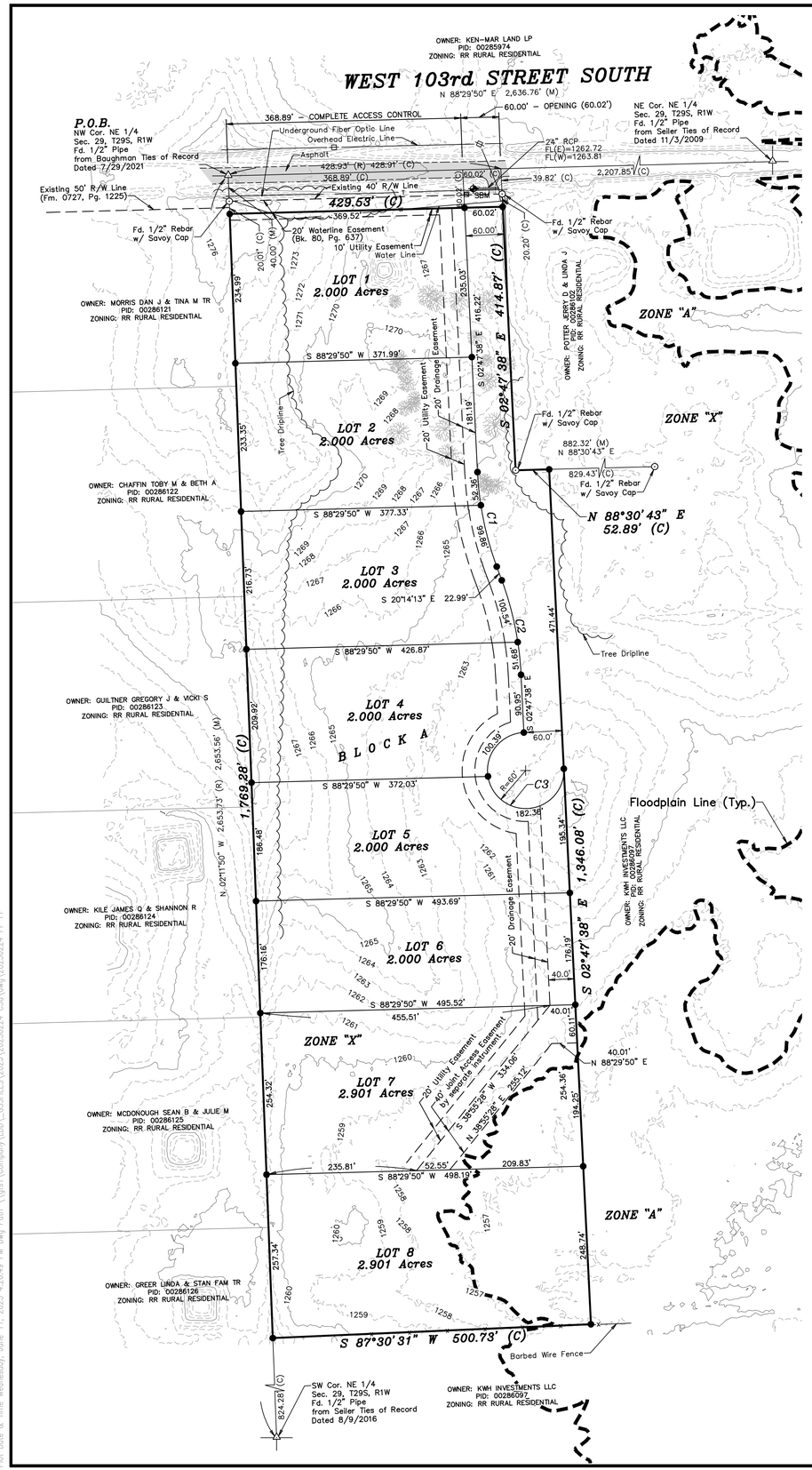


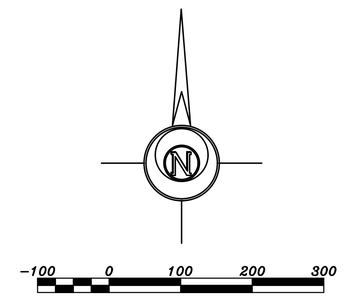
PRELIMINARY PLAT

C3 ADDITION

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

CLOSURE TABLE

NORTHING: 0.0008.7
EASTING: 0.00373
PRECISION: 4,632.77/0.0038 = 1:1,219,152.63



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

DESCRIPTION:

A portion of the West Half of the Northeast Quarter of Section 29, Township 29 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on April 4, 2025 as follows:

Beginning at the Northwest corner of the Northeast Quarter of Section 29, Township 29 South, Range 1 West of the 6th Principal Meridian; Thence with a bearing of North 88°29'50" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northeast Quarter a distance of 428.91 feet (428.93 feet per Record); Thence South 02°47'38" East a distance of 434.88 feet (435.22 feet per Record); Thence North 88°30'43" East a distance of 52.89 feet; Thence South 02°47'38" East a distance of 1,346.08 feet; Thence South 87°30'31" West a distance of 500.73 feet to the West line of said Northeast Quarter; Thence North 02°11'50" West along the West line of said Northeast Quarter a distance of 1,829.29 feet to the point of beginning, containing **20.005 Acres.**

BENCHMARKS:
SBM:

Square Cut on West end section of a 24" RCP ±385.5 feet East and ±20.5 feet South of the Northwest Corner of the Northeast Quarter of Section 29, Township 29 South, Range 1 West in Sedgwick County, Kansas.

Elevation=1265.98 (NAVD88)

MASTER DRAINAGE PLAN:

A master drainage plan has been developed for this plat. All drainage easements and rights-of-way 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.

LEGEND

- △ – Sectional Monument Found
- ○ – Survey Monument Found
- ● – 5/8" x 24" Iron Rebar Set w/GSS Cap
- SBM – Site Benchmark
- Fence
- Guy Anchor
- Power Pole
- Underground Fiber Optic Pedestal
- (C) – Calculated
- (M) – Measured
- (R) – Record Measurement
- P.O.B. – Point of Beginning
- Deciduous Trees (Various sizes & species)

CURVE TABLE

CURVE #	CURVE DATA
C1	Delta=17°26'35" R=500.00 L=152.22 T=76.70 C=151.63 N 11°30'56" W
C2	Delta=17°26'35" R=500.00 L=152.22 T=76.70 C=151.63 S 11°30'56" E
C3	Delta=270°00'00" R=60.00 L=282.74 T=60.00 C=84.85 N 47°47'38" W

MINIMUM PAD ELEVATION FOR LOWEST OPENING

LOT	BLOCK	ELEVATION (NAVD88)
1	A	----
2	A	----
3	A	----
4	A	----
5	A	----
6	A	----
7	A	----
8	A	----

FLOOD NOTE:

According to Flood Insurance Rate Map No. 20173C0490G (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," and **Zone A,** which is defined as "Areas with a 1% or greater annual chance of flooding (100-year floodplain). Hydraulic analyses not performed. Base flood elevations not shown."
FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

LIDAR FILE: BE_2018_14SPG3550 (2018)

HORIZONTAL AND VERTICAL CONTROL:

HORIZONTAL DATUM: North American Datum of 1983 (NAD83)

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

NOTE: Contours shown at 1' intervals.

OWNER/SUBDIVIDER:

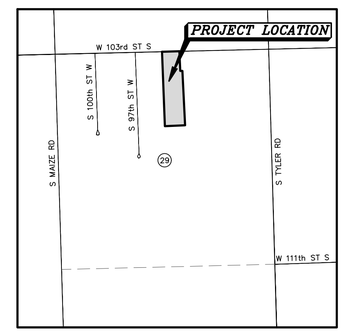
KALEB HOWELL
KWH INVESTMENTS, LLC
4208 S. 359th ST. W.
CHENEY, KANSAS 67025
(316) 249-3771

SURVEYOR:

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

ENGINEER:

ENGINEERING CONSULTANTS, P.A.
1227 N. MAIN ST.
HUTCHINSON, KANSAS 67501
(620) 665-6394



SEDGWICK COUNTY, KANSAS
VICINITY MAP
(NOT TO SCALE)

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 #25129870.

Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket #25129870 on March 27, 2025. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

PRELIMINARY PLAT	Description: C3 ADDITION SEDGWICK COUNTY, KANSAS		
Prepared By: Garber Surveying Service, P.A. — HUTCHINSON, 2908 North Plum St. 67502, Ph. 620-665-7032 (Main Office) — BRANCH OFFICES: MCPHERSON 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: CDS	Scale: 1"=100'	Date of Field Work: March 28, 2025	Job No: G2025-224
Checked By: DEG	Date: 06/11/2025	Sheet 1 of 1 Sheet(s)	

Copyright © 2025 Garber Surveying Service, P.A. Saved 6/11/2025 4:26:14 PM by CSTUCKY
Plot Date & Time Wednesday June 11, 2025 4:26:49 PM Dwg Path \\gfs1\Company\DD_GSSFILES\2025\20250224 C3A\dwg\20250224 PP FP