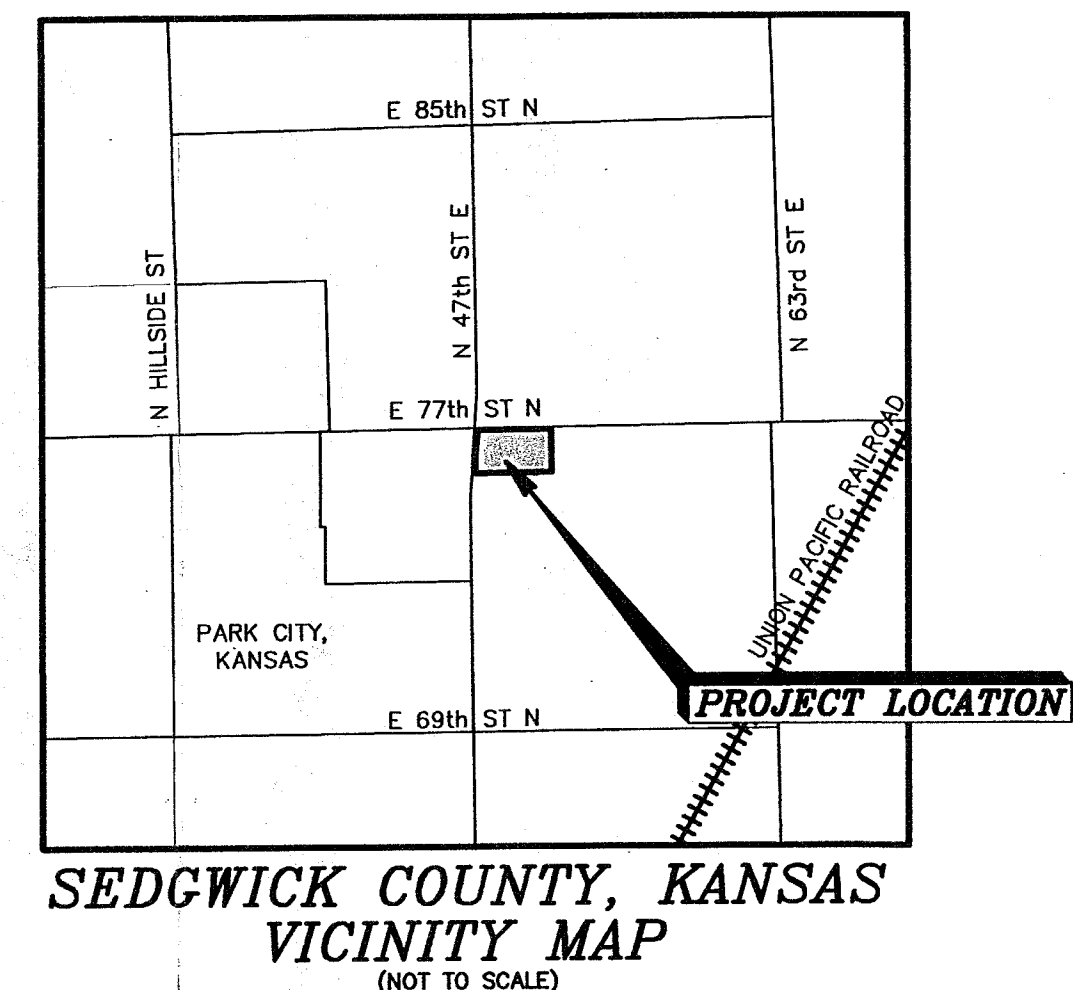
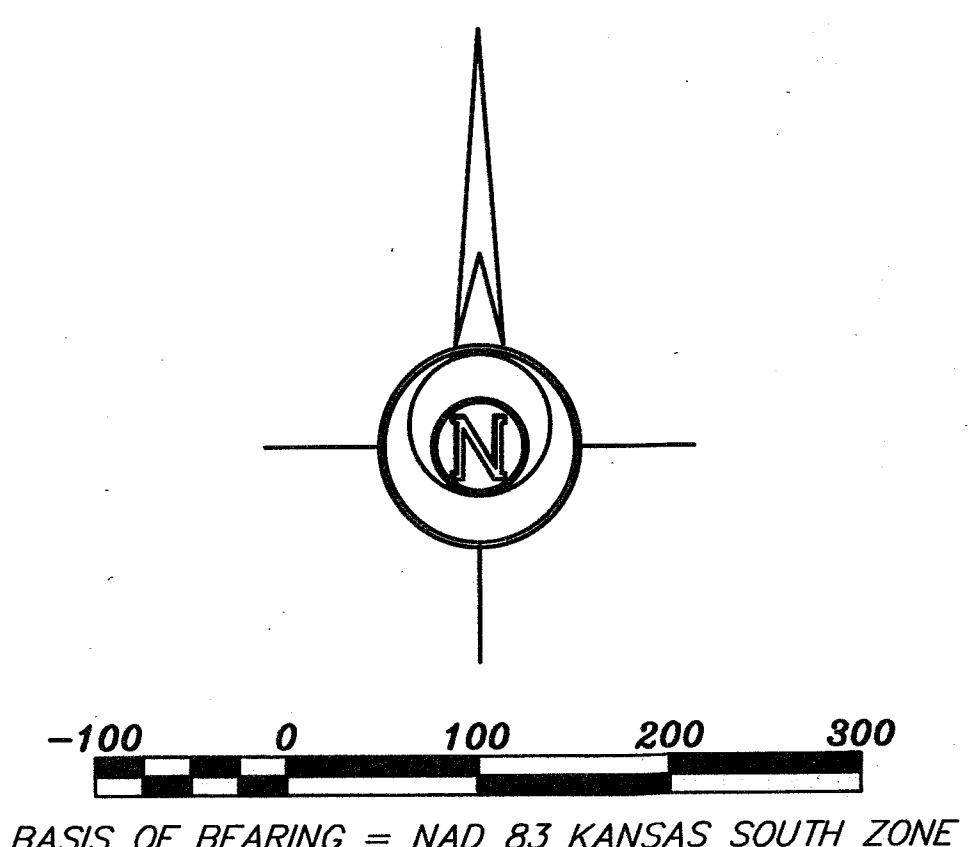
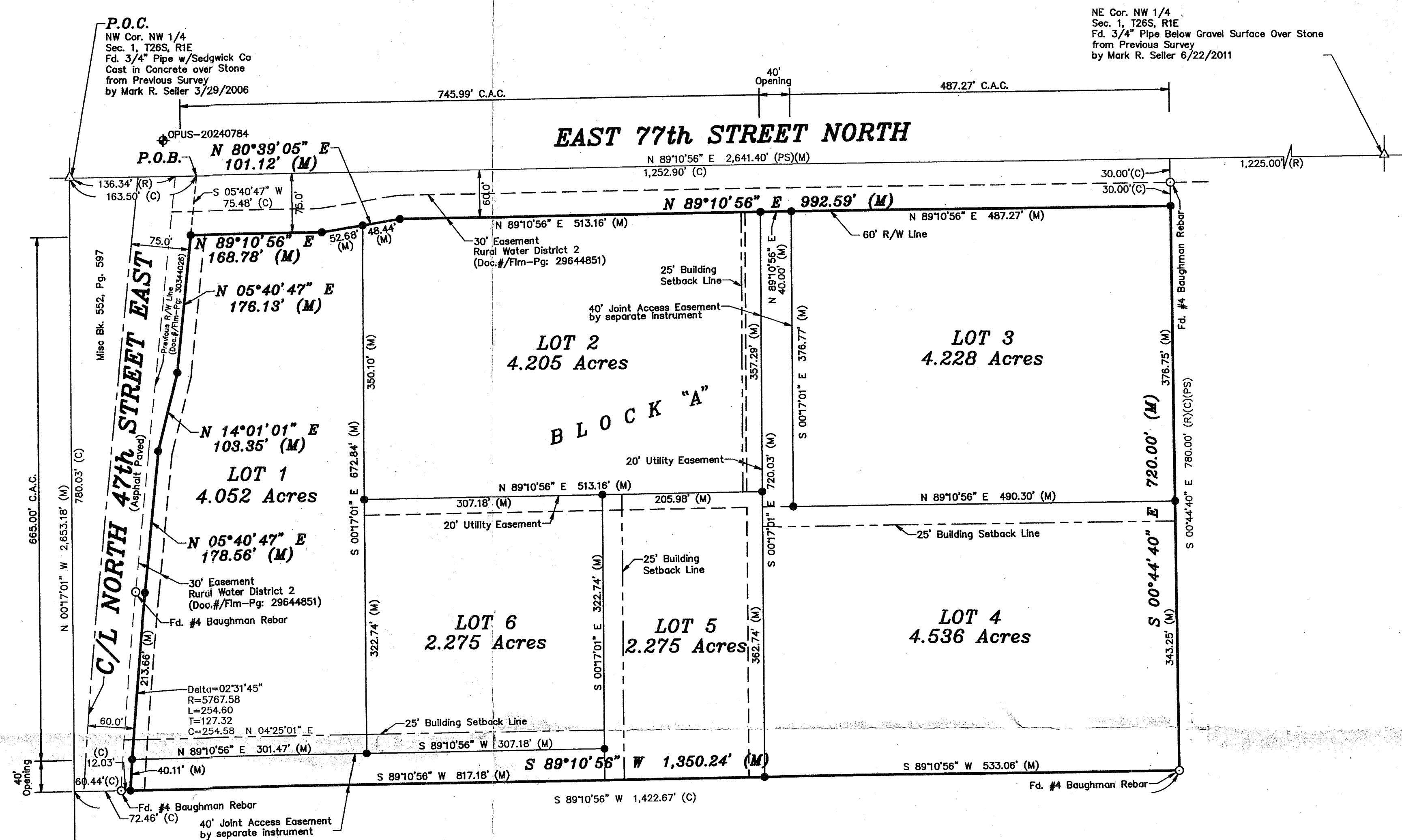


FINAL PLAT (ONE-STEP) UPLAND ESTATES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.



BENCHMARK:
OPUS-20240784:
 5/8" Red Cap Rebar approximately ±29' West of the Centerline of North 47th Street East and ±42' South of the Centerline of East 77th Street North.
 Elevation=1401.94 (NAVD88)

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:

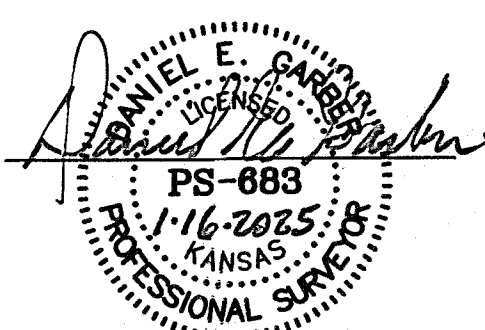
That part of the North Half of the Northwest Quarter, EXCEPT roads on the West and North, of Section 1, Township 26 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, as prepared by Baughman Co. P.A. Professional Surveyors, CLS 58, in aforesaid County and State, on January 16, 2025, 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, an 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 254.78 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.

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."

LOT SPLIT NOTE:
 No lot splits shall be allowed due to access issues.

Date: January 16, 2025



- 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
 - Calculated
 - Measured
 - (M) - Record Measurement
 - C.A.C. - Complete Access Control
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement

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 "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; 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. Utility Easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

Complete access control except one opening is hereby granted along East 77th Street North and one opening along North 47th Street East. Joint Access Easements have been granted under separate cover and each lot is restricted to access to the public road for which it has been granted in said recorded easement document.

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.

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.

KWH Investments, LLC

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, 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 "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.

The Bennington State Bank
 Brett Mitchell, EVP/Chief Banking Officer

NOTARY CERTIFICATE

STATE OF KANSAS }
 COUNTY OF SALINE } 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 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

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

CITY COUNCIL CERTIFICATE

STATE OF KANSAS }
 CITY OF WICHITA } SS
 COUNTY OF SEDGWICK }

This plat is approved as a Final Plat/Replat under the Subdivision Regulations of the City of Wichita, Kansas, and all dedications shown hereon are hereby accepted by the City Council of the City of Wichita, Kansas this _____ day of _____, 20____.

Mayor, Lily Wu
 (Seal)

ATTEST: _____
 Date Signed: _____

Shinta Rice, Deputy City Clerk

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

This plat of "UPLAND ESTATES", a portion of the Northwest Quarter Section 1, Township 26 South, Range 1 East, 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 _____, Chair
 Bryan K. Frye

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____.

_____ Chairman
 Ryan Baty, Fourth District

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/Film# _____.

_____ Register of Deeds
 Tonya E. Buckingham

_____ Deputy Register of Deeds
 Kenly Zehring

FINAL PLAT (ONE-STEP) UPLAND ESTATES SEDGWICK COUNTY, KA

Prepared By: **Garber Surveying Service, P.**

HUTCHINSON
 2908 North Flinn St. 67502
 Ph. 620-665-7032
 (Main Office)

BRANCH OFFICES:
 MANHATTAN Ph. 784-316-
 NEWTON Ph. 316-
 WICHITA Ph. 316-
 SALINA Ph. 785-404-6302

Drawn By: MGO Scale: 1"=100' Date of Field Work: October 31, 2024 Job No:
 Checked By: DEG Date: 01/16/2025 Sheet 1 of 1 Sheet(s) G202