Scott A. Wadle

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
Ryan Baty, Fourth District

ATTEST:

_____, County Clerk
Kelly B. Arnold

TRANSFER 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/Flm#_____.

_____, Register of Deeds
Tonya E. Buckingham

_____, Deputy Register of Deeds
Kenly Zehring

Prepared For: FINAL PLAT	Description: FLATLAND ESTATES SEDGWICK COUNTY, KANSAS	
Prepared By: Garber Surveying Service, P.A.		
GSS HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)	BRANCH OFFICES: MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302	MANHATTAN Ph. 785-320-4810 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933
Drawn By: CDS	Scale: 1"=100'	Date of Field Work: June 21, 2024
Checked By: DEG	Date: 11/06/2024	Sheet 1 of 1 Sheet(s)
		Job No: G2024-354

Copyright © 2024 Garber Surveying Service, P.A. Saved: 11/6/2024 11:41:28 AM by: CSTUCKY
Plot Date & Time: Wednesday, November 6, 2024 11:42:44 AM Dwg Path: D:\LDD_CSS\FLATLANDS\2024\20240354 CSA\dwg\20240354 Pre & Final