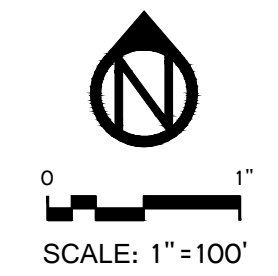
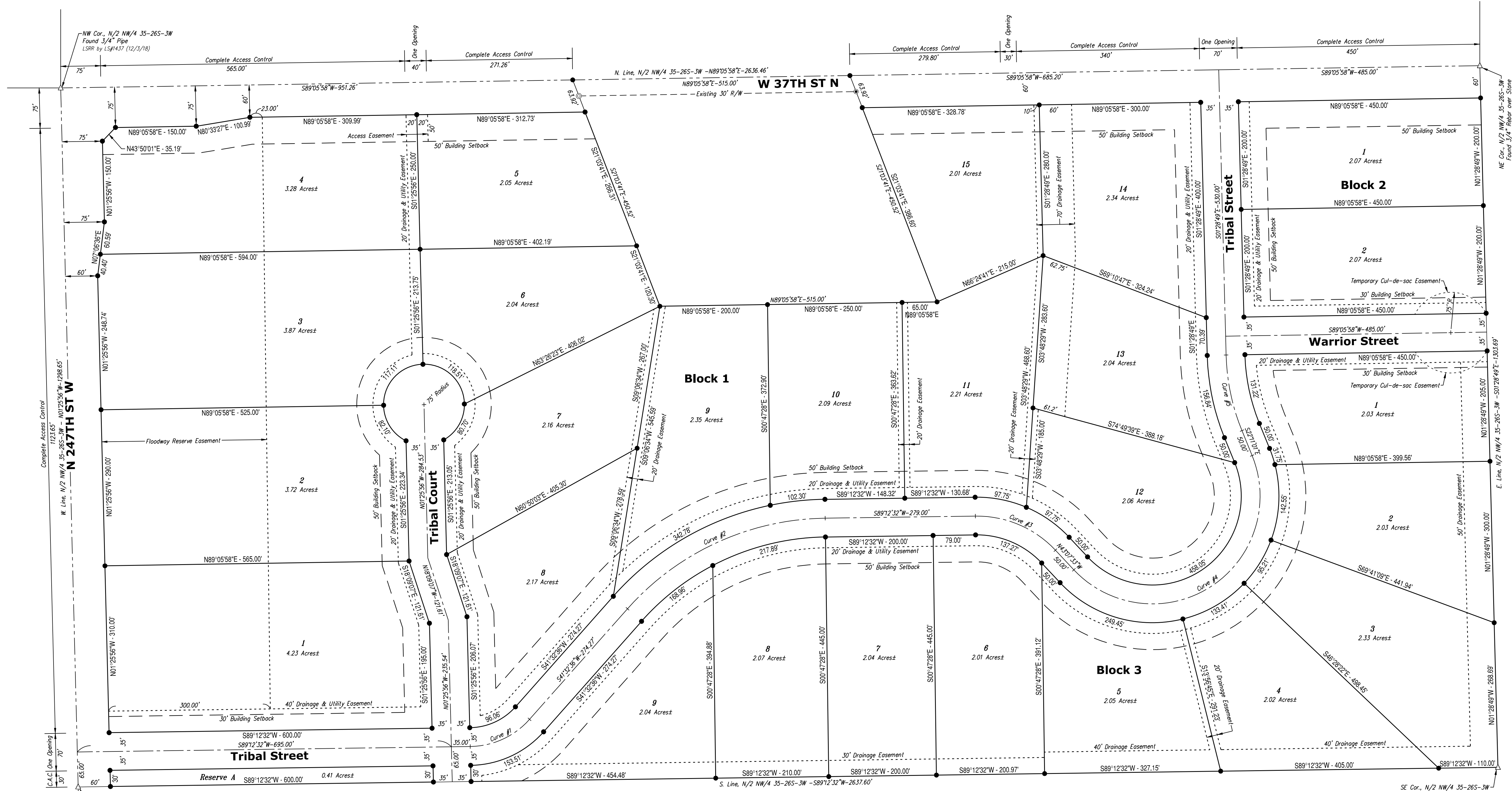


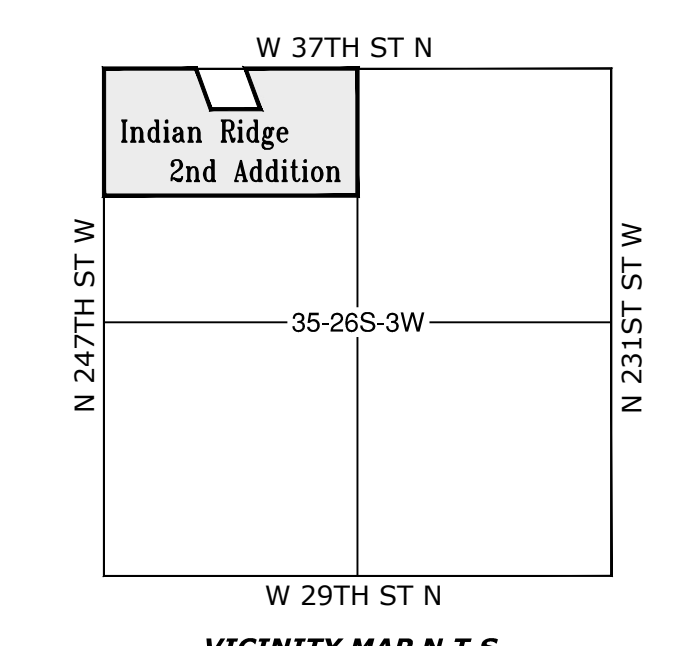
Indian Ridge At Andale 2nd Addition

A SUBDIVISION IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS



LEGEND OF SYMBOLS:

- ⊙ 1 1/2" Pipe Found
- 1/2" Rebar-cap#76 Found
- 1/2" Rebar-cap#85 Set
- △ Section Corner



Curve #	D	R	L	Ch
Curve #1	D = 47'39.55"	R = 150.00'	L = 124.79'	Ch = 565'22.34"W-121.22'
Curve #2	D = 47'39.55"	R = 500.00'	L = 415.96'	Ch = 565'22.34"W-404.07'
Curve #3	D = 47'39.55"	R = 200.00'	L = 166.38'	Ch = N86°57'30"W-161.63'
Curve #4	D = 159'13.28"	R = 400.00'	L = 555.22'	Ch = 53'20'43"W-393.34'
Curve #5	D = 20'39.30"	R = 400.00'	L = 144.22'	Ch = S115°16'E-143.44'

DESCRIPTION	KANSAS SOUTH NAD 83	NAVD 88
NW cor., N/2 NW/4 35-265-3W - 3/4" Pipe	1707929.556	1564952.384
NE cor., N/2 NW/4 35-265-3W - 3/4" Rebar	1707970.991	1567588.523
SE cor., N/2 NW/4 35-265-3W - 1/2" Rebar	1706663.732	1567622.262
SW cor., N/2 NW/4 35-265-3W - 1/2" Rebar-cap#85	1706651.312	1564984.841

BLOCK	LOTS	ELEVATION (2 feet above BFE)
1	1, 2, 3, 4	1466.0
1	11, 12, 13, 14, 15	1474.0

BENCHMARK:
 Chiseled Box on E end of S headwall = 86.55' WSW of NW cor., NW/4 35-265-3W
 N=1707911.8, E=1564867.7, Elevation = 1459.13
 Benchmarks used during static survey on October 19, 2023
 DK6487; DK6495; DK6493

LEGAL DESCRIPTION

(as shown on Title Commitment No.: C-NH3047575-DB-2 dated 11/01/2023 at 7:00 AM by Security 1st Title)
Parcel 1:
 The N 1/2 of the NW 1/4 of Section 35, T26S, R3W of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part described as beginning at the NW corner of the N 1/2 of said NW 1/4; thence East along the north line of the N 1/2 of said NW 1/4, 710.17 feet; thence South parallel with the west line of the N 1/2 of said NW 1/4, 1300.60 feet; thence West along the south line of the N 1/2 of said NW 1/4, 710.18 feet to the west line of the N 1/2 of said NW 1/4; thence North along the west line of the N 1/2 of said NW 1/4, 1299.40 feet to the place of beginning, EXCEPT the West 40.00 feet thereof for road and EXCEPT a tract of land in the North Half of the Northwest Quarter of Section 35, Township 26 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, described as commencing at the Northwest corner of the North Half of said Northwest Quarter; thence S89°28'57"E along the North line of the North Half of said Northwest Quarter, 931.26 feet to the place of beginning; thence continuing S89°28'57"E along said North line, 515.00 feet; thence S19°38'36"E, 450.52 feet; thence N89°28'57"W, parallel with said North line, 515.00 feet; thence N19°38'36"W, 450.52 feet to the place of beginning.

Parcel 2:
 A tract of land in the N 1/2 of the NW 1/4 of Section 35, T26S, R3W of the 6th P.M., Sedgwick County, Kansas, described as beginning at the NW corner of the N 1/2 of said NW 1/4; thence East along the north line of the N 1/2 of said NW 1/4, 710.17 feet; thence South parallel with the west line of the N 1/2 of said NW 1/4, 1300.60 feet; thence West along the south line of the N 1/2 of said NW 1/4, 710.18 feet to the west line of the N 1/2 of said NW 1/4; thence North along the west line of the N 1/2 of said NW 1/4, 1299.40 feet to the place of beginning, EXCEPT the West 40.00 feet thereof for road.

- NOTES:**
- Surveyor has made no investigation or independent search for easements of record, encumbrances, vested lands, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - Bearings for the survey of this plat are based on an assumed N89°05'58"E for the North Line of the Northwest Quarter, 35-265-3W.
 - This subdivision contains 73.77 acres, more or less, and is Zoned Rural Residential (RR).
 - This subdivision plat is prepared for B & E Investments Inc., 5512 W. Central, Wichita, KS 67212. Contact: Doug Eek (316-648-1315) doug@wicothomesinc.com

SMITH + OAKES
 P.O. BOX 696 / 110 W BRYANT RD, ARKANSAS CITY, KS 67005
 PHONE / 620-442-4756 / INFO@SMITHANDOAKES.COM

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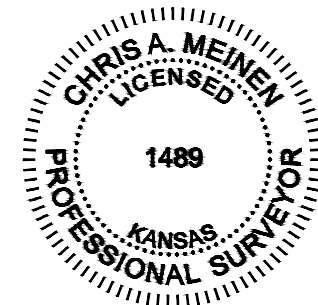
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SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

I, the undersigned, do hereby certify that I am a registered land surveyor in the State of Kansas, that the heretofore described property of land was surveyed and subdivided by me, or under my supervision on October 20, 2023; that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief, and that this plat meets or exceeds the minimum technical standards as adopted by the Kansas State Board of Technical Professions.

Chris A. Meinen
KANSAS P.S. NO. 1489



COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

I, the undersigned, Tricia L. Robello, do hereby certify that this plat meets the requirements of K.S.A. 58-2005, the face of this plat was reviewed for compliance with the Kansas Minimum Standards for boundary surveys. No field verification was implied. This review is for survey information only.

Tricia L. Robello, Deputy County Surveyor
KANSAS P.S. NO. 1246

Date Signed

OWNER'S CERTIFICATION AND DEDICATION

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

This is to certify that the undersigned owner(s) of the land described in the Survey Certificate, have caused the same to be surveyed and subdivided on the accompanying plat into Blocks, Lots, a Reserve and Streets under the name of "Indian Ridge At Andale 2nd Addition", an Addition to Sedgwick County, Kansas, and further that the land contained herein is held and shall be conveyed subject to and restrictions, reservations, and covenants on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

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. All drainage easements, rights-of-way and reserves shall remain at established grades (unless modified with the approval of the County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

The Floodway Reserve Easements are hereby reserved for floodway reserve purposes and shall be the responsibility of the owners of each lot, respectively, 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 drainage reserve easements, 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.

The Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public.

The Temporary Cui-De-Sac Easement is for street purposes and shall be vacated effective upon extension of the street to adjacent properties. No obstructions shall be constructed or placed within the street slabs that provide future access to adjacent properties. The costs of constructing said improvements are to be borne by the person(s) or agency that owns said adjacent subdivision.

Reserve "A" is hereby platted for open space, landscaping, drainage, stormwater detention, and utilities confined to easements. Reserve "A" shall be owned and maintained by DET LLC.

Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns.

Thomas M. Hieger Date Signed
DET LLC

Doug D. Eck Date Signed
DET LLC

Ed Bugner Date Signed
DET LLC

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Thomas M. Hieger.

(SEAL) _____, Notary Public

My appointment expires: _____

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Doug D. Eck.

(SEAL) _____, Notary Public

My appointment expires: _____

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Ed Bugner.

(SEAL) _____, Notary Public

My appointment expires: _____

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

This plat of "Indian Ridge At Andale 2nd Addition" an Addition to 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

Robert Doal MAPC Chair

ATTEST:

Scott A. Wadle MAPC Secretary

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

This plat is approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ____ day of _____, 20____.

Ryan Baly, Fourth District Chairman

ATTEST:

Kelly B. Bailey County Clerk

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 ____ a.m./p.m., on the ____ day of _____, 20____, in Book _____ Page _____

Tanya Buckingham Register of Deeds (SEAL)

Kenly Zehring Deputy

TRANSFER RECORD

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

Kelly B. Arnold County Clerk