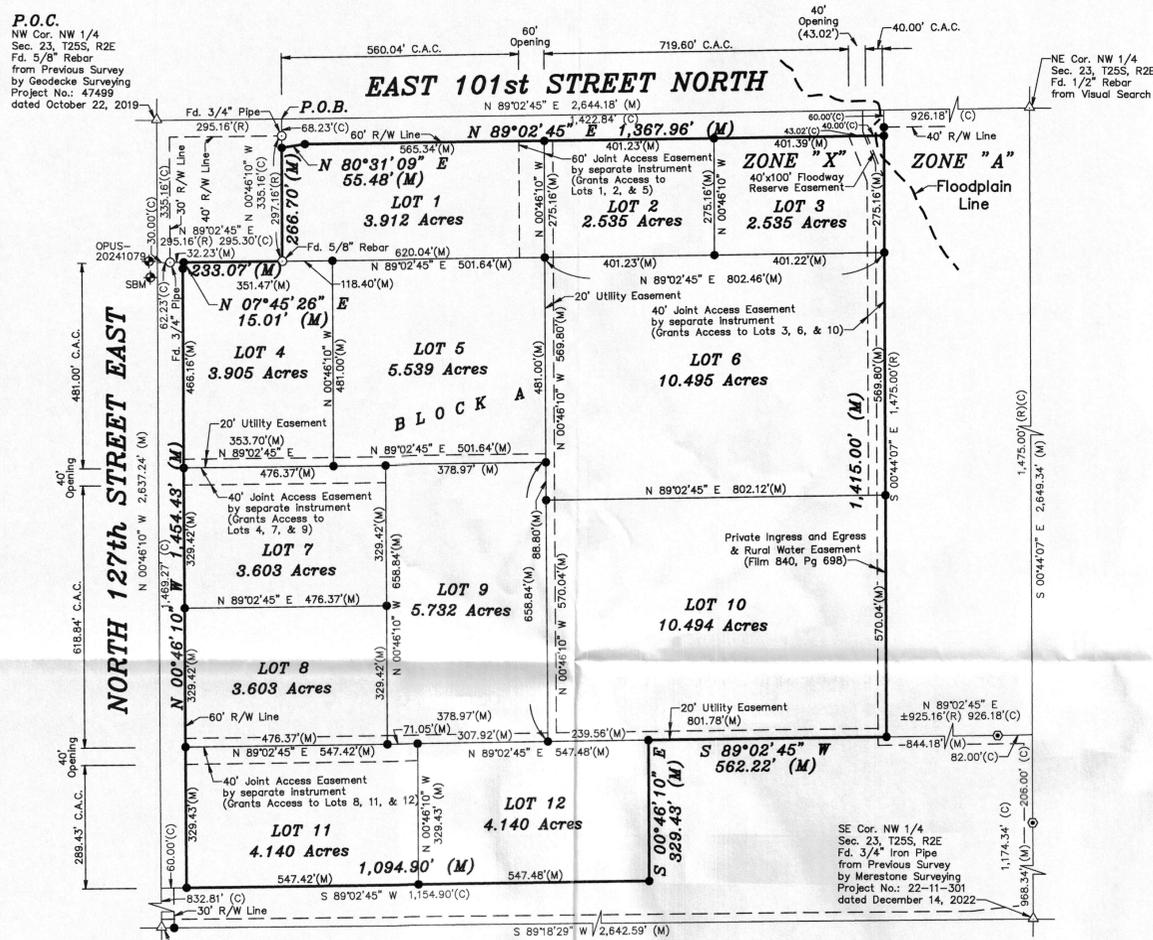


# RED OAK ESTATES

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

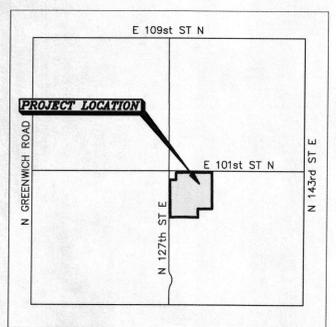
P.O.C. NW Cor. NW 1/4 Sec. 23, T25S, R2E Fd. 5/8" Rebar from Previous Survey by Geodecke Surveying Project No.: 47499 dated October 22, 2019

NE Cor. NW 1/4 Sec. 23, T25S, R2E Fd. 1/2" Rebar from Visual Search

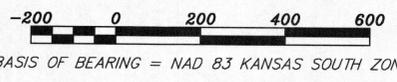


LOT	MINIMUM BUILDING PAD ELEVATION	
	NAVD88	FT.
3	1364.0	FT.

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



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



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

**FLOODWAY RESERVE EASEMENT, THAT AREA PART OF LOT 3, BLOCK A:**  
 The area designated as "RED OAK ESTATES" is 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).

**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.

**BENCHMARK:**  
 OPUS-20241079:  
 5/8" Rebar w/Red GSS Cap Approximately 332± feet South and 20± feet West of the Northwest Corner of the Northwest Quarter of Section 23, Township 25 South, Range 2 East of the 6th Principal Meridian.  
 Elevation=1379.31 (NAVD88)

**SBM:**  
 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, of the 6th Principal Meridian.  
 Elevation=1378.50 (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 April 24, 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: April 24, 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. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

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./Flm# \_\_\_\_\_.

\_\_\_\_\_, 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  
 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: 04/24/2025	Sheet 1 of 1 Sheet(s)	G2024-1079