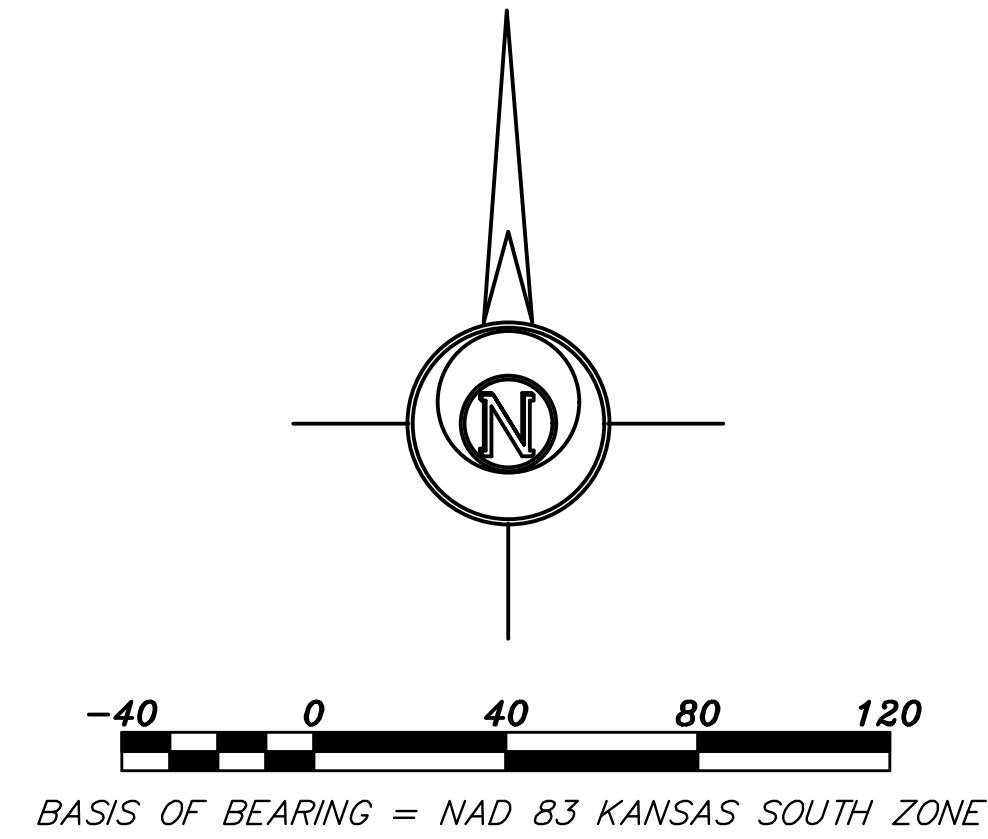


PRELIMINARY PLAT

SQUATTING DOG ESTATES

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 SOUTH,
RANGE 2 WEST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS



DESCRIPTION:

A portion of the Southeast Quarter of Section 24, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on December 11, 2024 as follows:

Beginning at the Northeast corner of Block 2, Bay Country Estates 2nd Addition to Wichita, Sedgwick County, Kansas; Thence with a bearing of South 89°19'38" West (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Block 2 a distance of 399.73 feet to the Southeast corner of Breezy Pointe 2nd Addition to Wichita, Sedgwick County, Kansas; Thence North 00°40'39" West along the East line of said Breezy Pointe 2nd Addition a distance of 279.54 feet to the South line of said Breezy Pointe 2nd Addition; Thence North 89°21'43" East along the South line of said Breezy Pointe 2nd Addition a distance of 240.83 feet; Thence South 00°38'12" East a distance of 55.00 feet; Thence North 89°21'20" East a distance of 159.00 feet to the West line of North 119th Street West; Thence South 00°39'39" East along said West line a distance of 224.32 feet to the point of beginning, containing **2.363 Acres**, and subject to any easements and restrictions of record.

- LEGEND**
- Survey Monument Found
 - 5/8" x 24" Iron Rebar Set w/GSS Cap
 - ⊙ Site Benchmark
 - Fence
 - ⊕ Gas Meter
 - ⊕ Light Pole
 - ⊕ Sanitary Sewer Manhole
 - ⊕ Power Pole
 - ⊕ Underground Telephone Pedestal
 - ⊕ Underground Electrical Pedestal
 - (M) Measured
 - (C) Calculated
 - (P) Platted
 - (R) Record Measurement

BENCHMARKS:

SBM: 5/8" Rebar with GSS Cap ±12.4 feet West and ±135.8 North of the Northeast Corner of Block 2, Bay Country Estates 2nd Addition, Sedgwick County, Kansas.
Elevation = 1345.52 (NAVD88)

CLOSURE TABLE

NORTHING:	0.00461
EASTING:	0.00448
PRECISION:	1,358.42/0.0064 = 1:212,253.12

FLOOD NOTE:

According to Flood Insurance Rate Map No. 20173C0336G (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.

LIDAR HORIZONTAL AND VERTICAL CONTROL:

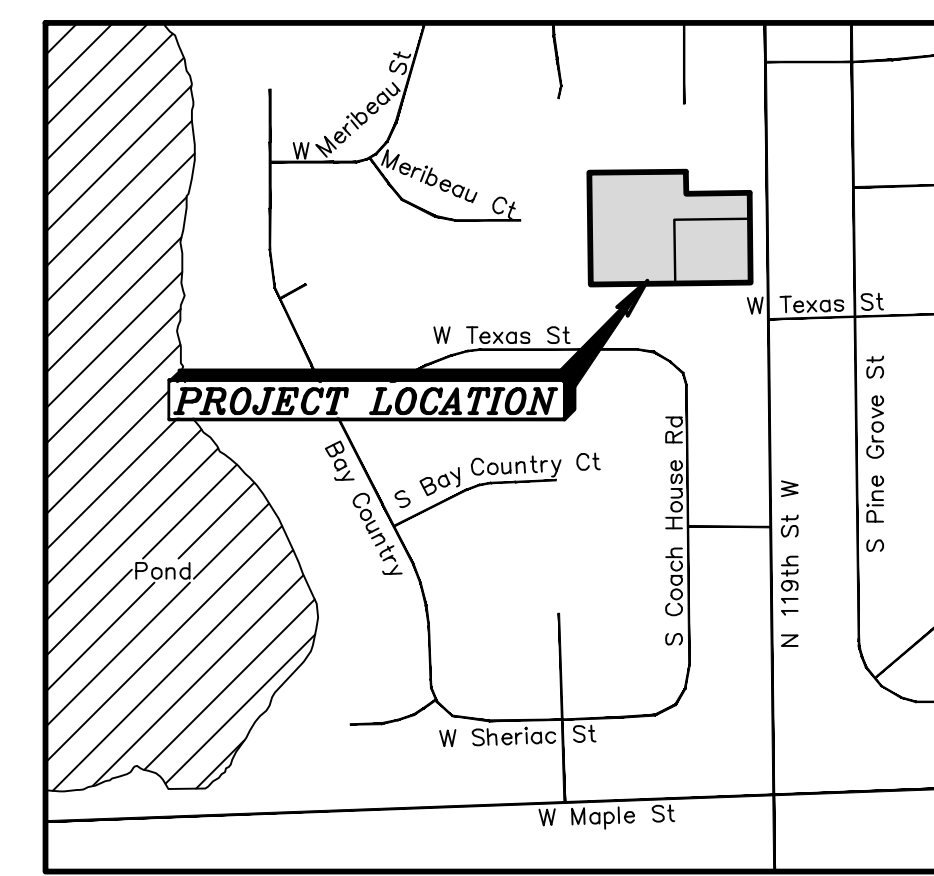
<http://www.kansasgis.org/>

FILE: BE_2018_14SPG3070 (2018)

HORIZONTAL DATUM: North American Datum of 1983 (NAD83)

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

NOTE: Contours shown at 1' intervals.



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

OWNER/SUBDIVIDER:
DONALD P. & SHERYL L. CAIN
107 NORTH 119th STREET WEST
WICHITA, KANSAS 67235

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

PRELIMINARY PLAT		<i>Description:</i> SQUATTING DOG ESTATES SEDGWICK COUNTY, KANSAS	
Prepared By:		Garber Surveying Service, P.A.	
HUTCHINSON		2908 North Plum St. 67502 Branch Offices: MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 NEWTON Ph. 316-283-5053 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933 (Main Office)	
Drawn By: CDS	Scale: 1"=40'	Date of Field Work: August 13, 2024	Job No:
Checked By: DEG	Date: 05/01/2025	Sheet 1 of 1 Sheet(s)	G2024-559

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Plot Date & Time: Thursday, May 1, 2025 4:14:50 PM. Dwg. from U:\LDN_L_GSSFILES\2025\20250501\0240559 CDS.dwg (20240509 PP.PP)