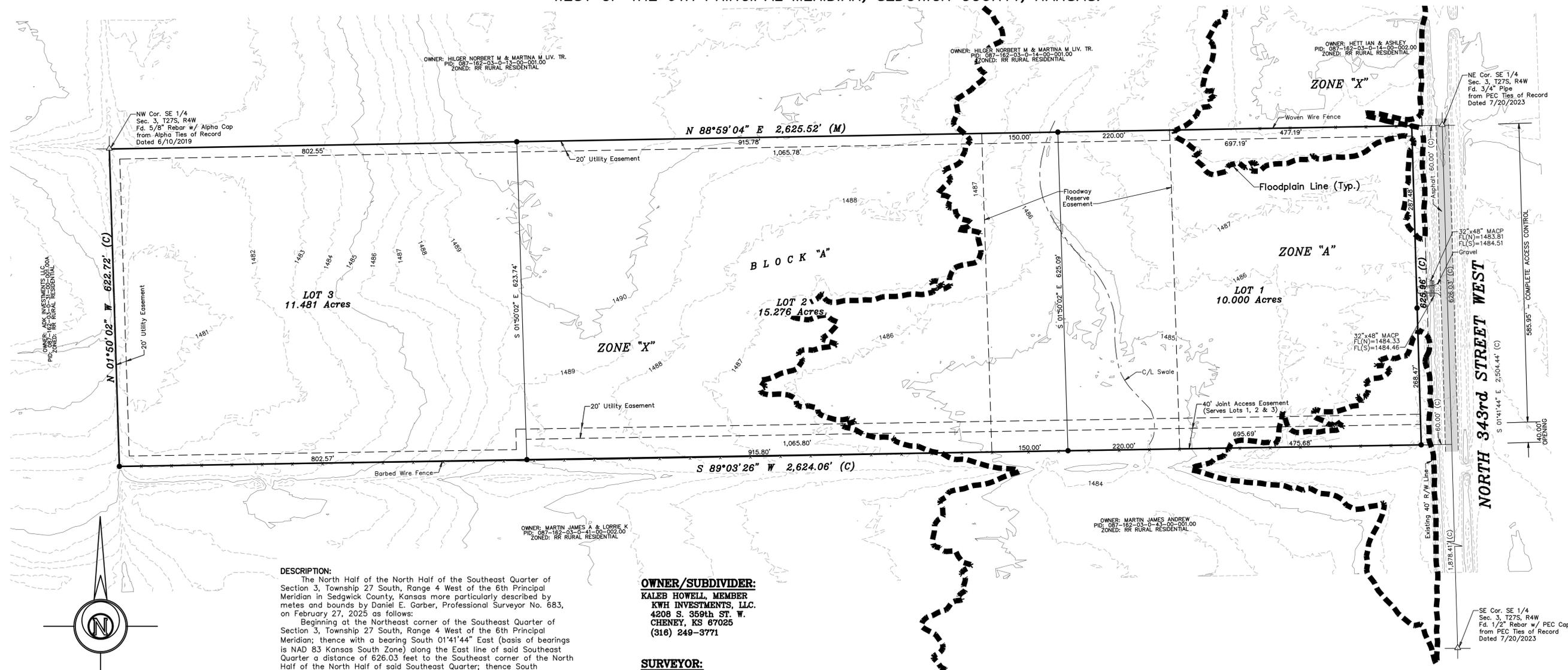


PRELIMINARY PLAT  
**WILD OAK ESTATES**  
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 4  
 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.



**DESCRIPTION:**  
 The North Half of the North Half of the Southeast Quarter of Section 3, Township 27 South, Range 4 West of the 6th Principal Meridian in Sedgwick County, Kansas more particularly described by metes and bounds by Daniel E. Garber, Professional Surveyor No. 683, on February 27, 2025 as follows:  
 Beginning at the Northeast corner of the Southeast Quarter of Section 3, Township 27 South, Range 4 West of the 6th Principal Meridian; thence with a bearing South 01°41'44" East (basis of bearings is NAD 83 Kansas South Zone) along the East line of said Southeast Quarter a distance of 626.03 feet to the Southeast corner of the North Half of the North Half of said Southeast Quarter; thence South 89°03'26" West a distance of 2,624.06 feet to the Southwest corner of the North Half of the North Half of said Southeast Quarter; thence North 01°50'02" West a distance of 622.72 feet to the Northwest corner of said Southeast Quarter; thence North 88°59'04" East along the North line of said Southeast Quarter a distance of 2,625.52 feet to the point of beginning containing **37.619 Acres**.

**OWNER/SUBDIVIDER:**  
**KALEB HOWELL, MEMBER**  
**KWH INVESTMENTS, LLC.**  
 4208 S. 359th ST. W.  
 CHENEY, KS 67025  
 (316) 249-3771

**SURVEYOR:**  
**DANIEL E. GARBER**  
**GARBER SURVEYING SERVICE, P.A.**  
 2908 NORTH PLUM ST.  
 HUTCHINSON, KS. 67502  
 (820) 685-7032

**ENGINEER:**  
**BHC, P.A.**  
 165 SOUTH ROCK ISLAND AVENUE, SUITE 150  
 WICHITA, KANSAS 67202  
 (316) 265-0005

LIDAR FILE: BE\_2018\_14SPG1075 (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.

**FLOOD NOTE:**  
 According to Flood Insurance Rate Map No. 20173C0280C (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 of flooding (500-year Floodplain)," and **ZONE "A"**, which is defined as "Area with a 1% or greater annual chance of flooding (100-year Floodplain). Hydraulic analyses not performed. Base flood elevations not shown."

**BLOCK A  
 CLOSURE TABLE**

NORTHING:	-0.00258
EASTING:	-0.00278
PRECISION:	6,378.25/0.0038 = 1:1,678,489.47

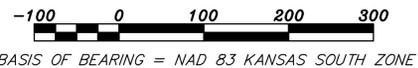
MINIMUM PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION (NAVD88)
1	A	1490.00
2	A	1490.00
3	A	1484.00

Minimum Pad Elevations per  
 BHC Drainage Plan  
 Dated: 07/09/2025

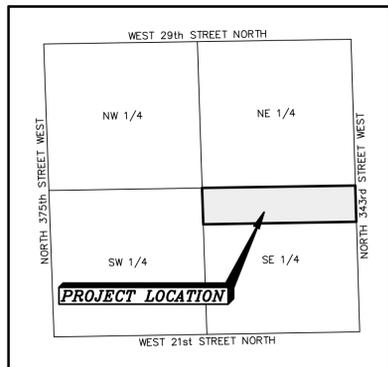
**BENCHMARK:**  
 NGS-W337:  
 Benchmark Disk set in top of Concrete Monument ±5317.0 feet West and ±2,378.2 feet North of the Northwest Corner of the Southwest Quarter of Section 3, Township 27 South, Range 4 West in Sedgwick County, Kansas.  
 Elevation=1425.75 (NAVD88)

**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 #25097233.  
 Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket #25097233 on March 13, 2025. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

- LEGEND**
- △ Sectional Monument Found
  - 5/8" x 24" Iron Rebar Set w/GSS Cap
  - Fence
  - (C) Calculated
  - (M) Measured



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE



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

Prepared For: <b>PRELIMINARY PLAT</b>	Description: <b>WILD OAK ESTATES</b>
Prepared By: <b>GSS HUTCHINSON</b> 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)	BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933
Drawn By: CDS Checked By: DEG	Scale: 1"=100' Date of Field Work: March 6, 2025 Date: 07/18/2025 Sheet 1 of 1 Sheet(s)
Job No: <b>G2025-152</b>	