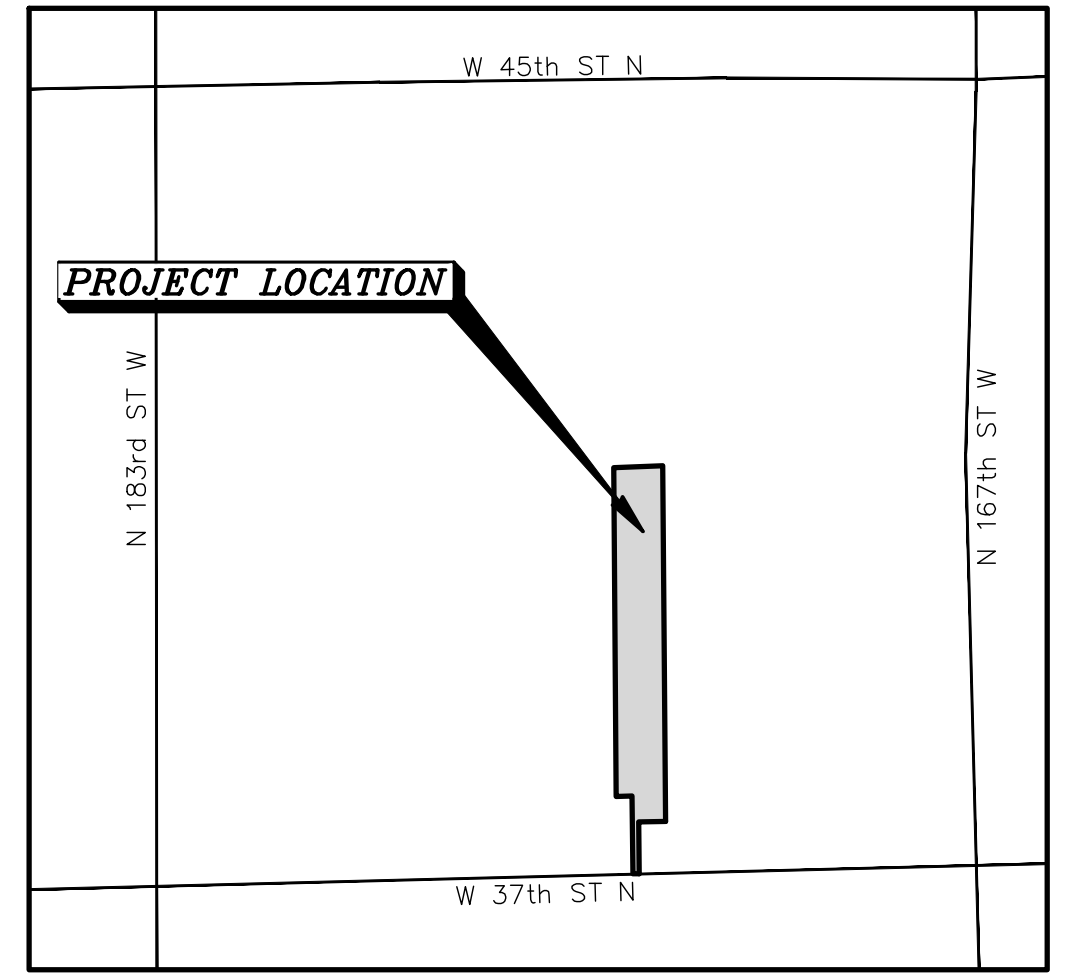


# PRELIMINARY PLAT POST ESTATES

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 SOUTH,  
RANGE 2 WEST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS



SEDGWICK COUNTY, KANSAS  
VICINITY MAP  
(NOT TO SCALE)

MINIMUM PAD ELEVATION FOR LOWEST OPENING		
LOT	BLOCK	ELEVATION (NAVD88)
3	A	1374.0
4	A	1373.5

**BENCHMARK:**

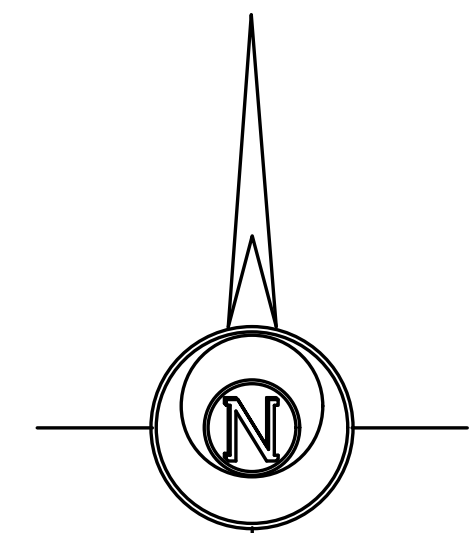
**OPUS-20200859:**  
5/8" Rebar with Pink GSS Cap ±1,523.52 feet East and ±6,669.46 feet North of the Northeast Corner of the Southeast Quarter of Section 28, Township 26 South, Range 2 West in Sedgwick County, Kansas.  
Elevation=1369.12 (NAVD88)

**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.

**DESCRIPTION:**

A portion of the Southeast Quarter of Section 28, Township 26 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on May 1, 2025 as follows:  
Commencing at the Southwest corner of the Southeast Quarter of Section 28, Township 26 South, Range 2 West of the 6th Principal Meridian; Thence with a bearing of North 88°33'00" East (basis of bearings is NAD 83 Kansas South Zone) along the South line of said Southeast Quarter a distance of 435.66 feet for the point of beginning; Thence North 00°28'01" West parallel with the West line of said Southeast Quarter a distance of 500.00 feet; Thence South 88°33'00" West parallel with the South line of said Southeast Quarter a Record distance of 100.66 feet; Thence North 00°28'01" West parallel with the West line of said Southeast Quarter a distance of 2,114.27 feet to the North line of said Southeast Quarter; Thence North 87°50'58" East along the North line of said Southeast Quarter a distance of 314.39 feet; Thence South 00°28'01" East parallel with the West line of said Southeast Quarter a distance of 2,209.61 feet; Thence South 88°33'00" West parallel with the South line of said Southeast Quarter a distance of 160.00 feet; Thence South 00°28'01" East parallel with the West line of said Southeast Quarter a distance of 408.50 feet to the South line of said Southeast Quarter; Thence South 88°33'00" West along the South line of said Southeast Quarter a distance of 53.64 feet to the point of beginning.

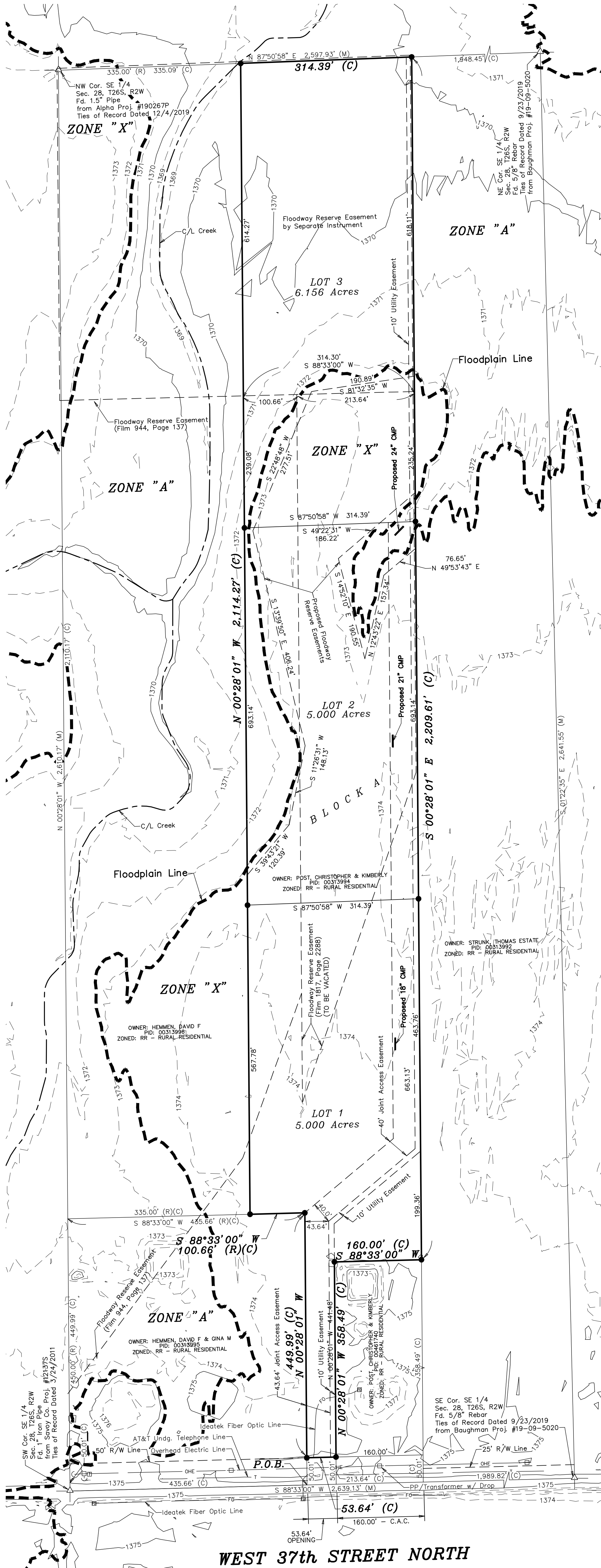


-100 0 100 200 300

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

**LEGEND**

- △ - Sectional Monument Found
- - 5/8" x 24" Iron Rebar Set w/GSS Cap
- - Guy Anchor
- ⊕ - Power Pole
- ⊞ - Underground Telephone Pedestal
- ⊟ - Fiber Optic Pedestal
- (C) - Calculated
- (M) - Measured
- (R) - Record Measurement
- C.A.C. - Complete Access Control



WEST 37th STREET NORTH

<b>PRELIMINARY PLAT</b>		Description: <b>POST ESTATES SEDGWICK COUNTY, KANSAS</b>	
Prepared By: <b>GSS HUTCHINSON</b>		Branch Offices: <b>MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933</b>	
Drawn By: <b>CDS</b>	Scale: <b>1"=100'</b>	Date of Field Work: <b>November 26, 2024</b>	Job No: <b>G2024-853</b>
Checked By: <b>DEG</b>	Date: <b>05/01/2025</b>	Sheet <b>1 of 1</b> Sheet(s)	