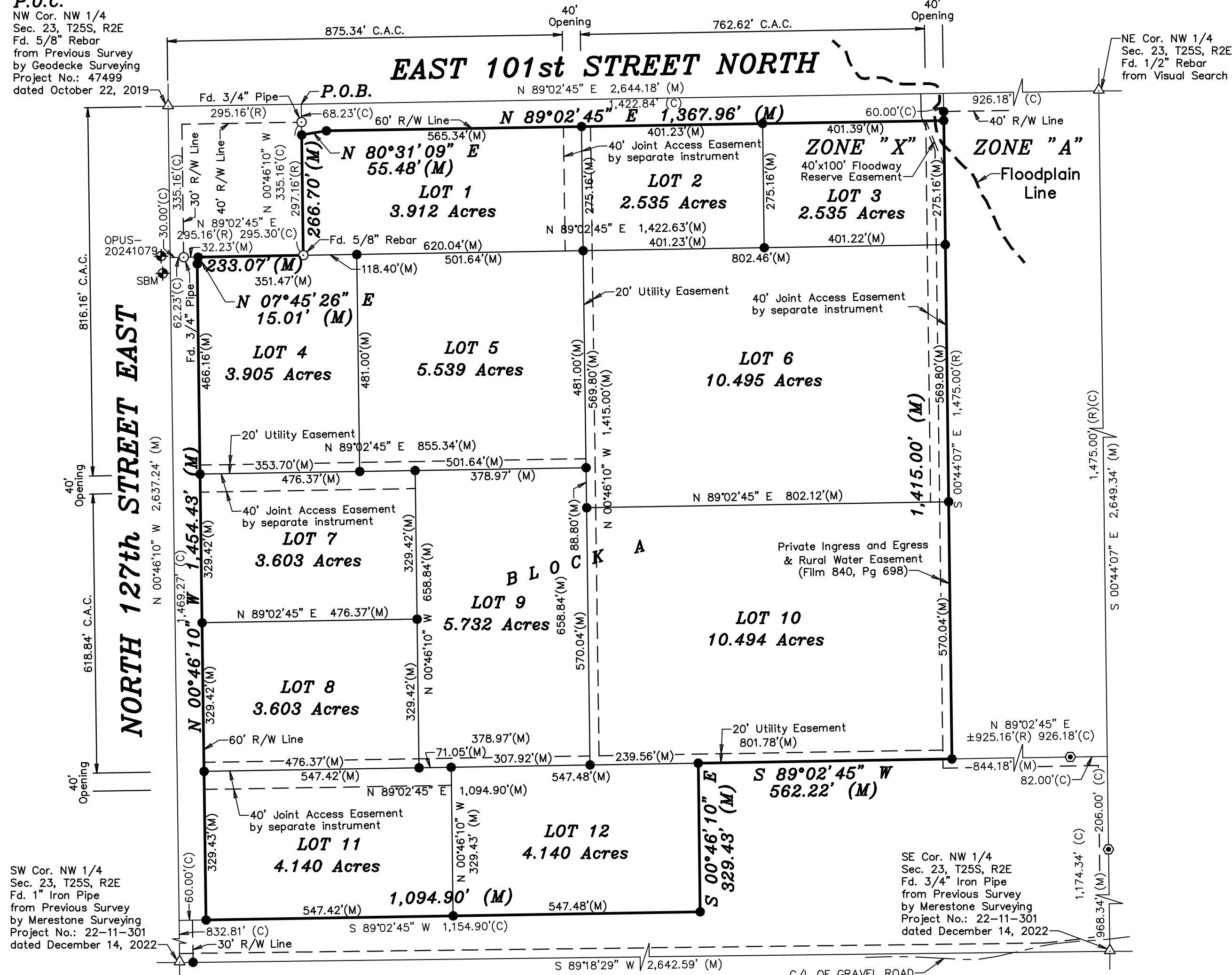


FINAL PLAT (ONE-STEP)

# RED OAK ESTATES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 SOUTH, RANGE 2 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

P.O.C.  
NW Cor. NW 1/4  
Sec. 23, T25S, R2E  
Fd. 5/8" Rebar  
from Previous Survey  
by Geodesic Surveying  
Project No.: 47499  
dated October 22, 2019



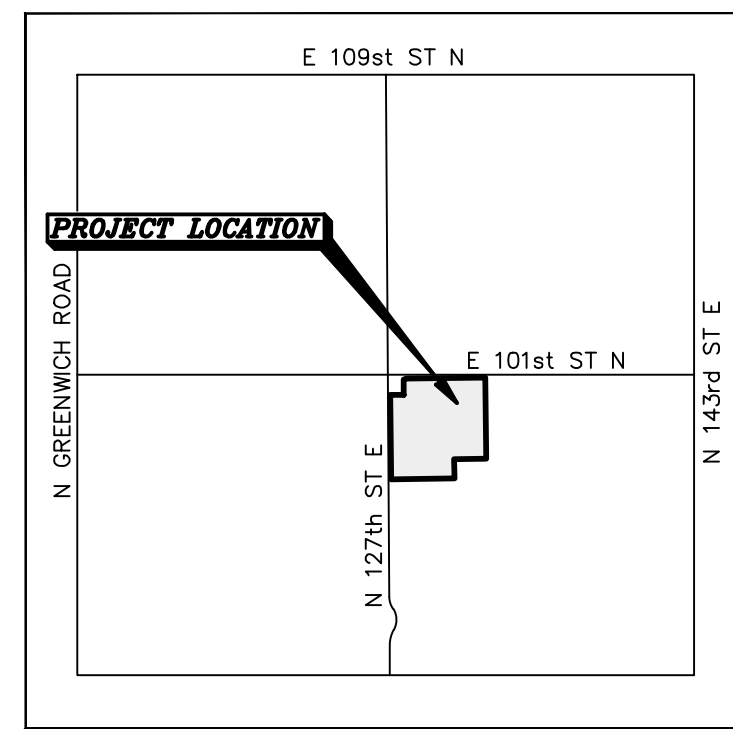
SW Cor. NW 1/4  
Sec. 23, T25S, R2E  
Fd. 1" Iron Pipe  
from Previous Survey  
by Merestone Surveying  
Project No.: 22-11-301  
dated December 14, 2022

MINIMUM BUILDING PAD ELEVATION	
LOT	ELEVATION
3	NAVD88 1364.0 ft.

- LEGEND**
- △ Sectional Monument Found
  - Survey Monument Found
  - 5/8" x 24" Iron Rebar Set w/GSS Cap
  - ⊙ 5/8" x 24" Rebar Set Line Point w/GSS Blue Cap
  - (C) Calculated
  - (M) Measured
  - (R) Record Measurement
  - P.O.B. Point of Beginning
  - P.C. Point of Commencement
  - SBM Site Benchmark



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE



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

**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. No buildings shall be constructed or placed on or within said floodway reserve, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said governing body. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. All FEMA floodplain fill shall be permitted with KDA prior to construction.

**FLOOD NOTE:**

According to Flood Insurance Rate Map No. 20173C0235G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within **ZONE X**, which is defined as "Area of minimal flood hazard, which is outside of the SFHA and higher than the elevation of the 0.2% annual chance (500-year) floodplain" FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Subject property described above also lies within **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."

**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.

**LIDAR HORIZONTAL AND VERTICAL CONTROL:**

http://www.kansasgis.org/

FILE: BE\_2018\_14SPG5590 (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:**

1/2" Rebar w/Red GSS Cap approximately 370± feet South and 17± feet West of the Northwest Corner of the Northwest Quarter of Section 23, Township 25 South, Range 2 East, Sedgwick County, Kansas.

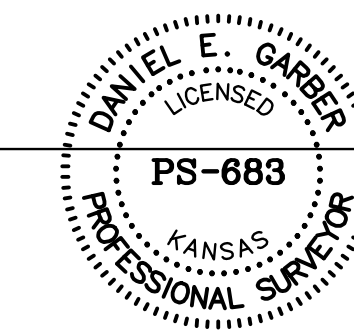
Elevation=1279.50 (NAVD88)

**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 January 7, 2025 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 Northwest Quarter of Section 23, Township 25 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on March 4, 2025 as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 23, Township 25 South, Range 2 East of the 6th Principal Meridian; Thence with a bearing of North 89°02'45" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a Record distance of 295.16 feet for the point of beginning; Thence continuing North 89°02'45" East along the North line of said Northwest Quarter a distance of 1,422.84 feet; Thence South 00°44'07" East parallel with the East line of said Northwest Quarter a Record distance of 1,475.00 feet; Thence South 89°02'45" West parallel with the North line of said Northwest Quarter a distance of 562.22 feet; Thence South 00°46'10" East parallel with the West line of said Northwest Quarter a distance of 329.43 feet; Thence South 89°02'45" West parallel with the North line of said Northwest Quarter a distance of 1,154.90 feet to the West line of said Northwest Quarter (said point being 832.81 feet North of the Southwest corner of said Northwest Quarter); Thence North 00°46'10" West along the West line of said Northwest Quarter a distance of 1,469.27 feet; Thence North 89°02'45" East parallel with the North line of said Northwest Quarter a distance of 295.30 feet (295.16 feet per Record); Thence North 00°46'10" West parallel with the West line of said Northwest Quarter a distance of 335.16 feet to the point of beginning.

Date: March 4, 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 "RED OAK ESTATES", a portion of the Northwest Quarter of Section 23, Township 25 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 two openings is hereby granted along North 127th Street East and two openings along East 101st Street North. 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.

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 "RED OAK ESTATES", a portion of the Northwest Quarter of Section 23, Township 25 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 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 REVIEW 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 "RED OAK ESTATES", a portion of the Northwest Quarter Section 23, Township 25 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

**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./Film# \_\_\_\_\_.

\_\_\_\_\_, Register of Deeds

Tonya E. Buckingham

\_\_\_\_\_, Deputy Register of Deeds

Kenly Zehring

**FINAL PLAT (ONE-STEP)**

**RED OAK ESTATES**  
SEDGWICK COUNTY, KANSAS

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

**GSS 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"=200' Date of Field Work: January 7, 2025 Job No:  
Checked By: DEG Date: 03/04/2025 Sheet 1 of 1 Sheet(s) G2024-1079