

PRELIMINARY PLAT
RAFTER E ESTATES
 A PORTION OF THE NORTHWEST QUARTER SECTION 7, TOWNSHIP
 27 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS

BENCHMARKS:

NGS Monument W337:
 Disk Set in Concrete Monument (NGS W337 1962), Approximately Located ±34.5' South and ±28' East of the intersection of West 29th Street and South Haven Road.
 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 #24188100.

Utility locations shown here are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket #24188100 on April 19, 2024. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

LEGEND

- △ - Sectional Monument Found
- ▲ - Section Monument Set (5/8" x 24" Iron Rebar w/GSS Cap)
- - Survey Monument Found
- - Sanitary Sewer Cleanout
- - Fence
- ⊕ - Fire Hydrant
- ⊖ - Power Pole
- ⊕ - Water Valve
- (M) - Measured
- (R) - Record measurement
- P.O.B. - Point of Beginning

CLOSURE TABLE

NORTHING: 0.00283
 EASTING: -0.00275
 PRECISION: 5,937.78/0.0039 = 1,522,507.69

Scale: 1"=100'
 -100 0 100 200 300

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

FLOOD NOTE:

According to Flood Insurance Rate Map No. 20173C0260G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within Zone "X", which is defined as "AREA OF MINIMAL FLOOD HAZARD". The property described above also lies within 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. The property described above also lies within Zone "AE", which is defined as areas with a 1% or greater annual chance of flooding (100-year floodplain). Hydraulic analyses performed. Base flood elevations shown.

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

FILE: BE_2018_14SPG2075 (2018)
 FILE: BE_2018_14SPG2575 (2018)

HORIZONTAL DATUM: North American Datum of 1983 (NAD83)
VERTICAL DATUM: North American Vertical Datum of 1988 (NAVD88)

EASEMENTS:

All easements shown on this plat, unless specified as private, are hereby dedicated to the public, the rights-of-way of which are shown as dashed lines on the accompanying plat, and said easements may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines and poles, telephone lines and poles and other forms and types of public utilities now or hereafter generally utilized by the public.

OWNER/SUBDIVIDER:

BELINDA RAUSCH
 2399 NE 168TH AVENUE
 CHENEY, KS 67025
 (316)-734-0614

OWNER/SUBDIVIDER:

DONALD C. & NANCY JO JACKSON
 13709 W. MONTECITO LANE
 WICHITA, KS 67235
 (316)-250-1048

OWNER/SUBDIVIDER:

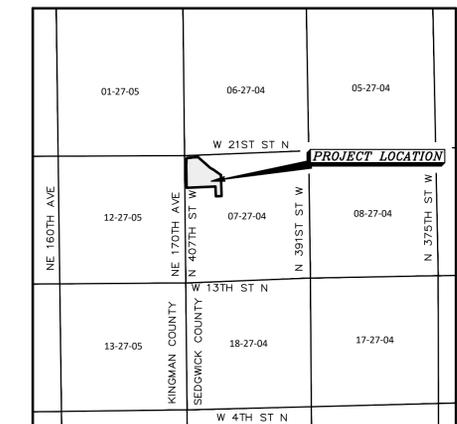
ELAINE M. SQUIRES
 1603 N. PARKRIDGE ST.
 WICHITA, KS 67212

SURVEYOR:

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

ENGINEER:

HARLAN FORAKER
 CERTIFIED ENGINEERING DESIGN, P.A.
 1935 WEST MAPLE STREET
 WICHITA, KANSAS 67213
 (316) 262-8808



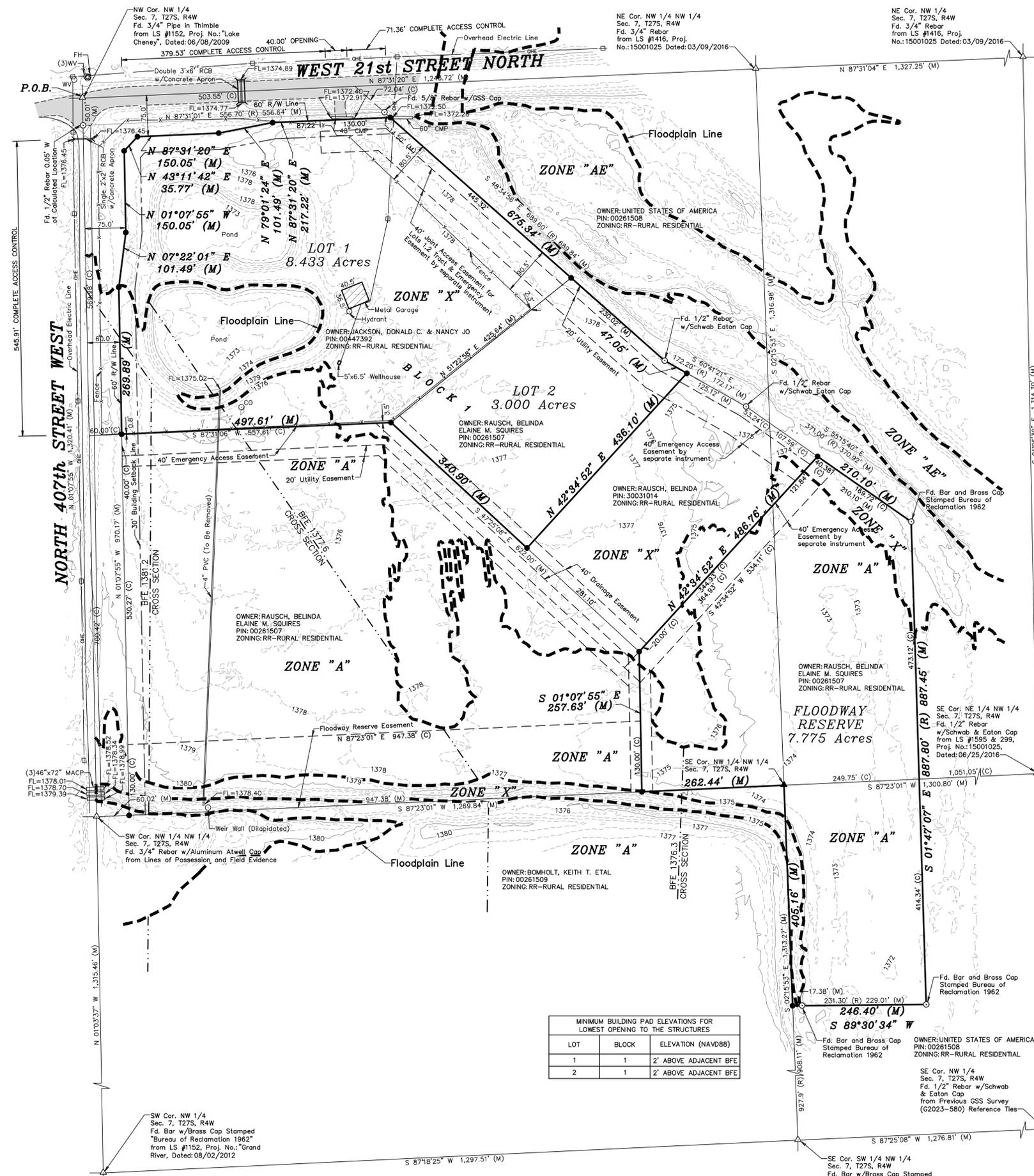
SEDGWICK COUNTY, KANSAS
VICINITY MAP
 (NOT TO SCALE)

PRELIMINARY PLAT Description: **RAFTER E ESTATES**
SEDGWICK COUNTY, KANSAS

Prepared By: **Garber Surveying Service, P.A.**

GSS HUTCHINSON 2908 North Plum St. 67502
 (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: EWS Scale: 1"=100' Date of Field Work: July 8, 2024 Job No:
 Checked By: DEG Date: 08/01/2025 Sheet 1 of 1 Sheet(s) G2024-117



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION (NAVD88)
1	1	2' ABOVE ADJACENT BFE
2	1	2' ABOVE ADJACENT BFE