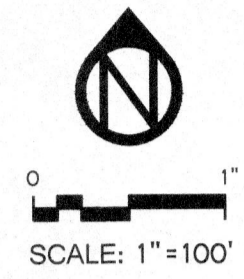
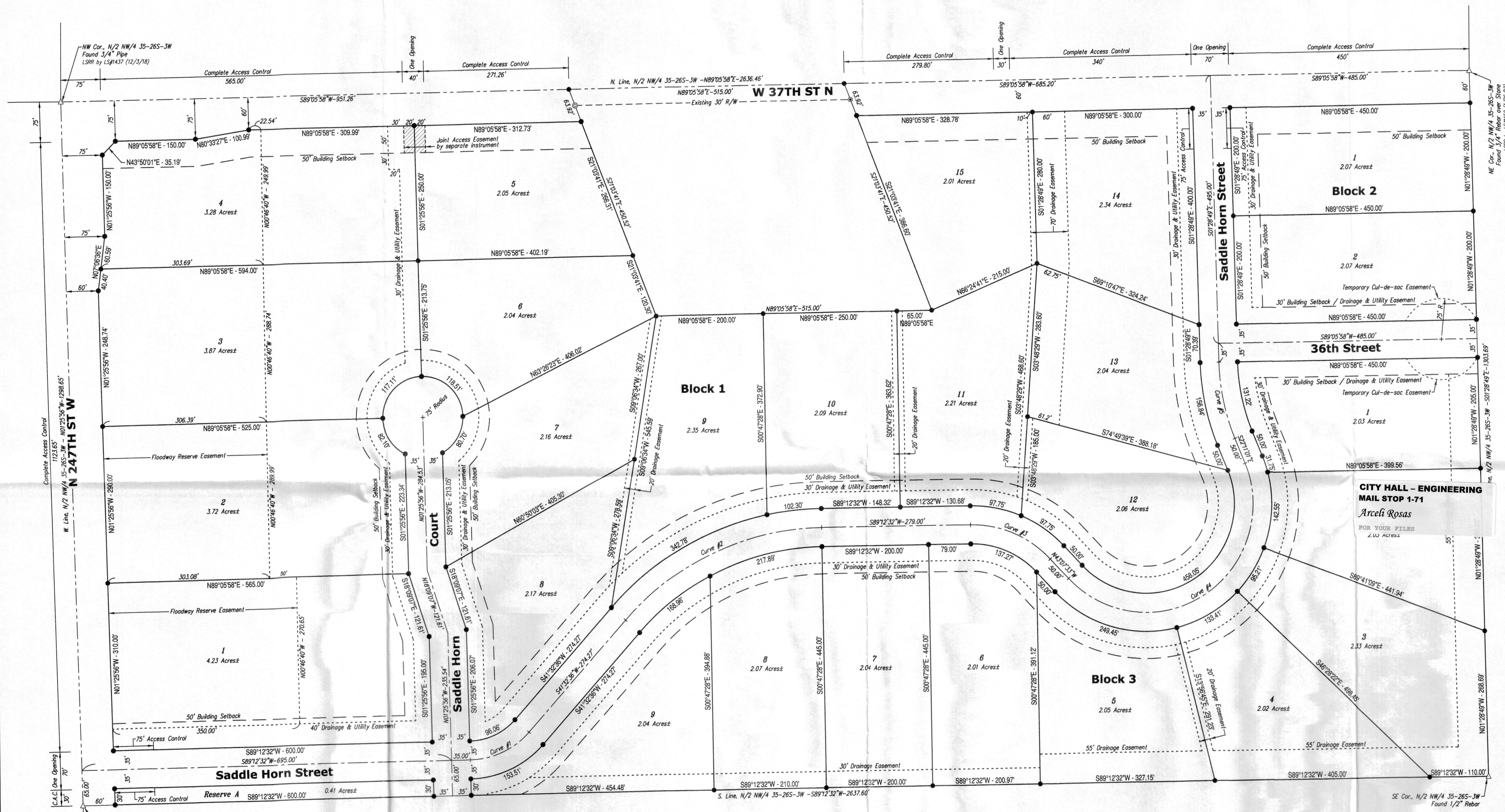


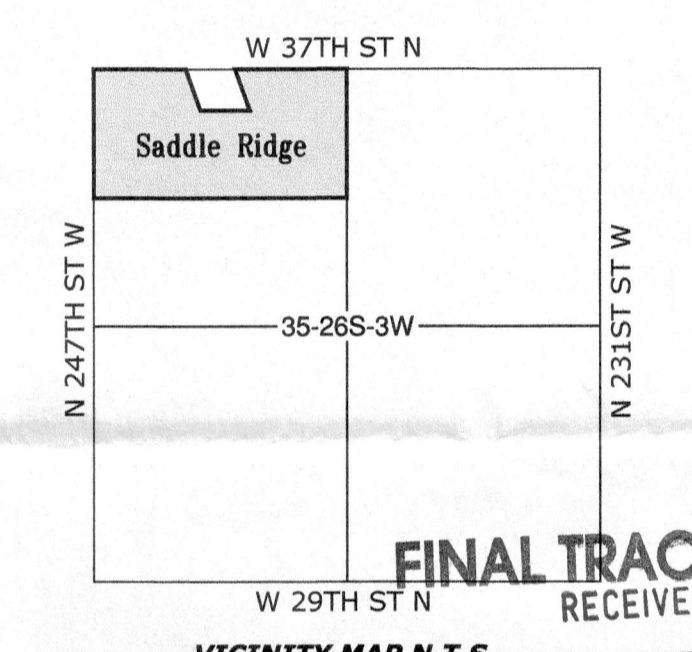
Saddle Ridge At Andale

A SUBDIVISION IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS



LEGEND OF SYMBOLS:

- ⊙ 1 1/2" Pipe Found
- ⊖ 1/2" Rebar-cap#76 Found
- 1/2" Rebar-cap#85 Set
- △ Section Corner



FINAL TRACING REC'D
RECEIVED MAR 26 2025
VICINITY MAP N.T.S.

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

Curve #1	Curve #2	Curve #3	Curve #4	Curve #5
D = 4739'55"	D = 4739'55"	D = 4739'55"	D = 159'03'28"	D = 20'39'30"
R = 150.00'	R = 500.00'	R = 200.00'	R = 400.00'	R = 400.00'
L = 124.79'	L = 413.98'	L = 166.38'	L = 533.22'	L = 144.22'
Ch = 353'22'34"W-121.22'	Ch = 515'22'34"W-404.07'	Ch = N65'57'30"W-161.63'	Ch = S57'20'43"W-393.34'	Ch = S11'51'16"E-143.44'

DESCRIPTION	KANSAS SOUTH NAD 83		NAVD 88
	NORTHING	EASTING	ELEVATION
NW cor., N/2 NW/4 35-26S-3W - 1/4" Pipe	1707929.556	1564952.384	1459.65
NE cor., N/2 NW/4 35-26S-3W - 1/4" Rebar	1707929.991	1567988.523	1469.84
SE cor., N/2 NW/4 35-26S-3W - 1/2" Rebar	1706867.332	1567922.202	1473.40
SW cor., N/2 NW/4 35-26S-3W - 1/2" Rebar	1706831.312	1564984.841	1465.10

BENCHMARK:
Chisled Box on E end of S headwall = 86.55' WSW of NW Cor., NW/4 35-26S-3W
N=1707911.8, E=1564867.7, Elevation = 1459.13
Benchmarks used during static survey on October 19, 2023
DK6487; DK6495; DK6493

BLOCK	LOTS	ELEVATION
		(2 feet above BFE)
1	1, 2, 3, 4	1466.0
1	11, 12, 13, 14, 15	1474.0

LEGAL DESCRIPTION
(as shown on Title Commitment No.: C-NH3047579-DB-2 dated 11/01/2023 at 7:00 AM by Security 1st Title)

Parcel 1:
The N 1/2 of the NW 1/4 of Section 35, T26S, R3W of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part described as beginning at the NW corner of the N 1/2 of said NW 1/4; thence East along the north line of the N 1/2 of said NW 1/4, 710.17 feet; thence South parallel with the west line of the N 1/2 of said NW 1/4, 1300.60 feet; thence West along the south line of the N 1/2 of said NW 1/4, 710.18 feet to the west line of the N 1/2 of said NW 1/4; thence North along the west line of the N 1/2 of said NW 1/4, 1299.40 feet to the place of beginning, EXCEPT the West 40.00 feet thereof for road and EXCEPT a tract of land in the North Half of the Northwest Quarter of Section 35, Township 26 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, described as commencing at the Northwest corner of the North Half of said Northwest Quarter; thence S89°28'57"E along the North line of the North Half of said Northwest Quarter, 951.26 feet to the place of beginning; thence continuing S89°28'57"E along said North line, 515.00 feet; thence S19°38'36"E, 450.32 feet; thence N89°28'37"W, parallel with said North line, 515.00 feet; thence N19°38'36"W, 450.32 feet to the place of beginning.

Parcel 2:
A tract of land in the N 1/2 of the NW 1/4 of Section 35, T26S, R3W of the 6th P.M., Sedgwick County, Kansas, described as beginning at the NW corner of the N 1/2 of said NW 1/4; thence East along the north line of the N 1/2 of said NW 1/4, 710.17 feet; thence South parallel with the west line of the N 1/2 of said NW 1/4, 1300.60 feet; thence West along the south line of the N 1/2 of said NW 1/4, 710.18 feet to the west line of the N 1/2 of said NW 1/4; thence North along the west line of the N 1/2 of said NW 1/4, 1299.40 feet to the place of beginning, EXCEPT the West 40.00 feet thereof for road.

- NOTES:**
- Surveyor has made no investigation or independent search for easements of record, encumbrances, vacated lands, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - Bearings for the survey of this plot are based on an assumed N89°05'58"E for the North line of the Northwest Quarter, 35-26S-3W.
 - This subdivision contains 73.77 acres, more or less, and is Zoned Rural Residential (RR).
 - This subdivision plot is prepared for SET LLC, 24100 W 45th St., Andale, KS 67001
 - A master drainage plan has been developed for this plot.

SMITH + OAKES
P.O. BOX 696 / 110 W BRYANT RD, ARKANSAS CITY, KS 67205
PHONE / 620-442-4756 / INFO@SMITHANDOAKES.COM

Saddle Ridge At Andale

A SUBDIVISION IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS

LEGAL DESCRIPTION

(as shown on Title Commitment No.: C--NH3047575--DB--2 dated 11/01/2023 at 7:00 AM by Security 1st Title)

Parcel 1:

The N 1/2 of the NW 1/4 of Section 35, T26S, R3W of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part described as beginning at the NW corner of the N 1/2 of said NW 1/4; thence East along the north line of the N 1/2 of said NW 1/4, 710.17 feet; thence South parallel with the west line of the N 1/2 of said NW 1/4, 1300.60 feet; thence West along the south line of the N 1/2 of said NW 1/4, 710.18 feet to the west line of the N 1/2 of said NW 1/4; thence North along the west line of the N 1/2 of said NW 1/4, 1299.40 feet to the place of beginning, EXCEPT the West 40.00 feet thereof for road and EXCEPT a tract of land in the North Half of the Northwest Quarter of Section 35, Township 26 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, described as commencing at the Northwest corner of the North Half of said Northwest Quarter; thence S89°28'57"E along the North line of the North Half of said Northwest Quarter, 851.26 feet to the place of beginning; thence continuing S89°28'57"E along said North line, 515.00 feet; thence S19°38'36"E, 450.52 feet; thence N89°28'57"W, parallel with said North line, 515.00 feet; thence N19°38'36"W, 450.52 feet to the place of beginning.

Parcel 2:

A tract of land in the N 1/2 of the NW 1/4 of Section 35, T26S, R3W of the 6th P.M., Sedgwick County, Kansas, described as beginning at the NW corner of the N 1/2 of said NW 1/4; thence East along the north line of the N 1/2 of said NW 1/4, 710.17 feet; thence South parallel with the west line of the N 1/2 of said NW 1/4, 1300.60 feet; thence West along the south line of the N 1/2 of said NW 1/4, 710.18 feet to the west line of the N 1/2 of said NW 1/4; thence North along the west line of the N 1/2 of said NW 1/4, 1299.40 feet to the place of beginning, EXCEPT the West 40.00 feet thereof for road.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

I, the undersigned, do hereby certify that I am a registered land surveyor in the State of Kansas, that the heretofore described property of land was surveyed and subdivided by me, or under my supervision on October 20, 2023; that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief, and that this plat meets or exceeds the minimum technical standards as adopted by the Kansas State Board of Technical Professions.

Chris A. Meinen
KANSAS P.S. NO. 1489



COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

I, the undersigned, Tricia L. Robello, do hereby certify that this plat meets the requirements of K.S.A. 58-2005, the facts of this plat were reviewed for compliance with the Kansas Minimum Standards for boundary surveys. No field verification was implied. This review is for survey information only.

Tricia L. Robello, Deputy County Surveyor
KANSAS P.S. NO. 1246

Date Signed

OWNER'S CERTIFICATION AND DEDICATION

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

This is to certify that the undersigned owner(s) of the land described in the Survey Certificate, have caused the same to be surveyed and subdivided on the accompanying plat into Blocks, Lots, a Reserve and Streets under the name of "Saddle Ridge At Andale", an Addition to Sedgwick County, Kansas and further that the land contained herein is held and shall be conveyed subject to and restrictions, reservations, and covenants on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

The utility easements are hereby granted to the public for the construction and maintenance of all public utilities.

The drainage easements are hereby granted to the public as indicated for drainage purposes.

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.

The Floodway Reserves are hereby reserved for the purposes of providing flood protection, preserving the natural drainage, and protecting the safety and welfare of County. Owner hereby covenants and agrees for such Owner and Owner's grantees, devisees, successors and assigns that: (1) no human habitat or other construction may be built in said reserve and that no obstruction shall be placed therein; (2) no levee or any fill, change of grade, creation of channels or other work shall be constructed in said reserve except with the approval of the Kansas State Board of Agriculture, Division of Water Resources in accordance with K.S.A. 24-126 and the County Engineer; (3) said reserve shall be the responsibility of Owner until such time as the governing body exercising jurisdiction under K.S.A. 82a-301 elects to assume the responsibility for maintenance of and improvements to drainage; and (4) the appropriate governing body has the right to maintain said reserve in the event the owner(s) fail to do so and charge-back the cost of such maintenance to the owner(s).

Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. No obstructions shall be constructed or placed within the street stubs providing future access to adjacent properties. The temporary cul-de-sac easement is hereby dedicated for street purposes and the vacation of the temporary cul-de-sac easement will be effective upon the extension of the street.

Reserve "A" is hereby platted for open space, landscaping, drainage, stormwater detention, and utilities confined to easements. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block 1, Saddle Ridge At Andale Addition.

The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns.

Thomas M. Heiger
DET LLC

Date Signed

Doug D. Eck
DET LLC

Date Signed

Ed Bugner
DET LLC

Date Signed

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by Thomas M. Heiger.

(SEAL)

Notary Public

My appointment expires: _____

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by Doug D. Eck.

(SEAL)

Notary Public

My appointment expires: _____

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by Ed Bugner.

(SEAL)

Notary Public

My appointment expires: _____

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

This plat of "Saddle Ridge At Andale" an Addition to 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

Bryan K. Frye

Chair

ATTEST:

Scott A. Wade

Secretary

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

This plat is 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)
) ss
COUNTY OF SEDGWICK)

This is to certify that this instrument was filed for record in the Register of Deeds Office, at ___ a.m./p.m., on the ___ day of _____, 20___, in Book ___ Page ___

Tonya Buckingham
Register of Deeds (SEAL)

Kenly Zehring

Deputy

TRANSFER RECORD

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

Kelly B. Arnold

County Clerk