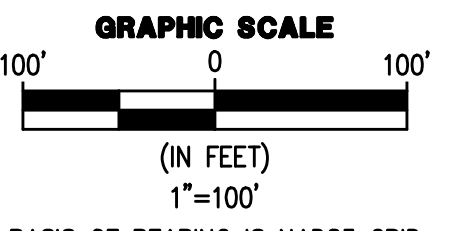
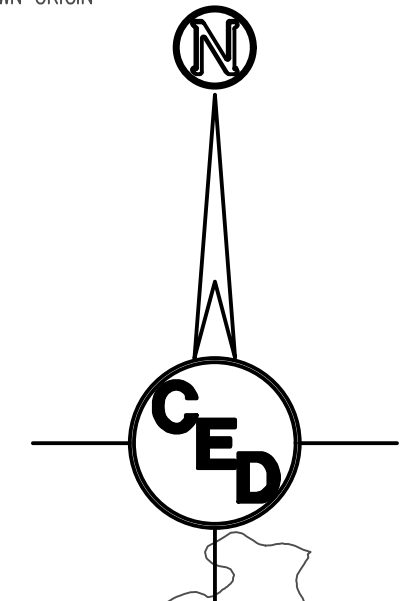
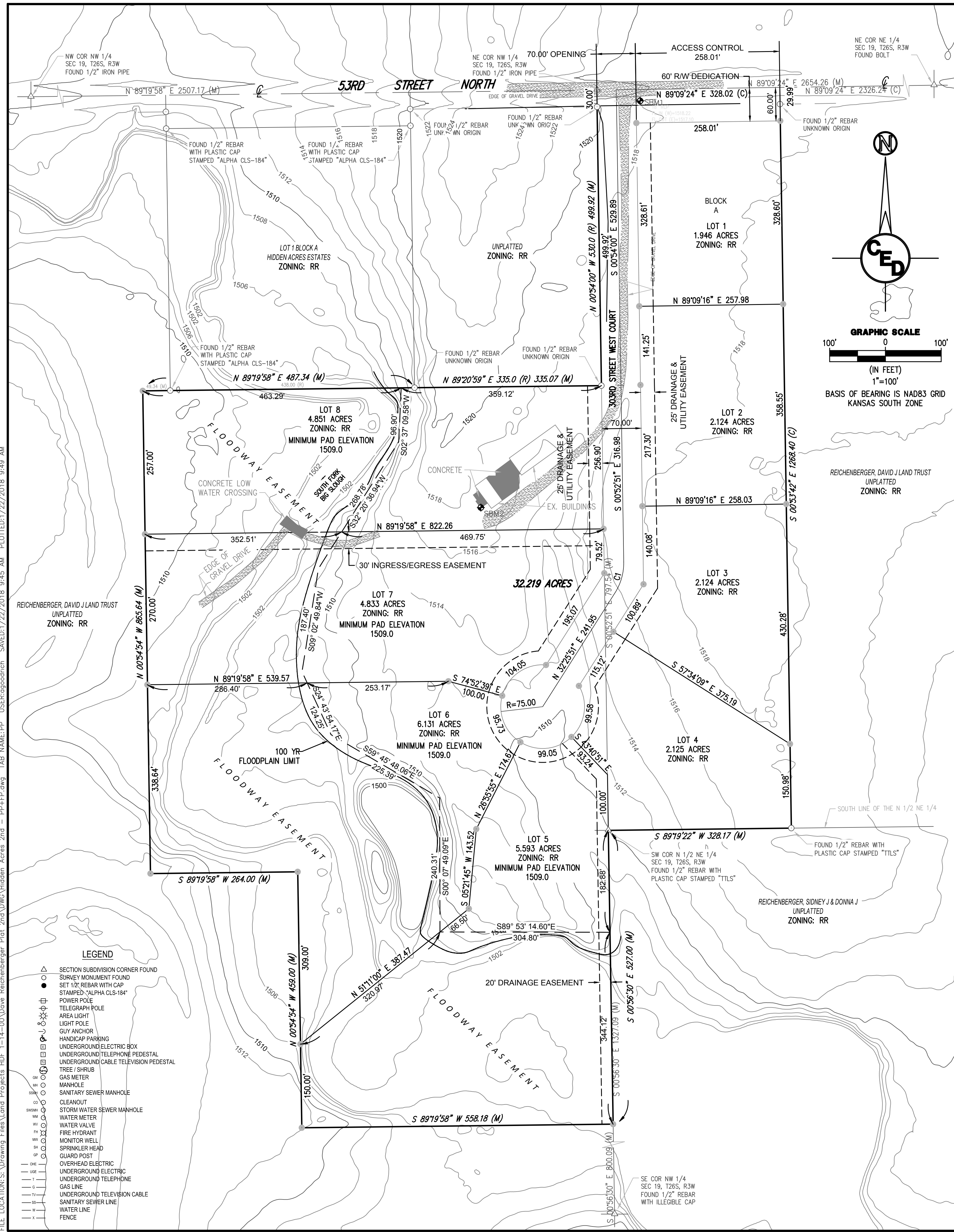


PRELIMINARY PLAT

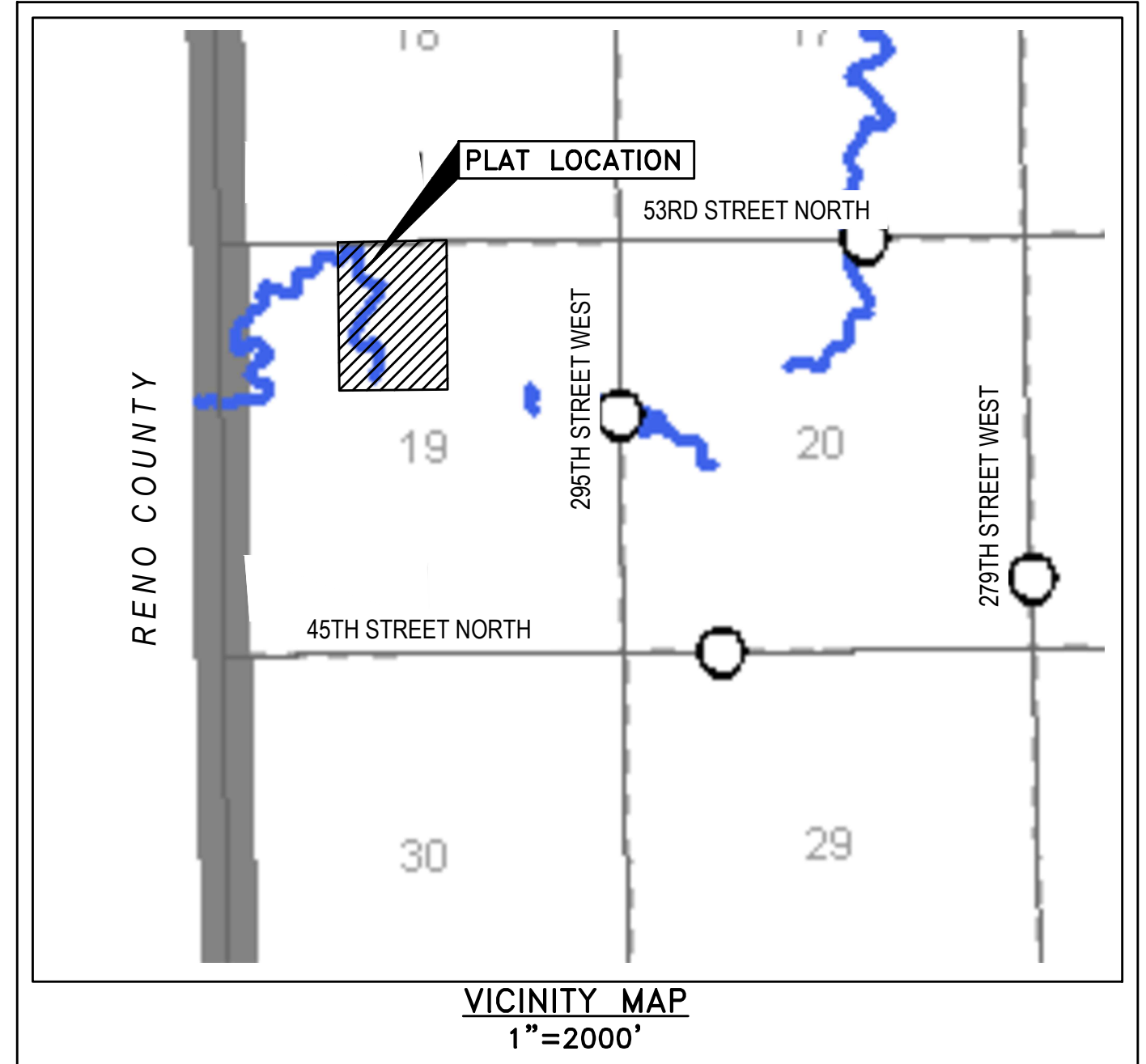
HIDDEN ACRES ESTATES 2ND ADDITION

A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS



DESCRIPTION:
THE PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89°09'24" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE NORTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER 328.02 FEET TO THE NORTHEAST CORNER OF SAID WEST 10 ACRES; THENCE SOUTH 00°53'42" EAST ALONG THE EAST LINE OF THE SAID 10 ACRES 1328.40 FEET TO THE SOUTHWEST CORNER OF SAID WEST 10 ACRES; THENCE SOUTH 89°19'22" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER 328.17 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°56'30" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 527.00 FEET; THENCE SOUTH 89°19'58" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 558.18 FEET; THENCE NORTH 00°54'54" WEST 459.00 FEET; THENCE SOUTH 89°19'58" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 264.00 FEET; THENCE NORTH 00°54'54" WEST 865.64 FEET TO THE SOUTH LINE OF HIDDEN ACRES ESTATES, A PORTION OF THE NORTHWEST QUARTERS OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS AND THE EXTENSIONS THEREOF; THENCE NORTH 89°19'58" EAST ALONG THE EXTENSION OF THE SOUTH LINE OF SAID HIDDEN ACRES ESTATES 487.34 FEET TO THE SOUTHWEST CORNER OF SAID HIDDEN ACRES ESTATES; THENCE NORTH 89°20'59" EAST 335.07 FEET (335.0 FEET RECORD) TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00°54'00" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 529.92 FEET (530.0 FEET RECORD) TO THE POINT OF BEGINNING, CONTAINING 32.219 ACRES, SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD

GENERAL NOTES:
1) SECTION CORNER REFERENCE TIES FILED WITH THE KANSAS STATE HISTORICAL SOCIETY AND THE SEDGWICK COUNTY PUBLIC WORKS DEPARTMENT AS REQUIRED BY KSA 1987 SUPP. 58-2011.
2) NO TITLEWORK WAS PROVIDED BY CLIENT FOR SUBJECT PROPERTY. ALL EASEMENTS AND RIGHTS-OF-WAYS AFFECTING SUBJECT PROPERTY MAY NOT BE SHOWN.



CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	100.00	33°18'42"	58.14	29.92	S 15°46'30" W 57.32

BENCHMARK DATUM	
SBM1	SBM1 - CHISELED "X" CUT ON THE TOP OF THE EAST END OF THE REINFORCED CONCRETE PIPE APPROXIMATELY 19.3 FEET SOUTH AND 77.72 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 3 WEST. N 1718146.3628 E 1546377.5701 ELEV 1518.37
SBM2	SBM2 - CHISELED "X" CUT ON THE SOUTHWEST CONCRETE PAD APPROXIMATELY 1.5 FEET NORTH AND 19.1 FEET WEST OF THE SOUTHEAST CORNER OF BUILDING. N 1717417.0533 E 1546091.9353 ELEV 1517.51

SURVEYOR:
ALPHA LAND SURVEYS, INC.
216 WEST SECOND AVENUE
HUTCHINSON, KS 67501
(620) 728-0012

NOTE: BOUNDARY SURVEY COMPLETED BY ALPHA LAND SURVEYS, INC. ON OR ABOUT NOVEMBER 3, 2017. TOPOGRAPHICAL INFORMATION FROM SEDGWICK COUNTY LIDAR DATA.

CIVIL DRAWINGS PREPARED BY:

CERTIFIED ENGINEERING DESIGN, P.A.

1935 WEST MAPLE STREET
WICHITA, KANSAS 67213
PH: (316) 262-8808
FAX: (316) 262-1669

SHEET 1
TOTAL 1

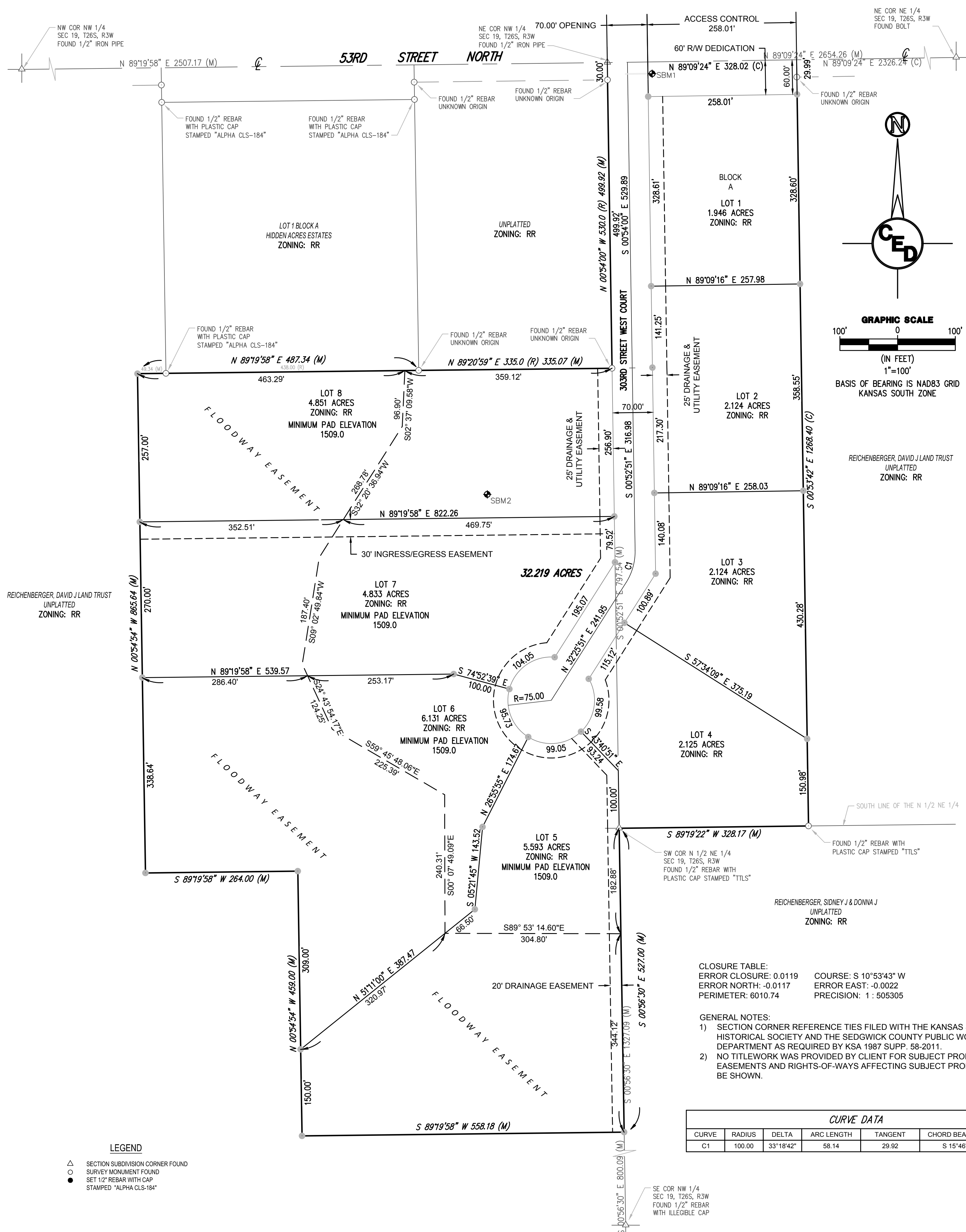
OWNER:
LIVING TRUST AGREEMENT OF DAVID J. REICHENBERGER LAND TRUST
6363 LAZY DAY LANE
ANDALE, KS 67001

FILE LOCATION: S:\Drawing Files\Land Projects\HDF 1-14-00\Draws\Reichenberger Plct 2nd\DWG\Hidden Acres 2nd - PP-FP.dwg TAB NAME: PP USER:agoodrich SAVED: 1/22/2018 9:45 AM PLOTTED: 1/22/2018 9:49 AM

FINAL PLAT

HIDDEN ACRES ESTATES 2ND ADDITION

A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS



LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

STATE OF KANSAS) SS
 SEDGWICK COUNTY)

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL SURVEYOR IN SAID STATE, DO HEREBY CERTIFY THAT UNDER MY SUPERVISION, THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED BY ALPHA LAND SURVEYS, INC. ON OR ABOUT NOVEMBER 3, 2017 AND THAT THE ACCOMPANYING FINAL PLAT PREPARED AND ALL THE MONUMENTS SHOWN HEREIN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, UNLESS OTHERWISE NOTED, TO THE BEST OF MY KNOWLEDGE AND IS DESCRIBED AS FOLLOWS:

DESCRIPTION:
 THE PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89°09'24" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE NORTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER 328.02 FEET TO THE NORTHEAST CORNER OF SAID WEST 10 ACRES; THENCE SOUTH 00°53'42" EAST ALONG THE EAST LINE OF THE SAID 10 ACRES 1328.40 FEET THE SOUTHEAST CORNER OF SAID WEST 10 ACRES; THENCE SOUTH 89°19'22" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER 328.17 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°56'30" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 527.00 FEET; THENCE SOUTH 89°19'58" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 558.18 FEET; THENCE NORTH 00°54'54" WEST 459.00 FEET; THENCE SOUTH 89°19'58" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 264.00 FEET; THENCE NORTH 00°54'54" WEST 865.84 FEET TO THE SOUTH LINE OF HIDDEN ACRES ESTATES. A PORTION OF THE NORTHWEST QUARTERS OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS AND THE EXTENSIONS THEREOF; THENCE NORTH 89°19'58" EAST ALONG THE EXTENSION OF THE SOUTH LINE OF SAID HIDDEN ACRES ESTATES 487.34 FEET TO THE SOUTHEAST CORNER OF SAID HIDDEN ACRES ESTATES; THENCE NORTH 89°20'59" EAST 335.07 FEET (335.0 FEET RECORD) TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00°54'00" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 529.92 FEET (530.0 FEET RECORD) TO THE POINT OF BEGINNING, CONTAINING 32.219 ACRES, SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ALL PUBLIC EASEMENTS AND DEDICATIONS BEING VACATED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

ALPHA LAND SURVEYS, INC.

DATE: _____ LLOYD P. DORZWEILER, PS 885

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS) SS
 SEDGWICK COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO LOTS, A BLOCK, AND STREETS, TO BE KNOWN AS "HIDDEN ACRES ESTATES 2ND ADDITION" IN SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE FLOODWAY EASEMENT IS FOR FLOODWAY PURPOSES AND SHALL BE THE RESPONSIBILITY OF LOTS 5-8, HIDDEN ACRES ESTATES 2ND ADDITION, UNTIL SUCH TIME AS THE APPROPRIATE GOVERNING BODY ELECTS TO ASSUME THE RESPONSIBILITY OF MAINTENANCE AND IMPROVEMENTS TO THE DRAINAGE. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED ON OR WITHIN SAID FLOODWAY EASEMENTS. THERE SHALL NOT BE ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL, OR ANY OTHER WORK CARRIED ON IN SAID FLOODWAY EASEMENTS WITHOUT THE PERMISSION OF THE ENGINEER FOR THE APPROPRIATE 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. ACCESS CONTROL IS HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. THE MINIMUM BUILDING PAD ELEVATIONS FOR THE LOWEST OPENING TO THE STRUCTURES SHALL BE AS INDICATED ON THE PLAT. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS PERMITTED BY THE PUBLIC WORKS DEPARTMENT OF THE APPROPRIATE GOVERNING BODY. THE DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES AND FOR DRAINAGE PURPOSES.

LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL.

LIVING TRUST AGREEMENT OF DAVID J. REICHENBERGER LAND TRUST

DAVID J. REICHENBERGER, TRUSTEE

STATE OF KANSAS) SS
 SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS _____ DAY OF _____ 2018, BY DAVID J. REICHENBERGER, TRUSTEE OF THE LIVING TRUST AGREEMENT OF DAVID J. REICHENBERGER LAND TRUST.

SEAL OR STAMP _____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "HIDDEN ACRES ESTATES 2ND ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
 DATED THIS _____ DAY OF _____, 2018.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY: _____, CHAIRMAN
 JOSEPH A. JOHNSON

ATTEST: _____, SECRETARY
 DALE MILLER

COUNTY COMMISSIONER'S CERTIFICATE

STATE OF KANSAS) SS
 SEDGWICK COUNTY)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 2018.

DAVID T. DENNIS, THIRD DISTRICT, CHAIRMAN

ATTEST: _____, COUNTY CLERK
 KELLY B. ARNOLD

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2018

_____ COUNTY CLERK
 KELLY B. ARNOLD

REGISTER OF DEEDS

STATE OF KANSAS) SS
 SEDGWICK COUNTY)

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 _____, 2018.

_____ REGISTER OF DEEDS
 TONYA BUCKINGHAM

_____ DEPUTY
 JUDY J. PAGET

COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS) SS
 SEDGWICK COUNTY)

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2018.

DEPUTY COUNTY SURVEYOR
 SEDGWICK COUNTY, KANSAS
 TRICIA L. ROBELLO, PS #1246

BENCHMARK DATUM

MARK	DESCRIPTION
SBM1	SBM1 - CHISELED "X" CUT ON THE TOP OF THE EAST END OF THE REINFORCED CONCRETE PIPE APPROXIMATELY 19.3 FEET SOUTH AND 77.72 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 3 WEST. N 1718146.3628 E 1546377.5701 ELEV 1518.37
SBM2	SBM2 - CHISELED "X" CUT ON THE SOUTHWEST CONCRETE PAD APPROXIMATELY 1.5 FEET NORTH AND 19.1 FEET WEST OF THE SOUTHEAST CORNER OF BUILDING. N 1717417.0533 E 1546091.9353 ELEV 1517.51

SURVEYOR:
 ALPHA LAND SURVEYS, INC.
 216 WEST SECOND AVENUE
 HUTCHINSON, KS 67501
 (620) 728-0012

NOTE: BOUNDARY SURVEY COMPLETED BY ALPHA LAND SURVEYS, INC. ON OR ABOUT NOVEMBER 3, 2017. TOPOGRAPHICAL INFORMATION FROM SEDGWICK COUNTY LIDAR DATA.

CIVIL DRAWINGS PREPARED BY:

CERTIFIED ENGINEERING DESIGN, P.A.

1935 WEST MAPLE STREET
 WICHITA, KANSAS 67213
 PH: (316) 262-8808
 FAX: (316) 262-1669

SHEET 1
 TOTAL 1

OWNER:
 LIVING TRUST AGREEMENT OF DAVID J. REICHENBERGER LAND TRUST
 6363 LAZY DAY LANE
 ANDALE, KS 67001