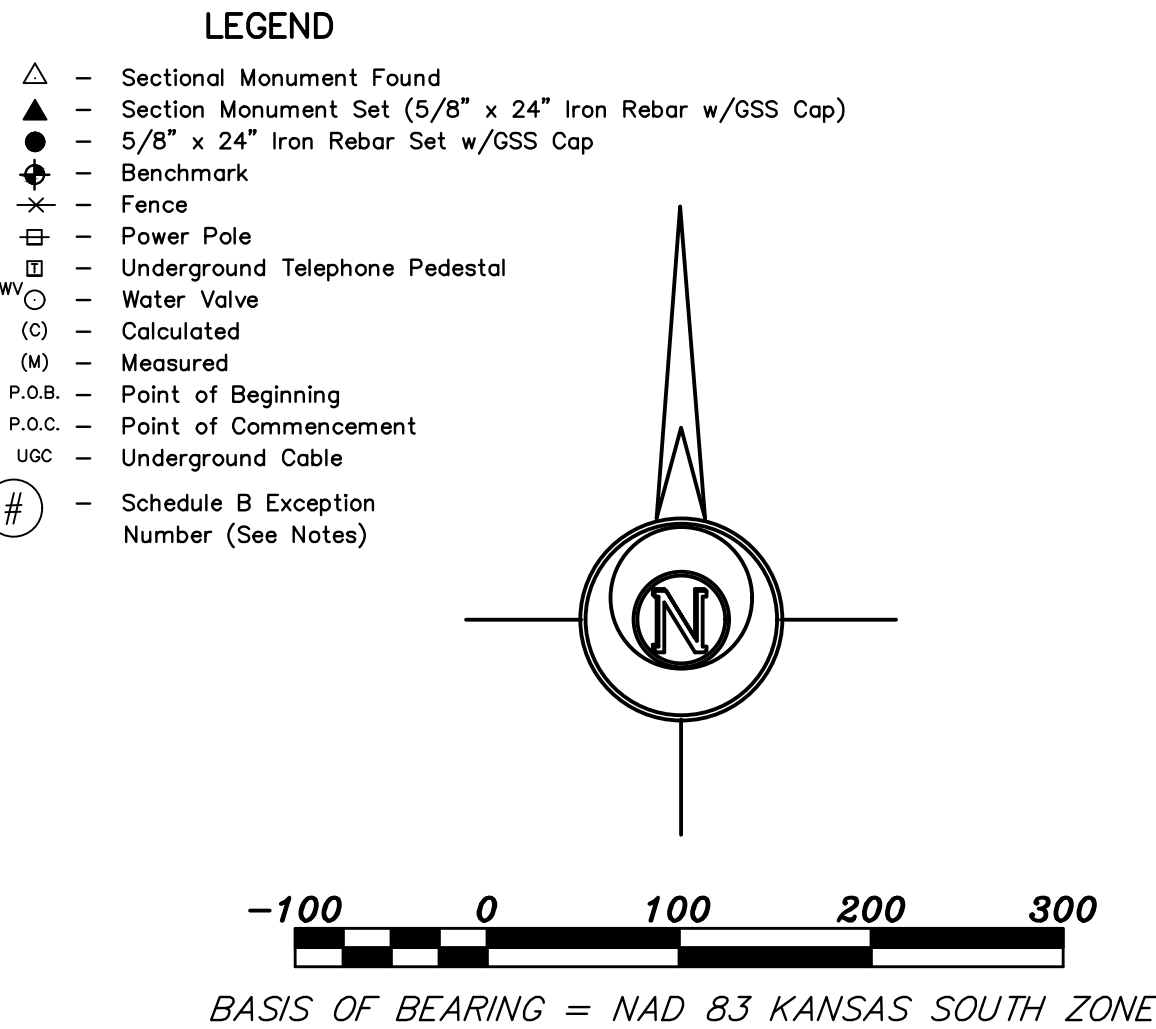
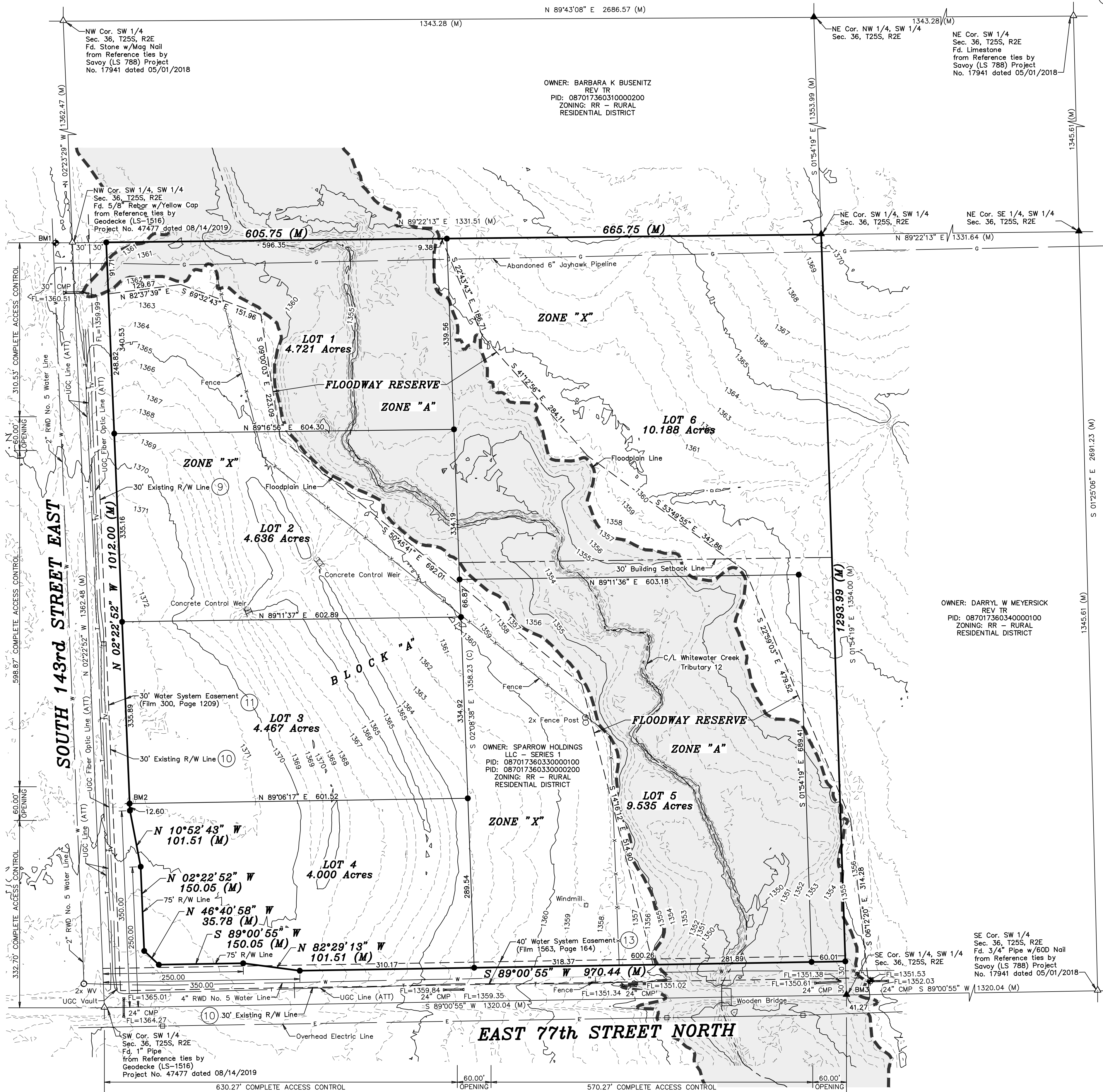


PRELIMINARY PLAT

KWH 1 ADDITION

A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 2 EAST OF THE 6TH PRINCIPAL
MERIDIAN IN SEDGWICK COUNTY, KANSAS



DESCRIPTION:

The Southwest Quarter of the Southwest Quarter of Section 36, Township 25 South, Range 2 East of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor No. 683, on February 1, 2023 as follows:

Beginning at the Southwest corner of the Southwest Quarter of Section 36, Township 25 South, Range 2 East of the 6th Principal Meridian; thence with a bearing North 02°22'52" West (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Southwest Quarter 1,362.48 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter; thence North 89°22'13" East 1,331.51 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence South 01°54'19" East 1,354.00 feet to the Southeast corner of the the Southwest Quarter of said Southwest Quarter; thence South 89°00'55" West along the South line of said Southwest Quarter 1,320.04 feet to the point of beginning containing **41.34 Acres**.

ITEMS CORRESPONDING TO SCHEDULE B, PART II EXCEPTIONS OF TITLE COMMITMENT NO. SG-R3012088 DATED DECEMBER 13, 2022 ISSUED BY SECURITY 1ST TITLE:

- Items 1-8 and 14-17 are not survey-related and are not shown hereon.
- Item 9:** Roadway easement, if any, over the West 30 feet of subject property. (Affects Parcel 1 and is shown hereon)
- Item 10:** Roadway easement, if any, over the South 30 feet and West 30 feet of subject property. (Affects Parcel 2 and is shown hereon)
- Item 11:** An easement for water system, recorded as Film 300, Page 1209. In favor of: Rural Water District No. 5, Butler County, Kansas. (Affects a portion of Parcel 2 and is shown hereon)
- Item 12:** An easement for pipeline, recorded as Misc. Book 311, Page 378; last assigned as Film 938, Page 362. In favor of: Socony-Vacuum Oil Company, last assigned to Jayhawk Pipeline Corporation. (Affects a portion of subject property but is a blanket easement and unplottable)
- Item 13:** An easement for water system, recorded as Film 1563, Page 164. In favor of: Rural Water District No. 5, Butler County, Kansas. (Affects a portion of subject property and is shown hereon)

NOTE: Contours shown at 1' intervals.

LIDAR HORIZONTAL AND VERTICAL CONTROL:
<http://www.kansasgis.org/>

FILES:
BE_2018_14SPG6085 (2018)

HORIZONTAL DATUM: North American Datum of 1983 (NAD83)

VERTICAL DATUM: North American Vertical Datum of 1988 (NAVD88)

BENCHMARK:

OPUS-20230039:
5/8" Rebar w/Red GSS Cap approximately located 400.54 feet South and 2.50 feet East of the Northwest corner of the Southwest Quarter of Section 36, Township 25 South, Range 2 East of the 6th Principle Meridian in Sedgwick County, Kansas.
Elevation=1363.08 (NAVD88)

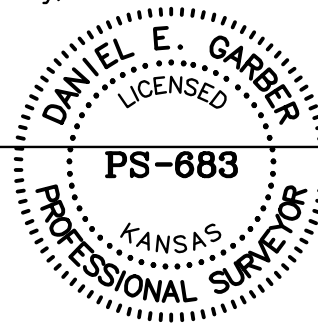
BM1:
5/8" Rebar w/Yellow Geodecke Cap approximately located 0.26 feet South and 30.09 West of the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 36, Township 25 South, Range 2 East of the 6th Principle Meridian in Sedgwick County, Kansas.
Elevation=1363.98 (NAVD88)

BM2:
5/8" Rebar w/Red GSS Cap located at the Northwest Corner of Lot 4, Block "A".
Elevation=1372.44 (NAVD88)

BM3:
West end of 24" CMP approximately located 24.64 feet North and 42.13 East of the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 36, Township 25 South, Range 2 East of the 6th Principle Meridian in Sedgwick County, Kansas.
Elevation=1352.77 (NAVD88)

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 "Areas determined to be outside the 0.2% annual chance floodplain," and **Zone "A"**, which is defined as "Without Base Flood Elevation."

SURVEYOR'S CERTIFICATE:
I hereby certify this plat to be a true, correct and complete representation of the property described hereon, as surveyed under my supervision, this 2nd day of February, 2023.



OWNER/SUBDIVIDER:
KWH INVESTMENTS, LLC
4208 S. 359th ST. W.
CHENEY, KS 67025
(316) 249-3771

SURVEYOR:
DANIEL E. GARBER PS
GARBER SURVEYING SERVICE, P.A.
2908 NORTH PLUM STREET
HUTCHINSON, KANSAS 67502
(620) 665-7032

LOT 1 CLOSURE TABLE
NORTHING: 0.00072
EASTING: -0.00425
PRECISION: 1890.11/0.0043 = 1:439,562.79

LOT 2 CLOSURE TABLE
NORTHING: -0.00012
EASTING: -0.00058
PRECISION: 1876.54/0.0006 = 1:3,127,566.67

LOT 3 CLOSURE TABLE
NORTHING: 0.00259
EASTING: 0.00822
PRECISION: 1850.86/0.0086 = 1:215,216.28

LOT 4 CLOSURE TABLE
NORTHING: -0.00495
EASTING: -0.00461
PRECISION: 1764.92/0.0068 = 1:259,545.59

LOT 5 CLOSURE TABLE
NORTHING: 0.00327
EASTING: -0.00384
PRECISION: 2584.18/0.0103 = 1:250,891.26

LOT 6 CLOSURE TABLE
NORTHING: 0.00327
EASTING: -0.00384
PRECISION: 3919.22/0.0050 = 1:783,846.00

Prepared For:	Description: THE SW 1/4 OF THE SW 1/4 SECTION 36, T25S, R2E SEDGWICK COUNTY, KANSAS		
Prepared By:	Garber Surveying Service, P.A.		
Drawn By:	GAQ	Scale: 1"=100'	Date of Field Work: January 19, 2023
Checked By:	DEG	Date: 02/02/2023	Sheet 1 of 1 Sheet(s)
Job No:		G2023-39	