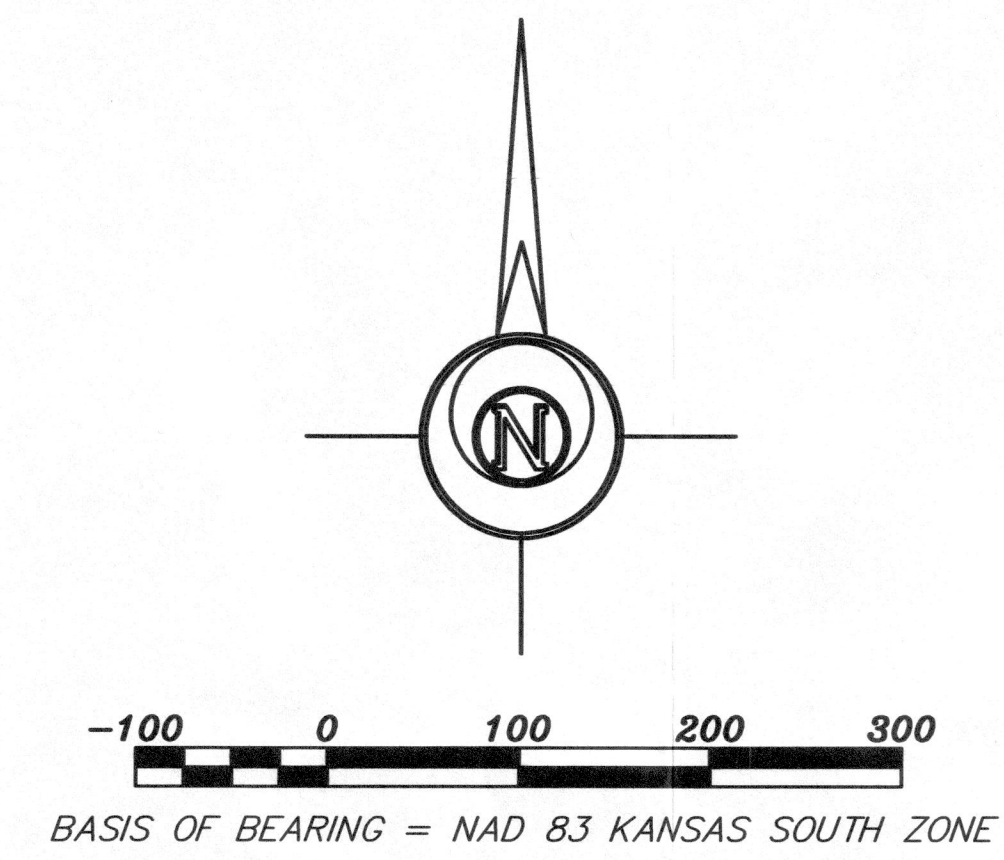
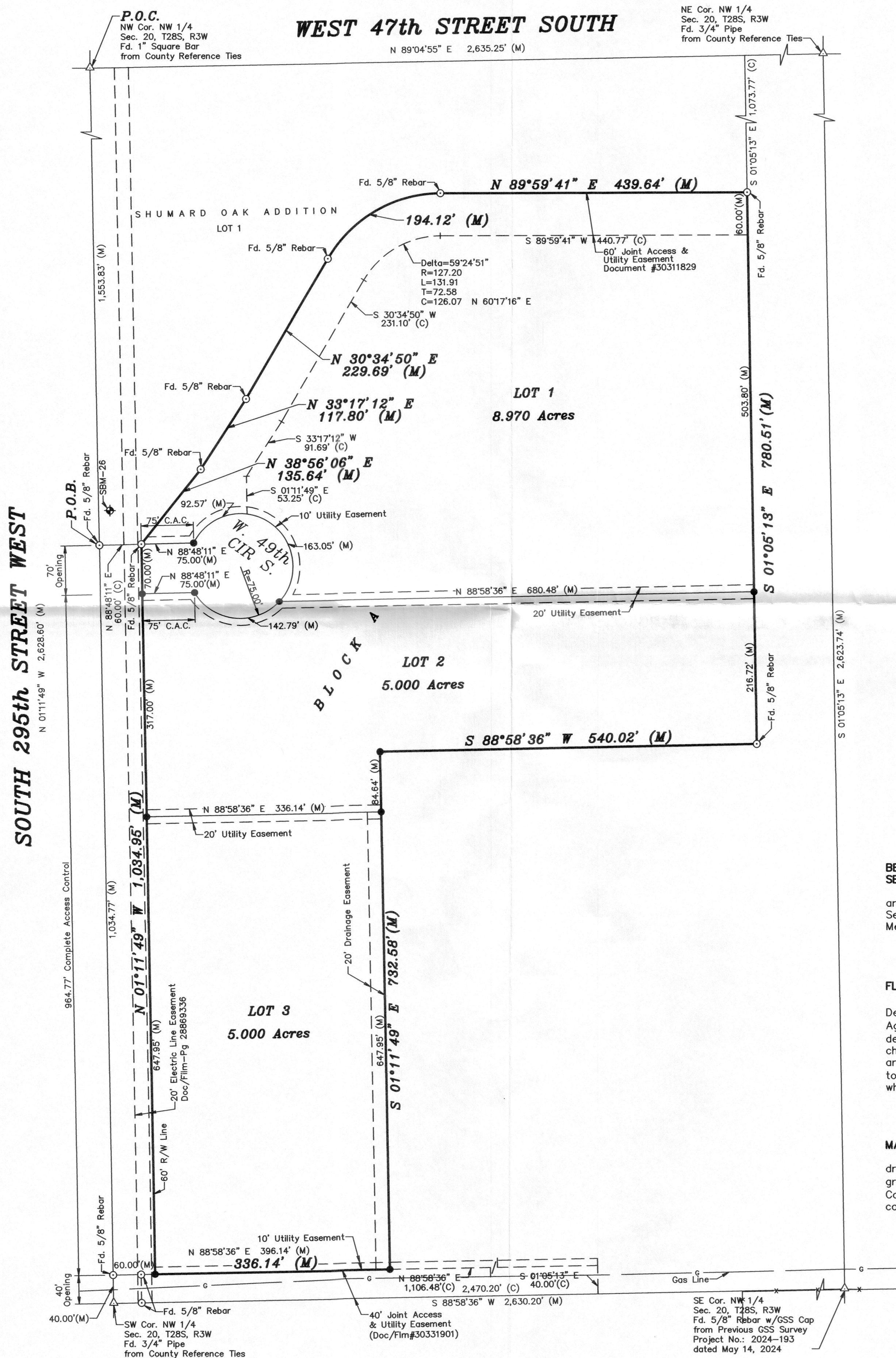


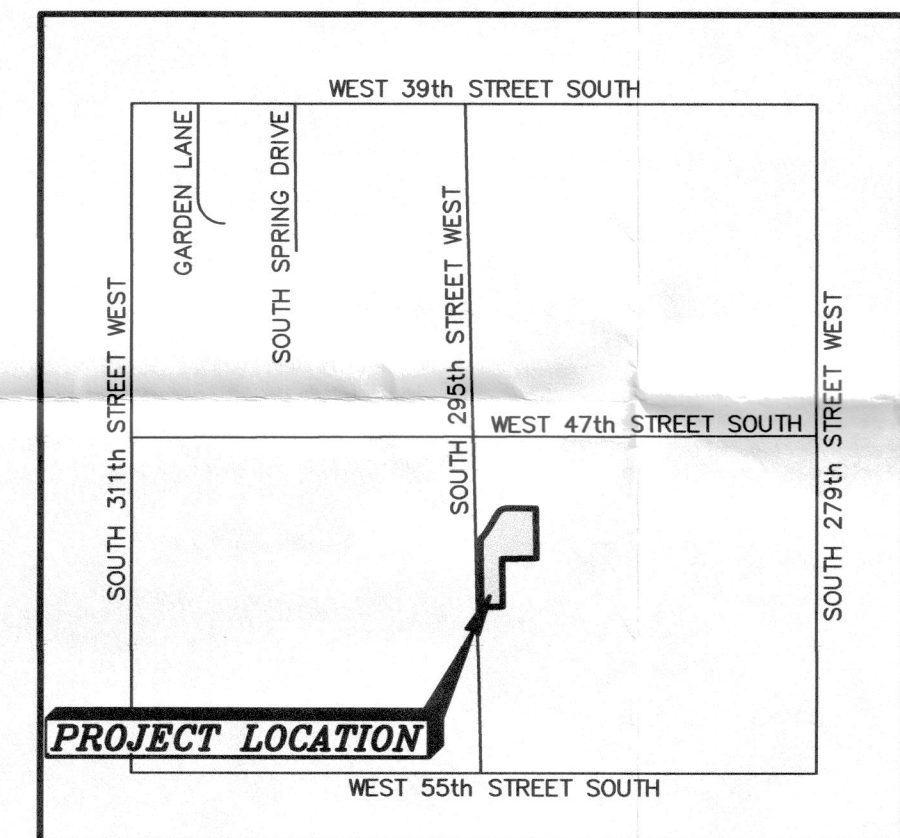
SHUMARD OAK 2nd ADDITION

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

FINAL PLAT



- LEGEND**
- △ - Sectional Monument Found
 - - Survey Monument Found
 - - 5/8" x 24" Iron Rebar Set w/GSS Cap
 - ◆ - Benchmark
 - (C) - Calculated
 - (M) - Measured
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement



SEDGWICK COUNTY, KANSAS
VICINITY MAP
(NOT DRAWN TO SCALE)

BENCHMARKS:
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)

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 and rights-of-way 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.

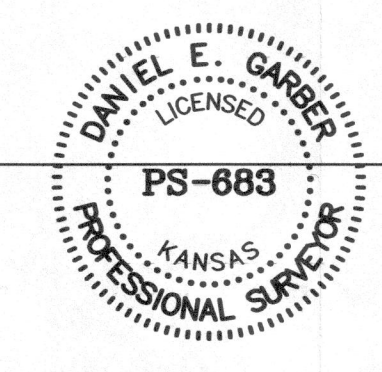
MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
		NAVDBB
2	"A"	1384.50'

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 July 28, 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:
Commencing 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 South 01°11'49" East (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Northwest Quarter a distance of 1,553.83 feet for the point of beginning; Thence North 88°48'11" East a distance of 60.00 feet; Thence North 38°56'06" East a distance of 135.64 feet; Thence North 33°17'12" East a distance of 117.80 feet; Thence North 30°34'50" East a distance of 229.69 feet; Thence following the arc of a curve to the right having a radius of 187.20 feet Northeastly a distance of 194.12 feet (chord bears North 60°17'16" East 185.54 feet); Thence North 89°59'41" East a distance of 439.64 feet; Thence South 01°05'13" East parallel with the East line of said Northwest Quarter a distance of 780.51 feet; Thence South 88°58'36" West a distance of 540.02 feet; Thence South 01°11'49" East parallel with the West line of said Northwest Quarter a distance of 732.58 feet; Thence South 88°58'36" West a distance of 396.14 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 1,034.77 feet to the point of beginning, containing **20.915 Acres**.

Date: December 13, 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 2nd ADDITION", a portion of the Northwest Quarter of Section 20, Township 28 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 two openings is hereby granted along South 295th Street West. 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 or maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes.

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

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 "SHUMARD OAK 2nd ADDITION", Sedgwick County, Kansas.

The Bennington State Bank

Brett Mitchell, EVP/Chief Banking Officer

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

STATE OF KANSAS }
COUNTY OF SALINE } SS
NOTARY CERTIFICATE

FINAL TRACING REC'D
RECEIVED DEC 19 2024

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 }
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 2nd 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 Bryan K. Frye, Chair

ATTEST: Scott A. Wadle, Secretary

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____.

Ryan Baty, Fourth District, Chairman

ATTEST: Kelly B. Arnold, County Clerk

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/Fim# _____.

Tonya E. Buckingham, Register of Deeds

Kenly Zehring, Deputy Register of Deeds

TRANSFER RECORD

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

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

Kelly B. Arnold, County Clerk

FINAL PLAT
Description:
**SHUMARD OAK 2nd ADDITION
SEDGWICK COUNTY, KANSAS**

Prepared By: **Garber Surveying Service, P.A.**
GSS HUTCHINSON
2908 North Plum St. 67502
Ph. 620-665-7832
(Main Office)
BRANCH OFFICES:
MANHATTAN Ph. 785-320-4810
MC PHERSON Ph. 620-241-4441 NEWTON Ph. 316-283-5053
SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933

Drawn By: MGO Scale: 1"=100' Date of Field Work: July 28, 2024 Job No:
Checked By: DEG Date: 12/13/2024 Sheet 1 of 1 Sheet(s) G2024-521