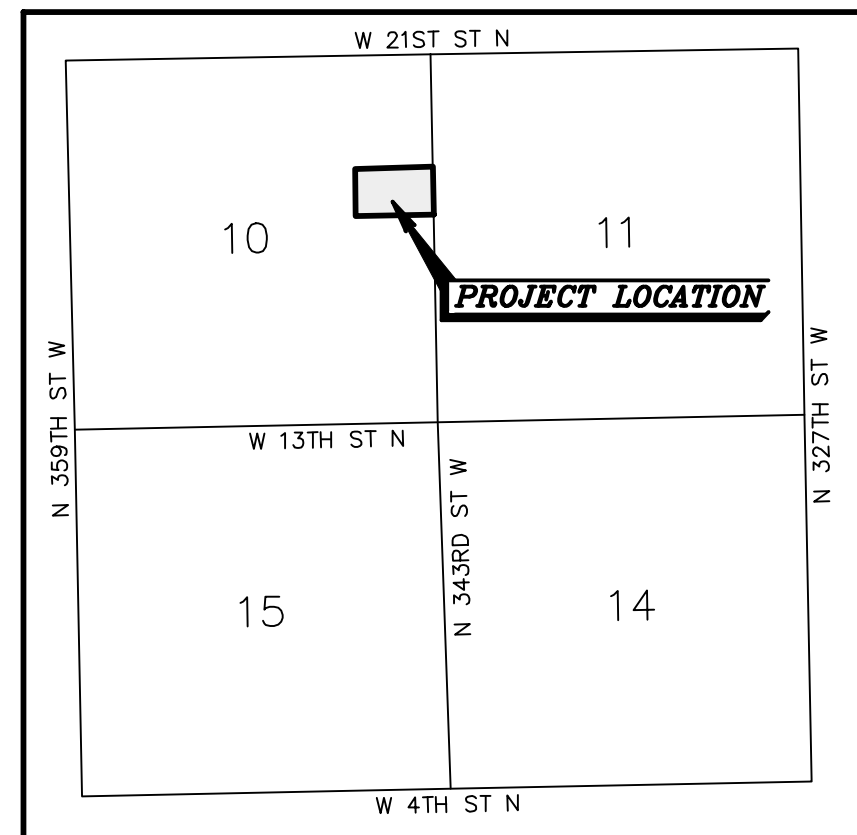


FINAL PLAT (ONE-STEP)

BAKER FAMILY SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS

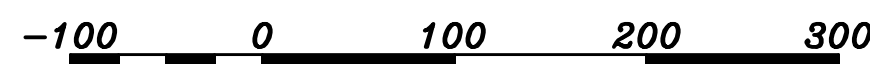
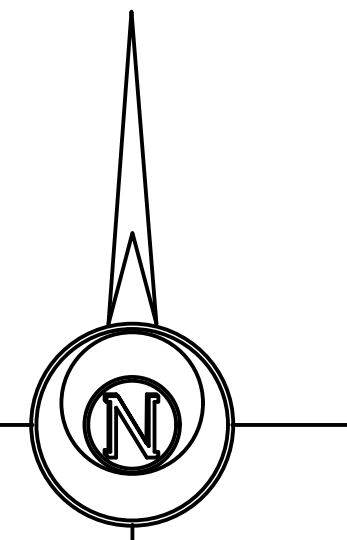
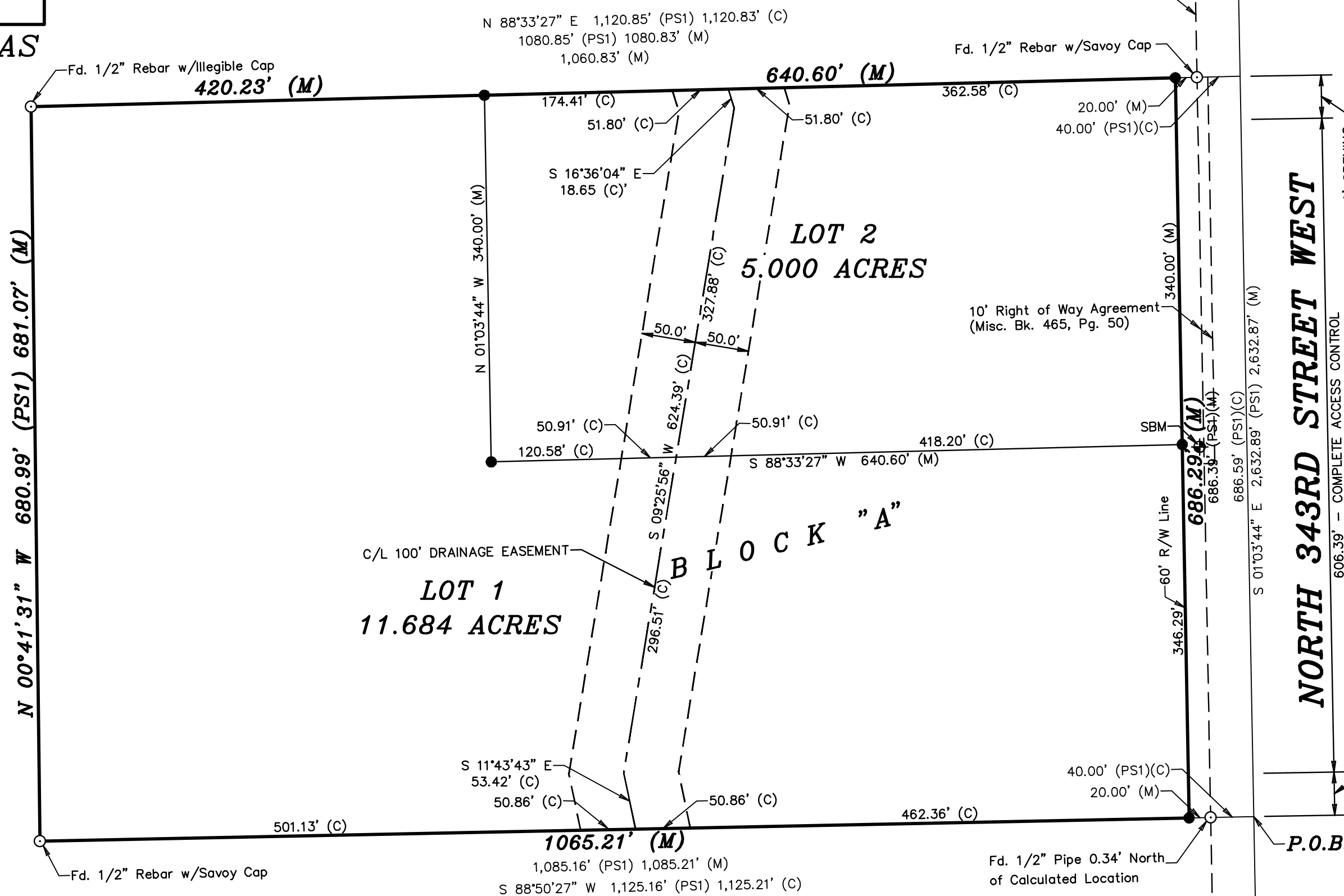


SEDGWICK COUNTY, KANSAS VICINITY MAP (NOT TO SCALE)

- LEGEND
- Sectional Monument Found
- Survey Monument Found
- 5/8" x 24" Iron Rebar Set w/GSS Cap
- Calculated
- Measured
- (PS1) - Previous Survey (BHC Project No. 040880, Dated 12/18/2023)
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- SBM - Site Benchmark

NE Cor. NE 1/4 Sec. 10, T27S, R4W Fd. 1/2" Rebar from PEC Proj. #209030-014 Ties of Record Dated 7/20/2023

LOT 1 CLOSURE TABLE
NORTHING: 0.00422
EASTING: -0.00049
PRECISION: 3493.41/0.0042 = 1:831761.90
LOT 2 CLOSURE TABLE
NORTHING: 0.00000
EASTING: 0.00000
PRECISION: 1,961.21/0.00000 = 1:1,961,200,000.00
BLOCK A CLOSURE TABLE
NORTHING: 0.00422
EASTING: -0.00049
PRECISION: 3493.41/0.0042 = 1:831761.90



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

BENCHMARKS:
OPUS-20240632: 5/8" Rebar w/Red GSS Cap ±16.3 feet West and ±560.0 feet South of the Northeast Corner of the Northeast Quarter of Section 10, Township 27 South, Range 4 West in Sedgwick County, Kansas. Elevation=1485.98 (NAVD88)

SBM: T-Post set ±56.3 feet West and ±672.6 feet North of the Southeast Corner of the Northeast Quarter of Section 10, Township 27 South, Range 4 West in Sedgwick County, Kansas. Elevation=1479.18 (NAVD88)

FLOODWAY RESERVE NOTE: The floodway reserve is hereby reserved for floodway reserve purposes and shall be the responsibility of the adjacent lot owners until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage.

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.

FLOOD NOTE: According to Flood Insurance Rate Map No. 20173C0280G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within ZONE X, which is defined as "Areas of minimal flood hazard, which is outside of the SFHA and higher than the elevation of the 0.2% annual chance (500-year) floodplain," and ZONE A, which is defined as "Areas with a 1% or greater annual chance of flooding (100-year floodplain). Hydraulic analyses not performed. Base flood elevations not shown." FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

Table with 3 columns: LOT, BLOCK, ELEVATION. Row 1: 1, 'A', 1479.1. Row 2: 2, 'A', 1479.1.

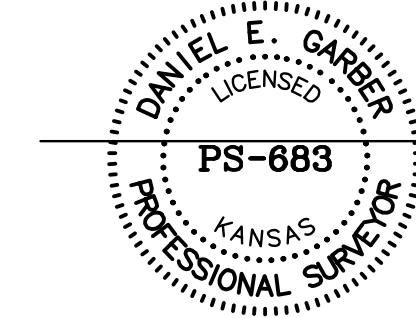
P.O.C. SE Cor. NE 1/4 Sec. 10, T27S, R4W Fd. 2.5" Atwell Alum. Cap from PEC Proj. #209030-014 Ties of Record Dated 7/20/2023

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 August 26, 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 10, Township 27 South, Range 4 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on October 2, 2024 as follows: Commencing at the Southeast corner of the Northeast Quarter of Section 10, Township 27 South, Range 4 West of the 6th Principal Meridian; Thence with a bearing of North 01°03'44" West (Basis of bearings is NAD 83 Kansas South Zone) along the East line of said Northeast Quarter a distance of 330.00 feet for the point of beginning; Thence South 88°50'27" West a distance of 1,125.21 feet (1,125.16 feet per Previous Survey Record); Thence North 00°41'31" West a distance of 681.07 feet (680.99 feet per Previous Survey Record); Thence North 88°33'27" East a distance of 1,120.83 feet (1,120.85 feet per Previous Survey Record) to the East line of said Northeast Quarter; Thence South 01°03'44" East along the East line of said Northeast Quarter a distance of 686.59 feet to the point of beginning.

Date: January 10, 2025.



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, Block and Streets under the name of "BAKER FAMILY SUBDIVISION", a portion of the Northeast Quarter of Section 10, Township 27 South, Range 4 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 are hereby granted along North 343rd Street West. The drainage easement is hereby granted to the public as indicated for drainage purposes.

Jeffrey D. Baker, Owner Kathryn A. Baker, Owner

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 Jeffrey D. Baker and Kathryn A. Baker, who are known to me to be the same persons 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, Garden Plain State Bank, holders of a mortgage on the above described property, do hereby consent to the plat "BAKER FAMILY SUBDIVISION", a portion of the Northeast Quarter of Section 10, Township 27 South, Range 4 West of the 6th Principal Meridian, Sedgwick County, Kansas.

Scott Bowyer, Vice President

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 Scott Bowyer, Vice President of and acknowledged that he is the Vice President or designated agent of Garden Plain 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 "BAKER FAMILY SUBDIVISION", a portion of the Northeast Quarter Section 10, Township 27 South, Range 4 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 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, Third District, Chairman

ATTEST: Kelly B. Arnold, County Clerk

TRANSFER RECORD

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

Entered on transfer record on this ___ day of _____, 20___

_____, County Clerk

Kelly B. Arnold

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./Flm# _____.

Tonya E. Buckingham, Register of Deeds

Kenly Zehring, Deputy Register of Deeds

FINAL PLAT (ONE-STEP) BAKER FAMILY SUBDIVISION SEDGWICK COUNTY, KANSAS
Prepared By: Garber Surveying Service, P.A.
Drawn By: CDS/JAK Scale: 1"=100' Date of Field Work: August 26, 2024 Job No: G2024-632
Checked By: DEG Date: 01/10/2025 Sheet 1 of 1 Sheet(s)