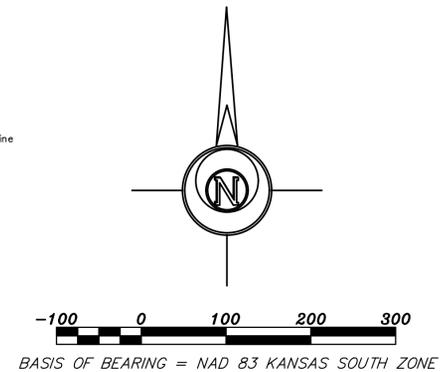
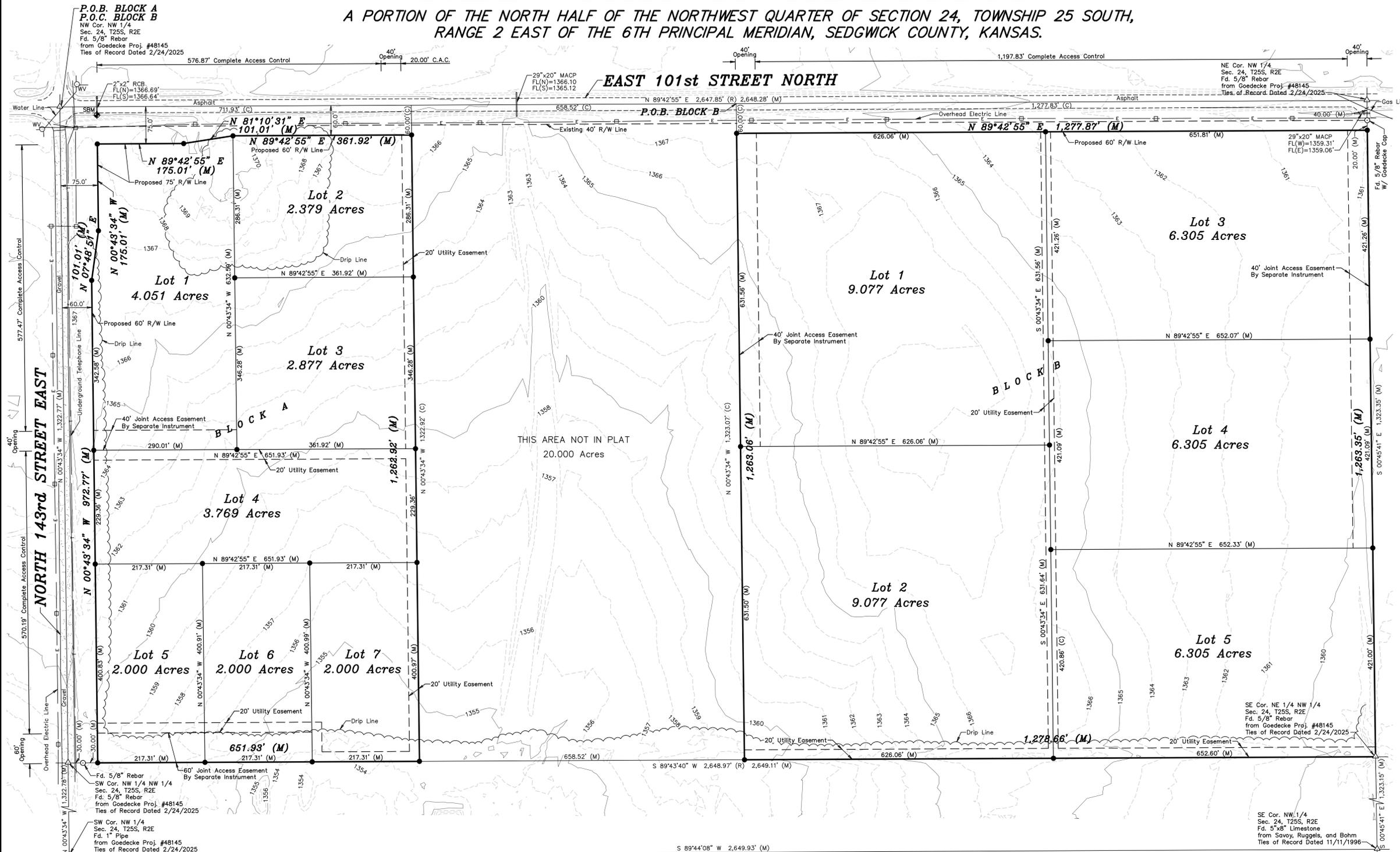
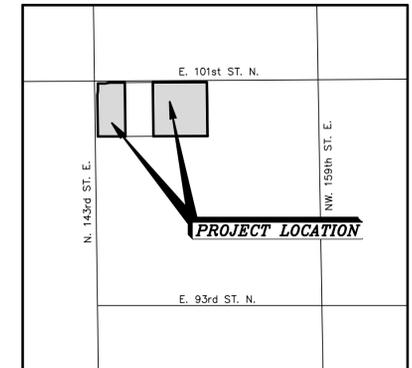


# PRELIMINARY PLAT RED OAK II ADDITION

A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 25 SOUTH,  
RANGE 2 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.



- LEGEND**
- △ Sectional Monument Found
  - Survey Monument Found
  - 5/8" x 24" Iron Rebar Set w/GSS Cap
  - W Power Pole
  - Water Valve
  - (C) Calculated
  - (M) Measured
  - (R) Record Measurement
  - SW Site Benchmark
  - P.O.B. Point of Beginning
  - P.O.C. Point of Commencement
  - C.A.C. Complete Access Control



**OWNER/SUBDIVIDER:**  
KWH INVESTMENTS, LLC  
4208 SOUTH 359th STREET WEST  
CHENEY, KANSAS 67025  
(316) 249-3771

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

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

**DESCRIPTION:**  
A portion of the North Half of the Northwest Quarter of Section 24, Township 25 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on June 11, 2025 as follows:  
Beginning at the Northwest corner of the Northwest Quarter of Section 24, Township 25 South, Range 2 East of the 6th Principal Meridian; Thence with a bearing of North 89°42'55" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a distance of 711.93 feet; Thence South 00°43'34" East parallel with the West line of said Northwest Quarter a distance of 1,322.92 feet to the South line of the North Half of said Northwest Quarter; Thence South 89°43'40" West along the South line of the North Half of said Northwest Quarter a distance of 711.93 feet to the Southwest corner of the North Half of said Northwest Quarter; Thence North 00°43'34" West along the West line of said Northwest Quarter a distance of 1,322.77 feet to the point of beginning, AND  
Commencing at the Northwest corner of the Northwest Quarter of Section 24, Township 25 South, Range 2 East of the 6th Principal Meridian; Thence with a bearing of North 89°42'55" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a distance of 1,370.45 feet for the point of beginning; Thence continuing North 89°42'55" East along the North line of said Northwest Quarter a distance of 1,277.83 feet to the Northeast corner of said Northwest Quarter; Thence South 00°45'41" East along the East line of said Northwest Quarter a distance of 1,323.35 feet to the Southeast corner of the North Half of said Northwest Quarter; Thence South 89°43'40" West along the South line of the North Half of said Northwest Quarter a distance of 1,278.66 feet; Thence North 00°43'34" West parallel with the West line of said Northwest Quarter a distance of 1,323.07 feet to the point of beginning.

**BENCHMARK:**  
Square cut on top of South Headwall ±16' South and ±74' East of Northwest Corner of the Northwest Quarter of Section 24, Township 25 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas.  
Elevation=1371.60 (NAVD88)

**LIDAR HORIZONTAL AND VERTICAL CONTROL:**  
http://www.kansasgis.org/  
**FILE:** BE\_2018\_14SPG6090 (2018)  
**HORIZONTAL DATUM:** North American Datum of 1983 (NAD83)  
**VERTICAL DATUM:** North American Vertical Datum of 1988 (NAVD88)  
**NOTE:** Contours shown at 1' intervals.

**FLOOD NOTE:**  
According to Flood Insurance Rate Map No. 20173C0235G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within **Zone "X"**, which is defined as "Areas Determined to be Outside the 0.2% Annual Chance Floodplain."

**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 of County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

<b>PRELIMINARY PLAT</b>		<b>RED OAK II ADDITION SEDGWICK COUNTY, KANSAS</b>	
Prepared By:		<b>Garber Surveying Service, P.A.</b>	
		HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)	
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	
Drawn By: FTB/MGO	Scale: 1"=100'	Date of Field Work: April 23, 2025	Job No:
Checked By: DEG	Date: 06/11/2025	Sheet 1 of 1 Sheet(s)	<b>G2025-341</b>