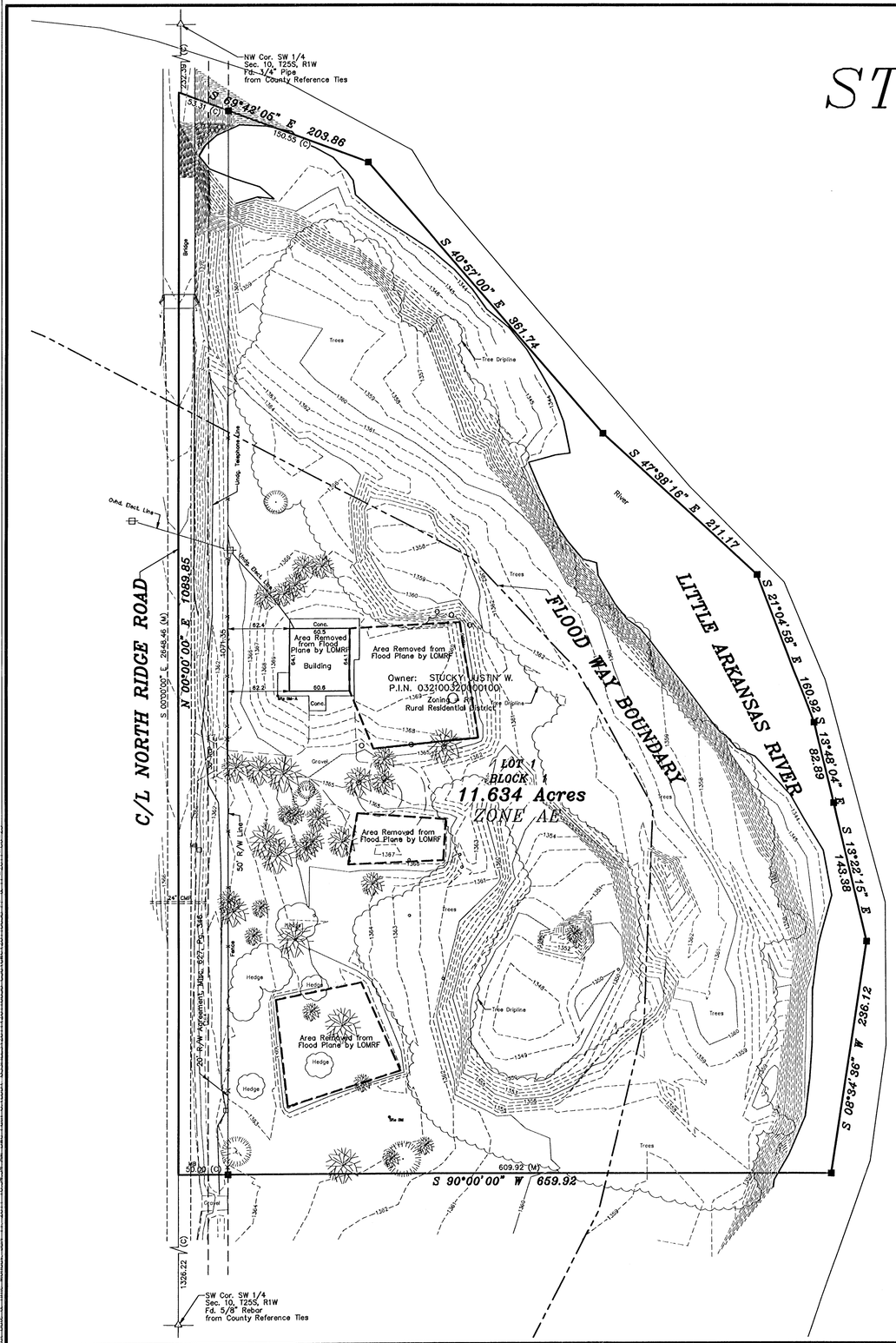
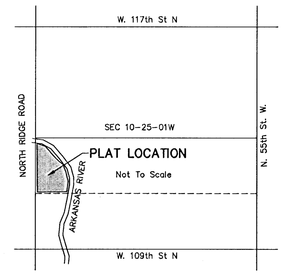
PRELIMINARY PLAT

STUCKY FARM AND LAWN ADDITION

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN IN SEDGWICK COUNTY, KANSAS.





VICINITY MAP

DESCRIPTION OF RECORD:
A tract in the Southwest Quarter of Section 10, Township 25 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, described as:
From the Northwest corner of said Southwest Quarter on the West line of said Southwest Quarter with an assumed bearing of South 00°00'00" East, a distance of 232.39 feet to the point of beginning; thence South 69°42'05" East, a distance of 203.86 feet; thence South 47°38'16" East, a distance of 211.17 feet; thence South 21°04'58" East, a distance of 160.92 feet; thence South 13°48'04" East, a distance of 82.89 feet; thence South 13°48'04" East, a distance of 82.89 feet; thence South 13°22'15" East, a distance of 143.38 feet; thence South 08°34'36" West, a distance of 236.12 feet to the South line of the North Half of said Southwest Quarter; thence South 90°00'00" West along the South line of said Southwest Quarter, a distance of 659.92 feet; thence North 00°00'00" East, a distance of 1089.85 feet to the point of beginning, Containing 12.875 Acres.

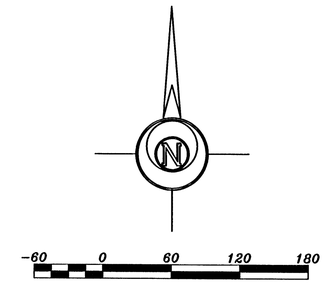
FLOOD NOTE:
According to Flood Insurance Rate Map No. 20173 C 0075 E (dated February 2, 2007) published by the Federal Emergency Management Agency, the above described property lies within Zone "X", which is defined as Special Flood Hazard Areas Inundated by 100-Year Flood, with base flood elevations determined.

SITE BENCHMARK (NAVD88 DATUM):
Site BM
5/8" Rebar w/green control cap near South side of property 163' East & 57' North of Southwest corner property.
Elevation=1362.58

Site BM-A
SW Corner concrete walk 5' South & 12' West of SW Corner of Building No. 11244.
Elevation=1369.44

THE ZONING INFORMATION LISTED HEREON WAS OBTAINED FROM http://gis.wichita.gov.

THIS INFORMATION SHOULD BE VERIFIED BEFORE ANY IMPROVEMENTS OR CONSTRUCTION IS PERFORMED ON SUBJECT PROPERTY.



BASIS OF BEARING = ASSUMED

LEGEND
- △ – Sectional Monument Found
- ● – 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- (C) – Calculated
- (M) – Measured
- ■ – 5/8" x 24" Rebar Set in Concrete

TO: 1-71 FROM: 1-101
PUBLIC WORKS ENGINEERING
Julianne Kallman
(Plats - 7/28/11 Subdivision Meeting)

SURVEYOR'S CERTIFICATE:
I hereby certify this plat to be a true, correct and complete representation of the property described hereon, as surveyed under my supervision, this 26th day of May, 2011.

DANIEL E. GARBER REGISTERED LS-883 KANSAS LAND SURVEYOR

NOTE:
Right of Way in favor of Magnolia Pipe Line Company over an undisclosed portion of subject property as recorded in Misc. Bk. 455, Pg. 260. Does not appear to cross subject property

Right of Way in favor of The Derby Oil Company over an undisclosed portion of subject property as recorded in Misc. Bk. 295, pg. 235. This is a blanket Right of Way and not plotable.

Right of Way Agreement as recorded in Misc. Bk. 633, Pg. 398 (Does not appear to cross subject property) & in Misc. Bk. 627, Pg. 346, Shown Hereon.

OWNER/SUBDIVIDER:
JUSTIN STUCKY
8303 S. EMMA CREEK
SEDGWICK, KANSAS 67135
(316) 288-7007

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

Prepared For:	Description:
PRELIMINARY PLAT	STUCKY FARM AND LAWN ADDITION SW 1/4 SEC. 10, T25S, R1W SEDGWICK COUNTY, KS

Prepared By: CSS™
Garber Surveying Service, P.A.
2908 North Plum St. Hutchinson, Kansas 67502
511 North Poplar Street Newton, Kansas 67114
Phone (620) 665-7032 • FAX (620) 663-7401 Phone (316) 283-5053 • FAX (316) 283-5073

Drawn By: AL	Scale: 1"=60'	Date of Field Work: March 10, 2011	Job No:
Checked By: DEG	Date: 07/11/2011	Sheet 1 of 1 Sheet(s)	G2011-58

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Page 1 [Stucky Farm and Lawn - 11x17.dwg] - 11x17x34 - Alt Page Form (ANSI) CSSDEFS\2011\2011\0058 C3d\dwg\2011\0058 P2 & P3-2011-06-23