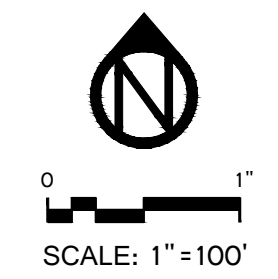
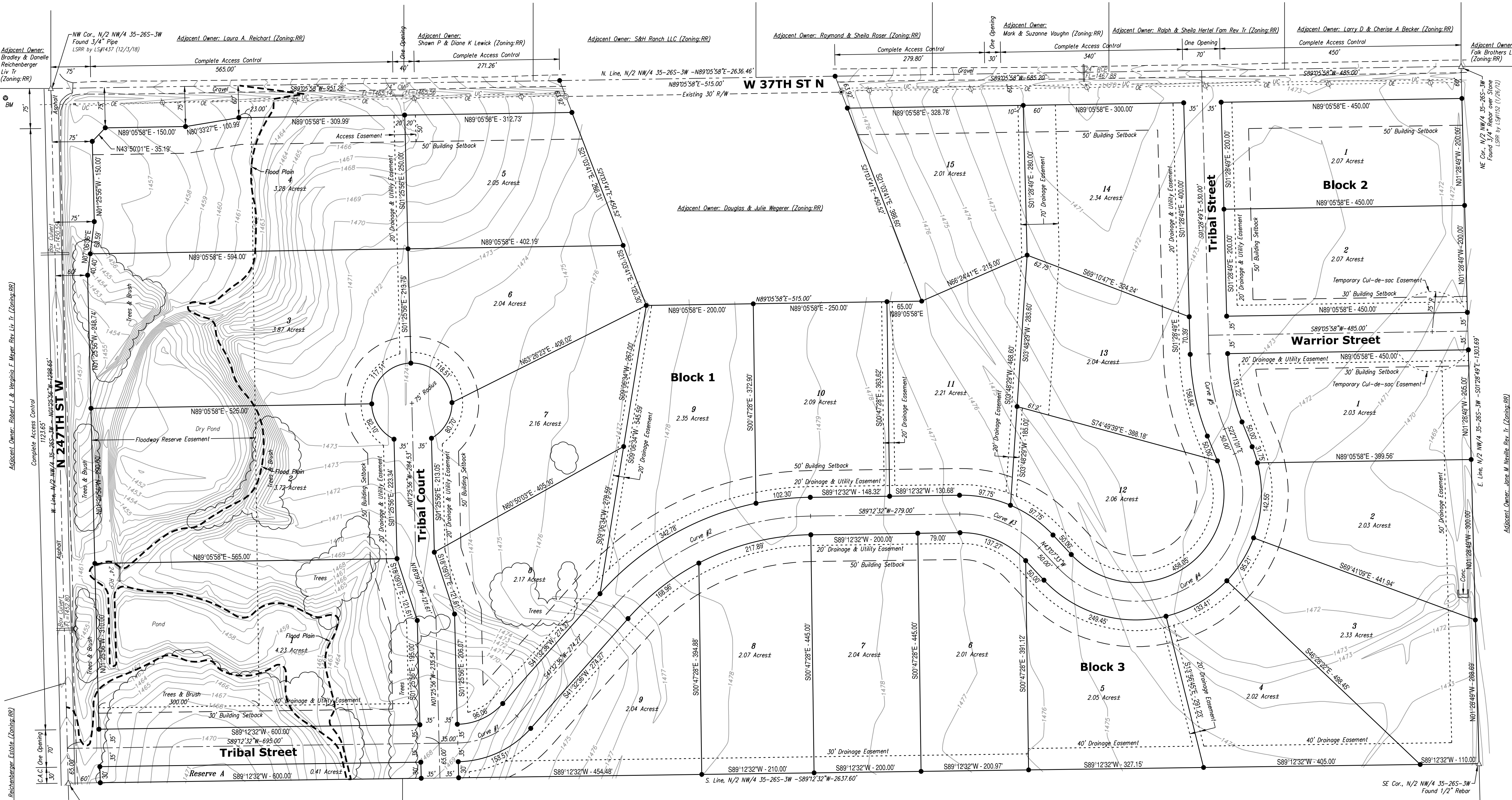
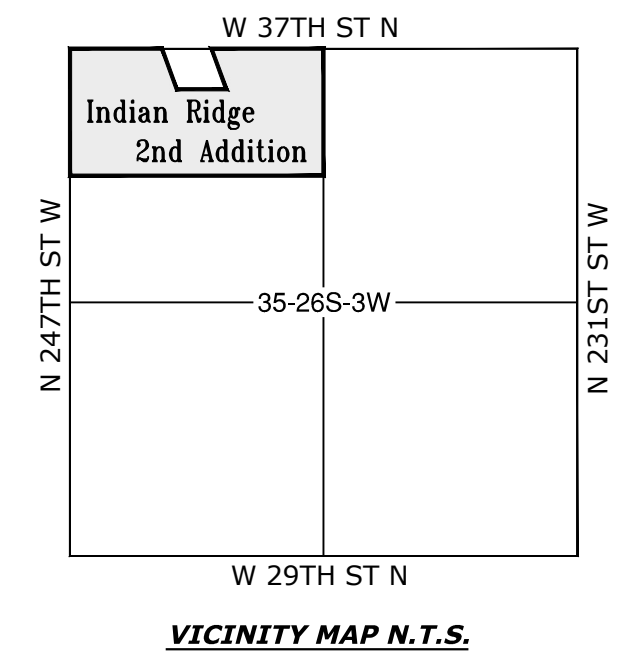


Preliminary Plat Indian Ridge At Andale 2nd Addition

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
 - ⊙ Power Pole
 - - - Overhead Electric
 - - - Underground Communications
 - Contour Interval = 1 Foot
 - Note: Interior lot corners to be set with street project



Curve #1	Curve #2	Curve #3	Curve #4	Curve #5
D = 47°39'55"	D = 47°39'55"	D = 47°39'55"	D = 159°13'28"	D = 20°39'30"
R = 150.00'	R = 500.00'	R = 200.00'	R = 200.00'	R = 400.00'
L = 124.79'	L = 415.96'	L = 166.38'	L = 555.22'	L = 144.22'
Ch = 565°22'34"W-121.22'	Ch = 565°22'34"W-404.07'	Ch = N86°57'30"W-161.63'	Ch = S37°20'43"W-393.34'	Ch = S175°16'E-143.44'

LEGAL DESCRIPTION

(as shown on Title Commitment No. C-NW3047575-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, 951.26 feet to the place of beginning; thence continuing S89°28'57"E along said North line, 515.00 feet; thence S19°58'36"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, vacated 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, 35-26S-3W.
- This subdivision contains 23.77 acres, more or less, and is Zoned Rural Residential (RR).
- The field work for this preliminary plat was completed on October 20, 2023.
- This subdivision plat is prepared for B & E Investments Inc., 5512 W. Central, Wichita, KS 67212. Contact: Doug Eck (316-648-1315) doug@bhatohomesinc.com

DESCRIPTION	KANSAS SOUTH NAD 83		NAVD 88 ELEVATION
	NORTHING	EASTING	
NW cor., N/2 NW/4 35-26S-3W - 3/4" Pipe	1707929.556	1564952.384	1459.65
NE cor., N/2 NW/4 35-26S-3W - 3/4" Rebar	1707970.991	1567588.523	1469.64
SE cor., N/2 NW/4 35-26S-3W - 1/2" Rebar	1706663.732	1567322.263	1473.40
SW cor., N/2 NW/4 35-26S-3W - 1/2" Rebar-cap#85	1706631.312	1564984.841	1465.10

BENCHMARK:
Chiseled Bar on E end of S headwall - 86.55' SW of NW Cor., NW/4 35-26S-3W
N=1707911.8, E=1564867.7, Elevation = 1459.13

Benchmarks used during static survey on October 19, 2023
DK6487, DK6495, DK6493

SMITH + OAKES
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