

PRELIMINARY PLAT S2 ADDITION

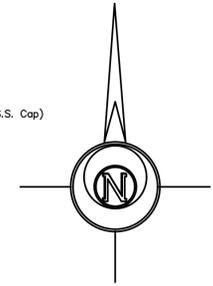
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 29 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

LEGEND

- △ - Sectional Monument Found
- ▲ - Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap)
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- () - Calculated
- (M) - Measured
- ⊕ - Power Pole
- ⊙ - Benchmark
- P.O.B. - Point of Beginning

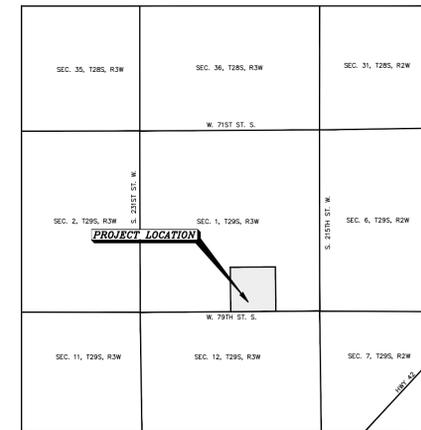
CLOSURE TABLE

NORTHING: -0.00298
EASTING: 0.00486
PRECISION: 5179.65/0.0057 = 1:908708.77



-100 0 100 200 300

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE



SEDGWICK COUNTY, KANSAS
VICINITY MAP
(NOT TO SCALE)

DESCRIPTION:

A portion of the Southwest Quarter of the Southeast Quarter of Section 1, Township 29 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas, particularly described by Daniel E. Garber, Professional Surveyor #683, on February 17, 2025 as follows:
Beginning at the Southwest corner of the Southeast Quarter of Section 1, Township 29 South, Range 3 West of the 6th Principal Meridian; Thence with a bearing of North 00°47'31" West (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Southeast Quarter a distance of 1,326.61 feet to the Northwest corner of the Southwest Quarter of said Southeast Quarter; Thence North 88°56'20" East along the North line of the Southwest Quarter of said Southeast Quarter a distance of 1,324.64 feet to the Northeast corner of the Southwest Quarter of said Southeast Quarter; Thence South 00°44'26" East along the East line of the Southwest Quarter of said Southeast Quarter a distance of 1,324.88 feet to the Southeast corner of the Southwest Quarter of said Southeast Quarter; Thence South 88°51'49" West along the South line of said Southeast Quarter a distance of 1,323.46 feet to the point of beginning containing 40.297 Acres.

FLOOD NOTE:

According to Flood Insurance Rate Map No. 20173C0456G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within ZONE "A", which is defined as having no base flood elevation, subject property also 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." FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

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

FILE: BE_2018_14SPG2055 (2018)

HORIZONTAL DATUM: North American Datum of 1983 (NAD83)

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

DIGSAFE:

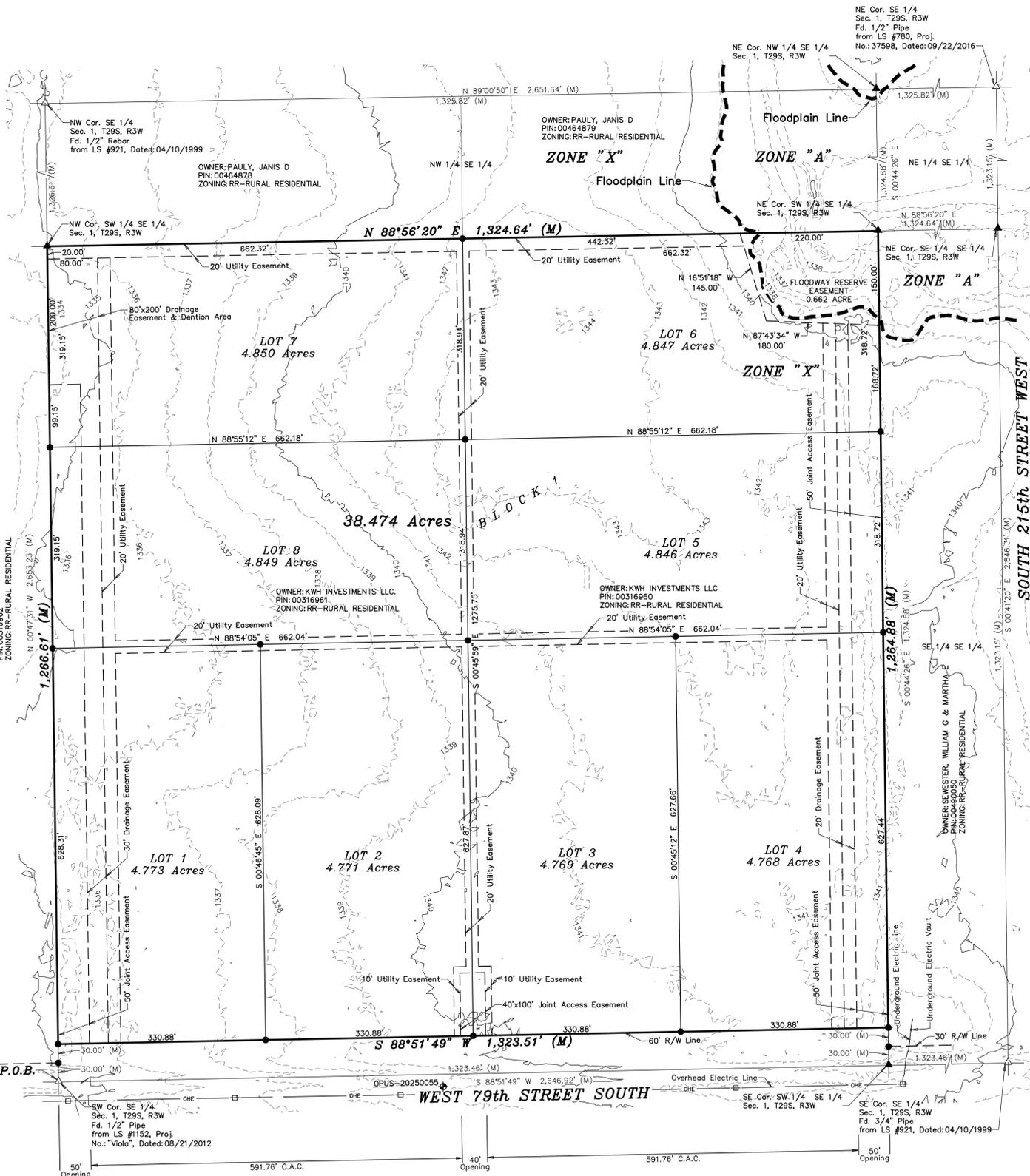
Utilities shown were located by respective owners. Any Utilities not shown are due to no response to Kansas One Call "1-800-DIG-SAFE" Ticket #25041042.

Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket #25041042 on February 6, 2025. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.



BENCHMARKS:

OPUS-20250055:
5/8" Rebar w/Red GSS Cap Approximately 613 feet East and 20 feet South of the Southwest corner of the Southeast Quarter of Section 1, Township 29 South, Range 3 West of the 6th Principal Meridian.
Elevation=1338.56 (NAVD 88)



OWNER/SUBDIVIDER:

KWH INVESTMENTS LLC,
4208 SOUTH 359TH STREET WEST
CHENEY, KANSAS 67025
(316) 249-3771

ENGINEER:

ANDREW GOERING
ENGINEERING CONSULTANTS, P.A.
1227 NORTH MAIN STREET
HUTCHINSON, KANSAS 67501
(620) 665-6394

SURVEYOR:

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

PRELIMINARY PLAT		Description: S2 ADDITION SEDGWICK COUNTY, KANSAS	
Prepared By: Garber Surveying Service, P.A.			
		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: EWS	Scale: 1"=100'	Date of Field Work: February 4, 2025	Job No:
Checked By: DEG	Date: 05/15/2025	Sheet 1 of 1 Sheet(s)	G2025-55