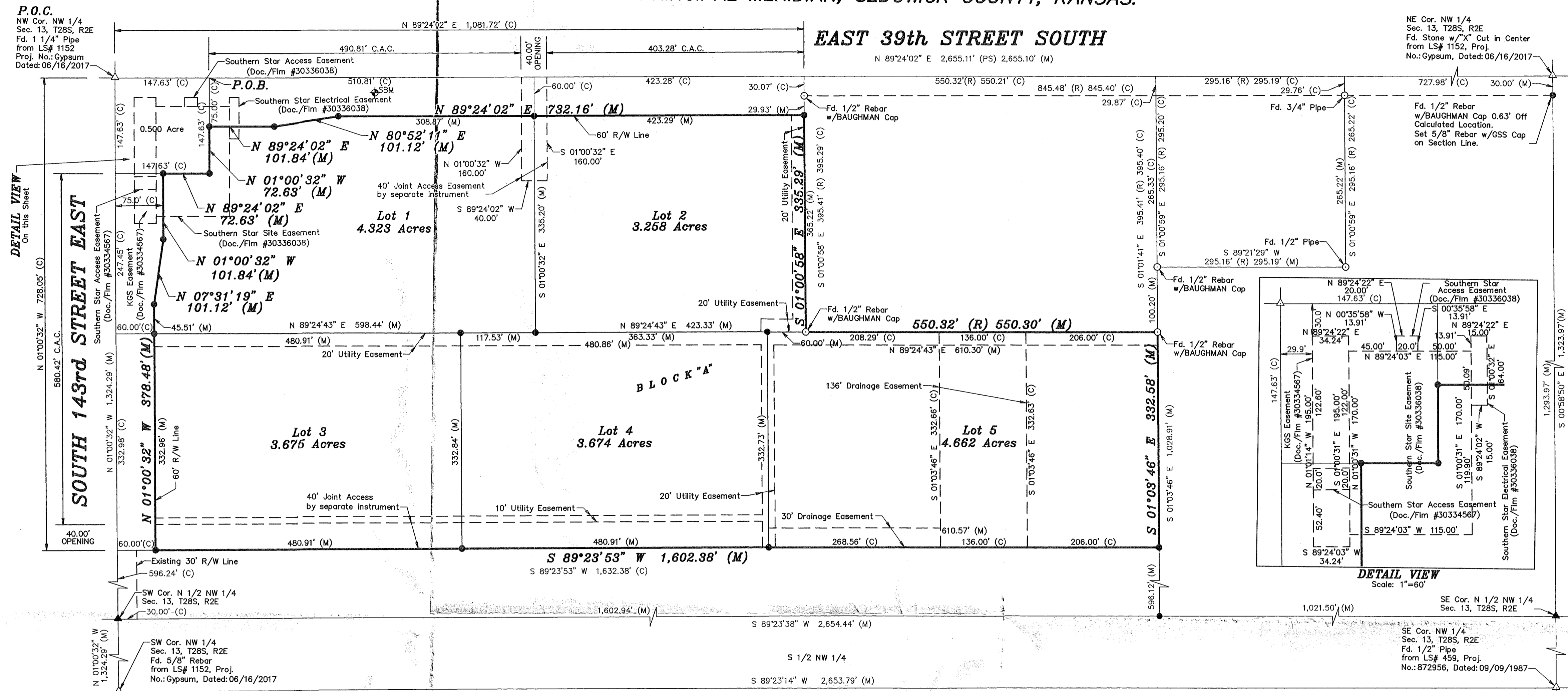


FINAL PLAT (ONE-STEP)

PRAIRIE LAND ESTATES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 2 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.



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.

BENCHMARK:
Spikecap in North Face of 2nd Power Pole East of 143rd approximately 24± feet South and 407± feet East of the Northwest Corner of the Northwest Quarter of Section 13, Township 28 South, Range 2 East, Sedgwick County, Kansas. Elevation=1360.09 (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 April 16, 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:

A portion of the North Half of the Northwest Quarter of Section 13, Township 28 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on January 8, 2025 as follows: Commencing at the Northwest corner of the Northwest Quarter of Section 13, Township 28 South, Range 2 East of the 6th Principal Meridian; Thence with a bearing of North 89°24'02" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a distance of 147.63 feet for the point of beginning; Thence continuing North 89°24'02" East along the North line of said Northwest Quarter a distance of 934.09 feet; Thence South 01°00'58" East a distance of 395.29 feet (395.41 feet per Record); Thence North 89°24'43" East a distance of 550.30 feet (550.32 feet per Record); Thence South 01°03'46" East a distance of 332.58 feet; Thence South 89°23'53" West a distance of 1,632.38 feet to the West line of said Northwest Quarter; Thence North 01°00'32" West along the West line of said Northwest Quarter a distance of 580.42 feet; Thence North 89°24'02" East parallel with the North line of said Northwest Quarter a distance of 147.63 feet; Thence North 01°00'32" West parallel with the West line of said Northwest Quarter a distance of 147.63 feet to the point of beginning, containing 21.782 Acres.

Date: January 8, 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 into the accompanying plat into Lots, Block and Streets under the name of "PRAIRIE LAND ESTATES", a portion of the Northwest Quarter of Section 13, Township 28 South, Range 2 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. Complete access control except one opening is hereby granted along South 143rd Street East and one opening along East 39th Street South. Utility Easement is 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. 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. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage.

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 "PRAIRIE LAND ESTATES", a portion of the Northwest Quarter of Section 13, Township 28 South, Range 2 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 SALINA } 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

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat of "PRAIRIE LAND ESTATES", a portion of the Northwest Quarter Section 13, Township 28 South, Range 2 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:

Secretary
Scott A. Wadle

CITY COUNCIL CERTIFICATE

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

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

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

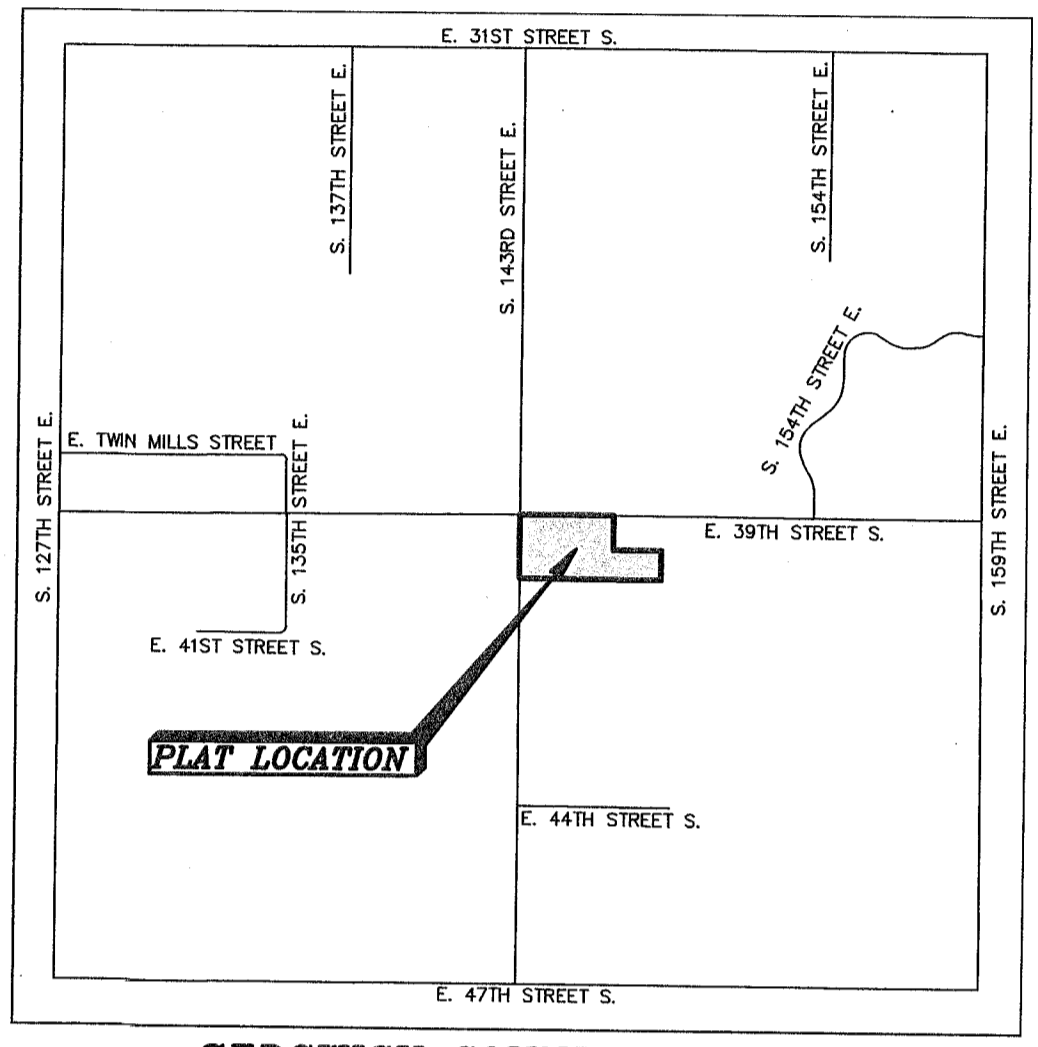
LEGEND

- △ - Sectional Monument Found
- ▲ - Sectional Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap)
- - Survey Monument Found
- - Benchmark
- ◆ - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- (C) - Calculated
- (M) - Measured
- (R) - Record Measurement
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

FINAL TRACING REC'D
RECEIVED JAN 16 2025

-100 0 100 200 300

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE



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

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:

County Clerk
Kelly B. Arnold

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./Fim# _____.

Register of Deeds
Tonya E. Buckingham

Deputy Register of Deeds
Kenly Zehring

FINAL PLAT (ONE-STEP)

Description: **PRAIRIE LAND 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:
MANHATTAN Ph. 785-320-4810
MCPHERSON 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: April 16, 2024 Job No:
Checked By: DEG Date: 01/08/2024 Sheet 1 of 1 Sheet(s) G2024-522