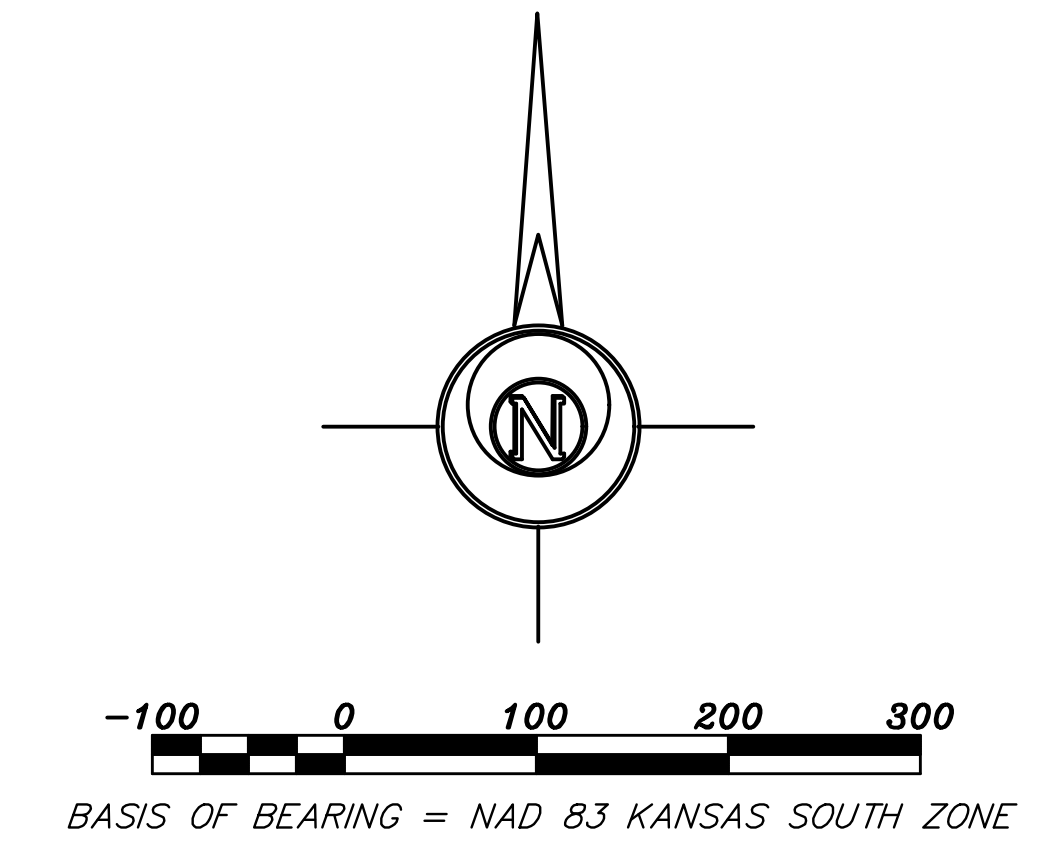
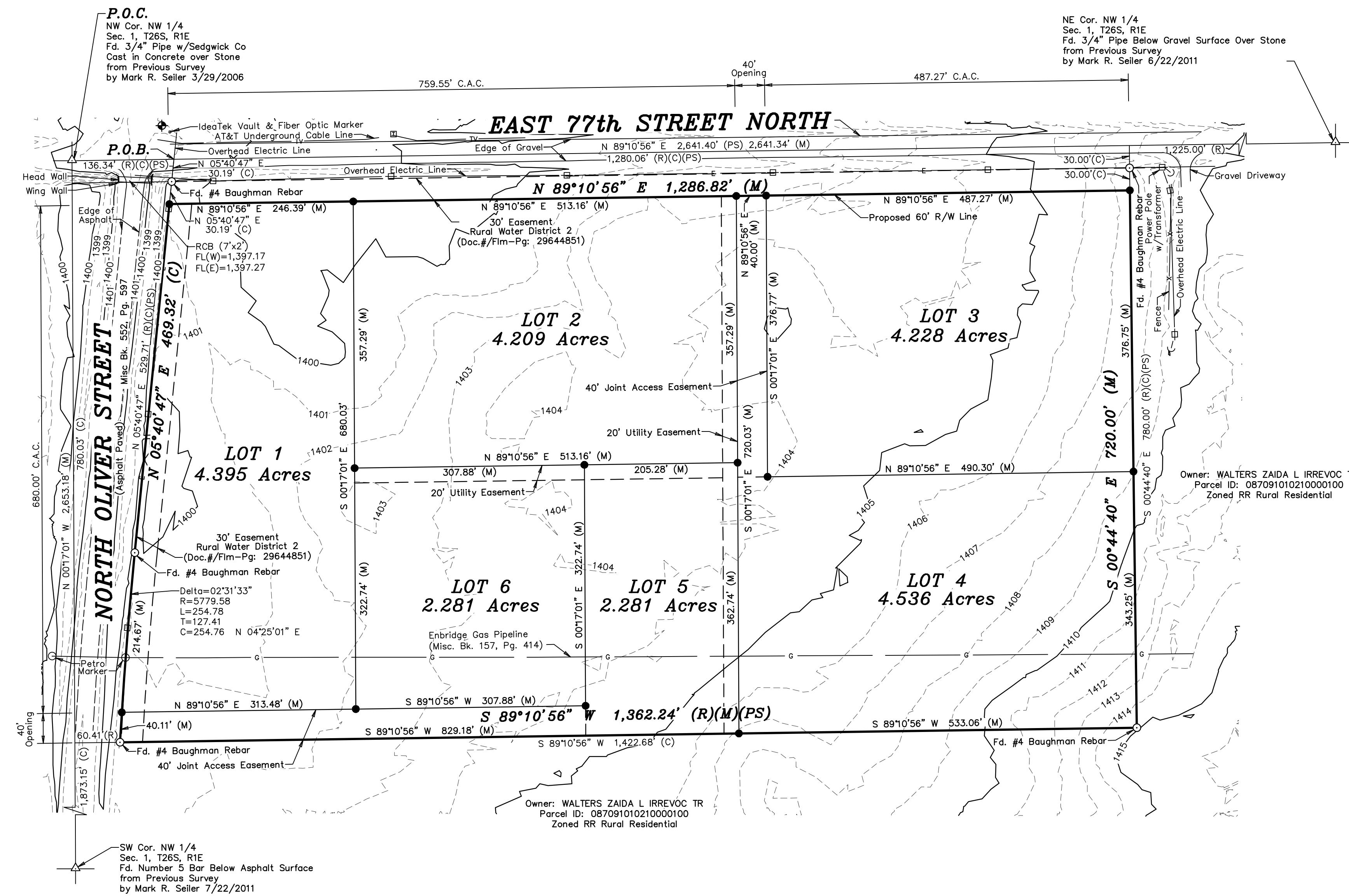


PRELIMINARY PLAT

UPLAND ESTATES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 1
EAST 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
 - ⊕ - Guy Anchor
 - ⊙ - Power Pole
 - ⊞ - Underground Telephone Pedestal
 - ⊕ - Benchmark
 - (C) - Calculated
 - (M) - Measured
 - (R) - Record Measurement
 - C.A.C. - Complete Access Control
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement



SEDGWICK COUNTY, KANSAS
VICINITY MAP
(NOT TO SCALE)

LIDAR HORIZONTAL AND VERTICAL CONTROL:
<http://www.kansasgis.org/>

FILE: BE_2018_14SPG5085 (2018)

HORIZONTAL DATUM: North American Datum of 1983 (NAD83)

VERTICAL DATUM: North American Vertical Datum of 1988 (NAVD88)

NOTE: Contours shown at 1' intervals.

BENCHMARK:
Opus-20240784:
5/8" Red Cap Rebar approximately ±29' West of the Centerline of North Oliver Street and ±42' South of the Centerline of East 77th Street North.
Elevation=1401.94 (NAVD88)

FLOOD NOTE:
According to Flood Insurance Rate Map No. 20173C0535G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within **Zone "X"**, which is defined as "Areas Determined to be Outside the 0.2% Annual Chance Floodplain."

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 of County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

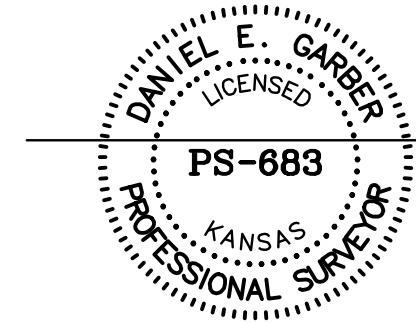
LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, Daniel E. Garber, Professional Land Surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on October 31, 2024 and the accompanying Final Plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

That part of the North Half of the Northwest Quarter, EXCEPT roads on the West and North, of Section 1, Township 26 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, as prepared by Baughman Co. P.A. Professional Surveyors, CLS 58, in aforesaid County and State, on December 11, 2024, more particularly described as follows:

Commencing at the Northwest Corner of said Northwest Quarter; Thence North 89°10'56" East, according to the Kansas Coordinate System of 1983 South Zone Grid Bearing, coincident with the North boundary of said Northwest Quarter, 136.34 feet, to the East boundary of the Right Of Way Agreement as recorded in Misc. Book 552, Page 597, in the Office of the Register of Deeds of Sedgwick County, Kansas, and the point of beginning; Thence North 89°10'56" East, coincident with the North boundary of said Northwest Quarter, 1,280.06 feet to a point 1,225.00 feet West of the Northeast Corner of said Northwest Quarter; Thence South 00°44'40" East, parallel with and 1,225.00 feet normally distant West of the East boundary of said Northwest Quarter, 780.00 feet; Thence South 89°10'56" West, parallel with and 780.00 feet South of the North boundary of said Northwest Quarter, 1,362.24 feet, to a point on the curve of the East boundary of said Right of Way Agreement, being 60.41 feet East of the West boundary of said Northwest Quarter; Thence Northerly, coincident with the East boundary of said Right of Way Agreement, following a curve to the right having a radius of 5,779.58 feet, a arc distance of 254.78 feet, a delta angle of 02°31'33", a chord bearing North 04°25'01" East and a chord distance of 254.76 feet, to a point of tangency; Thence North 05°40'47" East, coincident with the East boundary of said Right Of Way Agreement 529.71 feet, to the point of beginning.

Date: December 11, 2024



OWNER/SUBDIVIDER:
KWH INVESTMENTS, LLC
4208 SOUTH 359th STREET WEST
CHENEY, KANSAS 67025
(316) 249-3771

SURVEYOR:
DANIEL E. GARBER PS
GARBER SURVEYING SERVICE, P.A.
2908 NORTH PLUM STREET
HUTCHINSON, KANSAS 67502
(820) 665-7032

PRELIMINARY PLAT		UPLAND ESTATES SEDGWICK COUNTY, KANSAS	
Prepared By:		Garber Surveying Service, P.A.	
		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: MGO	Scale: 1"=100'	Date of Field Work: October 31, 2024	Job No:
Checked By: DEG	Date: 12/11/2024	Sheet 1 of 1 Sheet(s)	G2024-784