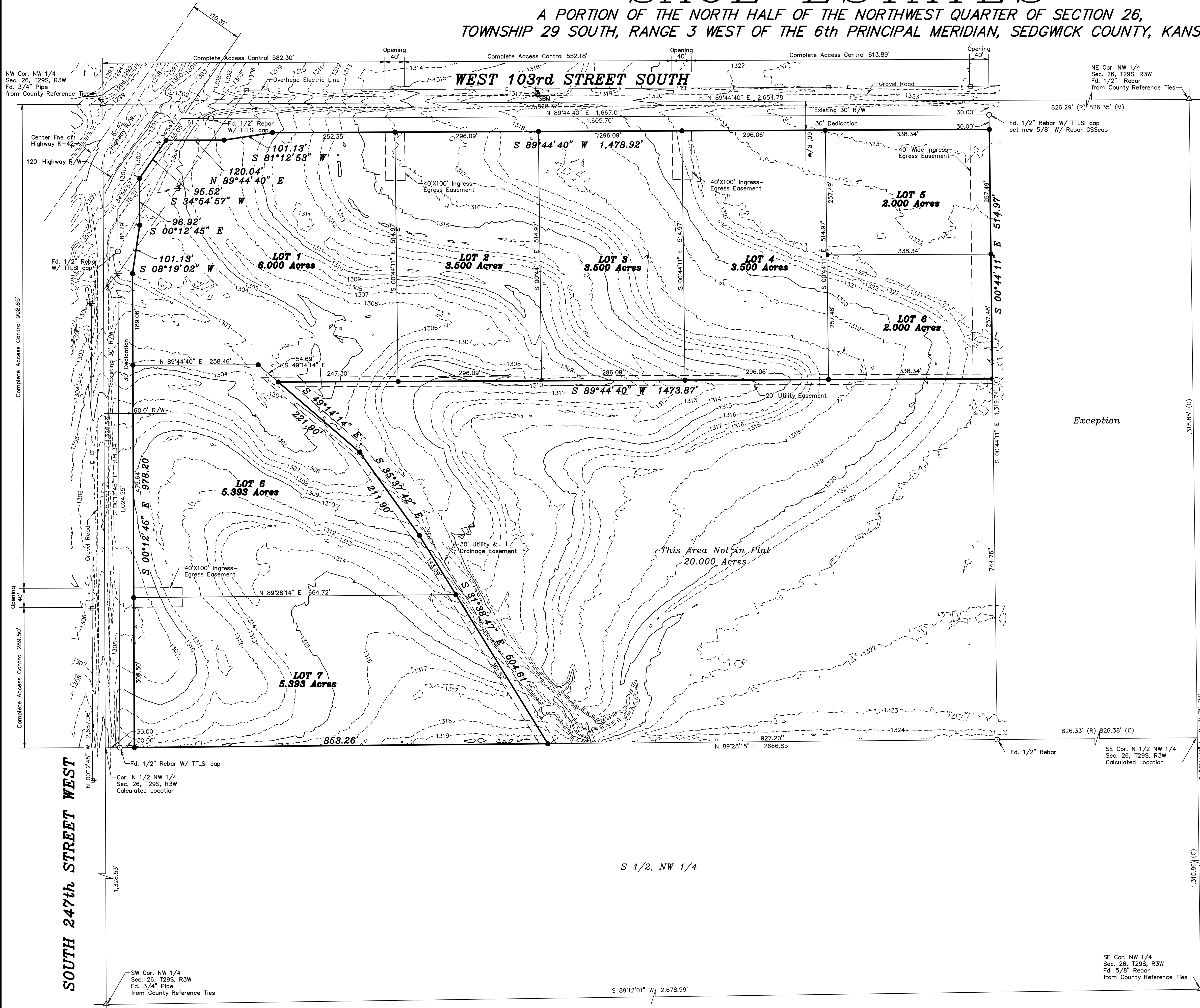


PRELIMINARY PLAT
SAGE ESTATES
A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 29 SOUTH, RANGE 3 WEST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS



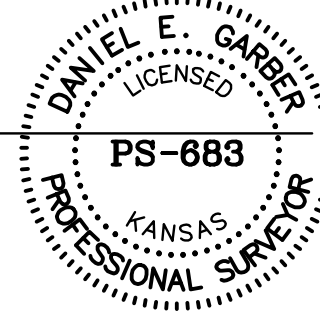
LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, William P. Fox, licensed Professional Surveyor registered in the State of Kansas, hereby certify that the following described tract of land was surveyed on March 12, 2024. The accompanying Final Plat prepared based on that survey. All the survey monuments and benchmarks shown on the plat actually exist, and to the best of my knowledge and belief their positions are correctly shown.

DESCRIPTION:

The North Half of the Northwest Quarter of Section 26, Township 29 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part taken for K-42 Highway right-of-way; AND EXCEPT railroad right-of-way; AND EXCEPT that part described as follows: Beginning at the Northeast corner of said North Half of said Northwest Quarter; thence South with an assumed bearing of S 00°15'44" W on the East line of said Northwest Quarter, a distance of 1315.94 feet to the south corner of said North Half; thence N 89°31'47" W on the South line of said North Half, a distance of 826.33 feet; thence N 00°15'44" E, a distance of 1319.84 feet to a point on the North line of said North Half; thence S 89°15'31" E on said North line, a distance of 826.29 feet to the point of beginning.

Date: February 28, 2024.



FLOOD NOTE:

According to Flood Insurance Rate Map No. 20173C0460G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within ZONE "X", which is defined as "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Area with Reduced Flood Risk due to Levee."

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:

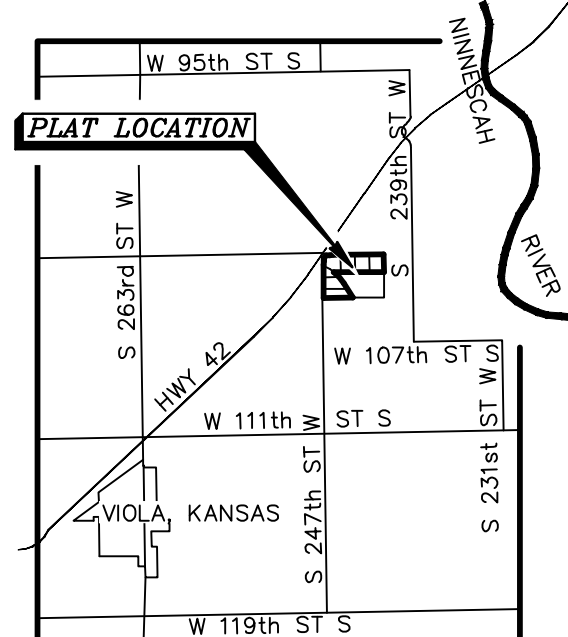
SBM:

Railroad Spike in West face of Power Pole ±50 feet East and ±487 feet North of the Southeast Corner of the Northwest Quarter of Section 26, Township 29 South, Range 3 West, Sedgwick County, Kansas.

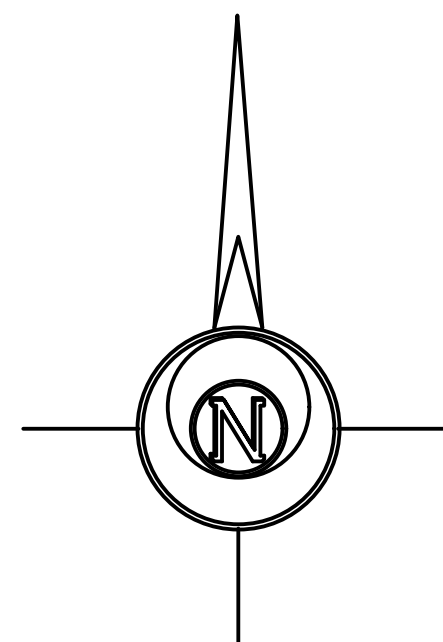
Elevation=1368.97 (NAVD83)

LEGEND

- △ - Sectional Monument Found
- - Survey Monument Found
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- ⊕ - Power Pole
- (C) - Calculated
- (M) - Measured
- (R) - Record measurement



SEDGWICK COUNTY, KANSAS
VICINITY MAP
(NOT TO SCALE)



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

Prepared For:	Description:		
KWH INVESTMENTS	SECTION 26, T29S, R3W SEDGWICK COUNTY, KANSAS		
Prepared By:	Garber Surveying Service, P.A.		
	HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)	BRANCH OFFICES: MC PHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302	MANHATTAN Ph. 785-320-4810 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933
Drawn By: FTB	Scale: 1"=100'	Date of Field Work: February 13, 2024	Job No:
Checked By: DEG	Date: 03/13/2024	Sheet 1 of 1 Sheet(s)	G2024-86