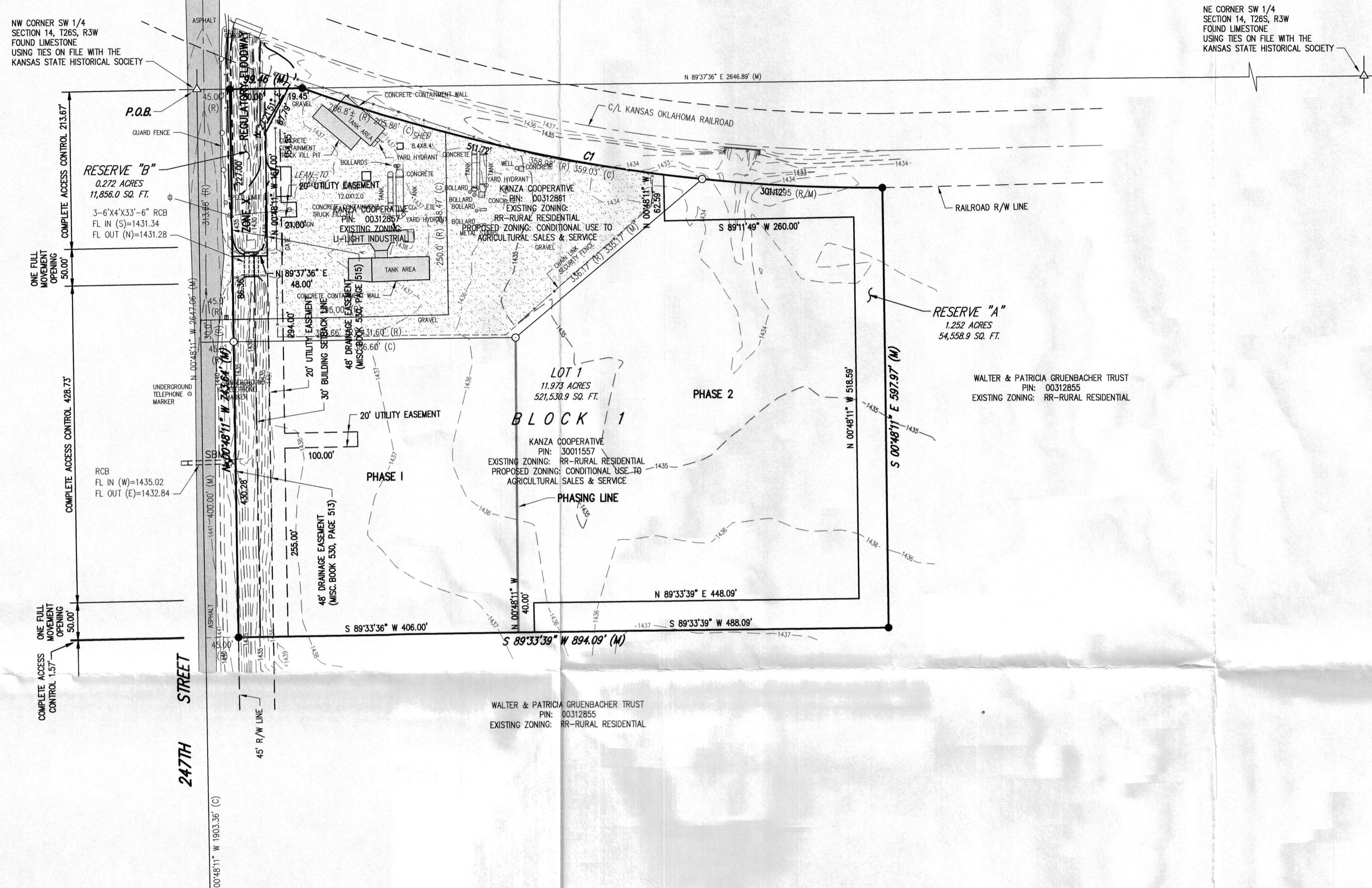


PRELIMINARY PLAT

KANZA NO. 1

AN ADDITION TO, SEDGWICK COUNTY, KANSAS.



ORIGINAL DESCRIPTIONS

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE SOUTH 313.68 FEET; THENCE WITH AN ANGLE OF 90° TO THE LEFT A DISTANCE OF 340 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 250 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY OF THE MISSOURI PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG THE RAILROAD RIGHT OF WAY A DISTANCE OF 206.8 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE WEST 144.53 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THE WEST 35 FEET THEREOF FOR HIGHWAY AND EXCEPT THAT PART DEEDED FOR HIGHWAY IN DEED BOOK 1315, PAGE 287; TOGETHER WITH BEGINNING AT A POINT 313.68 FEET SOUTH AND 45 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF S0°00'00"W, A DISTANCE OF 30.00 FEET; THENCE S89°37'00"E, 383.66 FEET; THENCE N50°41'43"E, 336.17 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF THE MISSOURI PACIFIC RAILROAD, SAID POINT BEING A POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 2402 FEET, A CENTRAL ANGLE OF 8°33'43" AND A CHORD BEARING AND DISTANCE OF N78°46'07"W, 358.65 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 358.98 FEET; THENCE S0°00'00"W, 252.19 FEET; THENCE N89°37'00"W, 295.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE S 00°48'11" E (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 343.68 FEET; THENCE N 89°33'39" E 45.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 247TH STREET WEST FOR THE POINT OF BEGINNING; THENCE CONTINUING N 89°33'39" E 386.61 FEET (RECORD 383.66 FEET); THENCE N 50°07'17" E 335.16 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE KANSAS & OKLAHOMA RAILROAD; THENCE FOLLOWING THE ARC OF A CURVE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RAILROAD TO THE LEFT HAVING A RADIUS OF 2342.00 FEET EASTERLY 247.95 FEET (CHORD BEARS S 86°58'55" E 247.83 FEET); THENCE S 00°48'11" E PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 597.98 FEET; THENCE S 89°33'39" W 894.09 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 247TH STREET WEST, SAID POINT BEING 45.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N 00°48'11" W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 247TH STREET WEST AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 400.00 FEET TO THE POINT OF BEGINNING.

OWNER/SUBDIVISION

KANZA COOPERATIVE ASSOCIATION
200 NORTH NORTH MAIN STREET
IUKA, KANSAS 67066

SURVEYOR

LLOYD P. DORZWEILER, LS 885
ALPHA LAND SURVEYS, INC.
216 WEST SECOND AVENUE
HUTCHINSON, KS 67501
PHONE: 620-728-0012

BENCH MARKS

VERTICAL DATUM (NAVD88):
ELEVATION BASED UPON GPS OBSERVATION SUBMITTED TO NATIONAL GEODETIC SURVEY & PROCESSED THROUGH JAVAD DPOS SOFTWARE.
BENCHMARK:
PLUS CUT IN CENTER OF HUBGUARD ON EAST SIDE OF REINFORCED CONCRETE BOX APPROXIMATELY 505.6 FEET SOUTH AND 36.0 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14, T26S, R3W
ELEVATION=1437.19 (NAVD88)

PLAT DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°37'36" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 45.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 247TH STREET WEST FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°37'36" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 99.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE KANSAS & OKLAHOMA RAILROAD; THENCE FOLLOWING THE ARC OF A CURVE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD TO THE LEFT HAVING A RADIUS OF 2342.00 FEET EASTERLY 812.84 FEET (CHORD BEARS SOUTH 80°04'19" EAST 808.76 FEET); THENCE SOUTH 00°48'11" EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 597.98 FEET; THENCE SOUTH 89°33'39" WEST 894.09 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 247TH STREET WEST, SAID POINT BEING 45.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°48'11" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 247TH STREET WEST AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 743.64 FEET TO THE POINT OF BEGINNING, CONTAINING 13.498 ACRES, SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

UTILITY NOTES

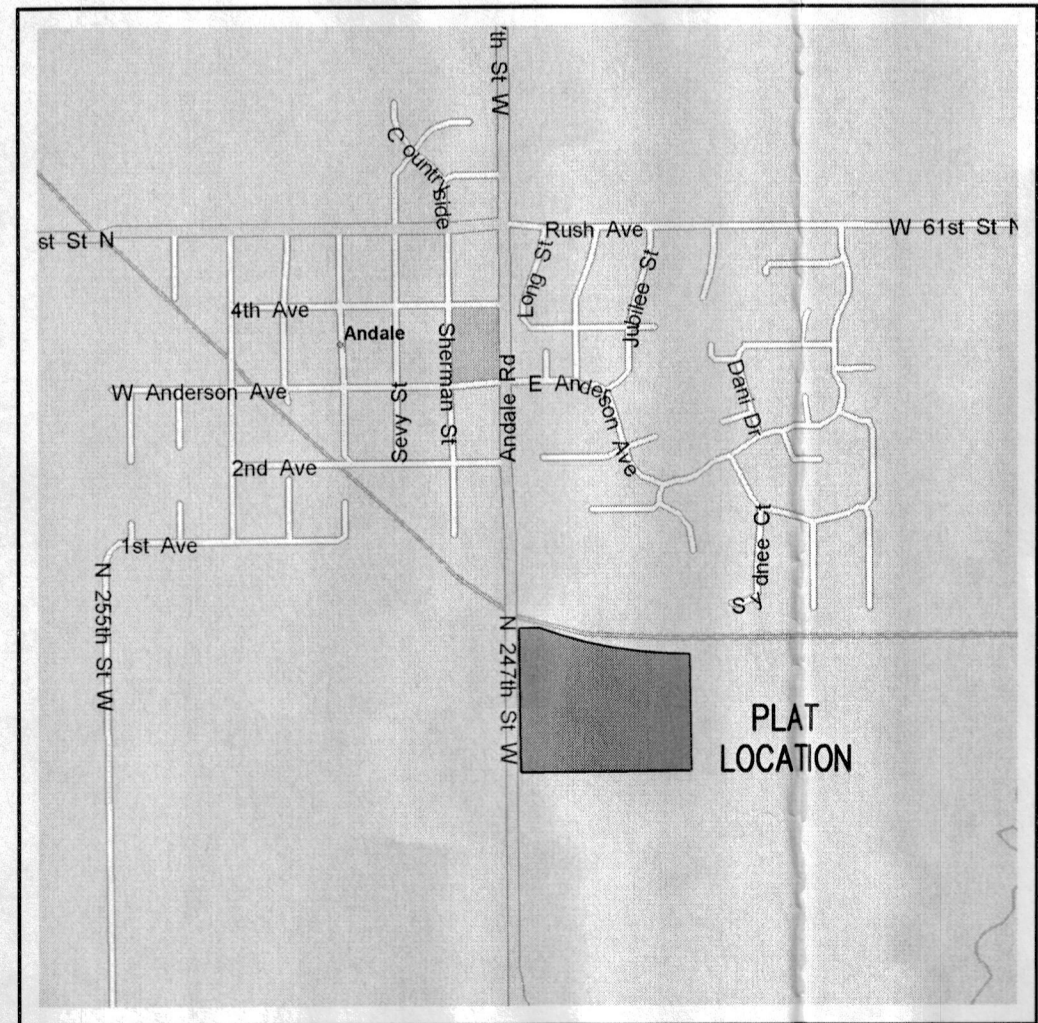
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE BY KANSAS ONE-CALL TICKET NO.: 19201543 AND 19201608 DATED MAY 13, 2019. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD NOTE

A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND REGULATORY FLOODWAY AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS, COMMUNITY PANEL NUMBER 20173C0142G AND 20173C0161G. EFFECTIVE DATE DECEMBER 22, 2016.

LEGEND OF SYMBOLS & ABBREVIATIONS

- △ SECTION SUBDIVISION CORNER FOUND
- FOUND WITH PLASTIC CAP
- STAMPED "BAUGHMAN"
- FOUND WITH PLASTIC CAP
- STAMPED "R&B"
- FOUND WITH PLASTIC CAP
- STAMPED "MKEC"
- FOUND 3/4" PIPE UNKNOWN ORIGIN
- FOUND 1/2" PIPE UNKNOWN ORIGIN
- SET 1/2" REBAR WITH CAP
- STAMPED "ALPHA CLS-184"
- SET 1/2" REBAR WITH CAP STAMPED "ALPHA CLS-184" IN CONCRETE
- POWER POLE
- TELEGRAPH POLE
- LIGHT POLE
- GUY ANCHOR
- UNDERGROUND ELECTRIC BOX
- UNDERGROUND TELEPHONE PEDESTAL
- UNDERGROUND CABLE TELEVISION PEDESTAL
- TREE / SHRUB
- N. NORTH
- S. SOUTH
- E. EAST
- W. WEST
- ° DEGREES
- ' FEET OR MINUTES
- " INCHES OR SECONDS
- SQ. SQUARE
- FT. FEET
- VOL. VOLUME
- PAGE PAGE
- P.G. OFFICIAL RECORD
- C. CALCULATED
- R. RECORD
- MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- STORMWATER SEWER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MONITOR WELL
- SPRINKLER HEAD
- GUARD POST
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- GAS LINE
- UNDERGROUND TELEVISION CABLE
- SANITARY SEWER LINE
- WATER LINE
- FENCE
- M. MEASURED
- R/W RIGHT OF WAY
- C/L CENTERLINE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- CMPHE CORRUGATED METAL PIPE HORIZONTAL
- EL ELLIPTICAL
- TC TOP OF CURB
- FL FLOWLINE
- TOP TOP OF PAVEMENT
- EL ELEVATION
- TOW TOP OF WALL
- HC HANDICAP
- POB POINT OF BEGINNING



VICINITY MAP
(NOT TO SCALE)

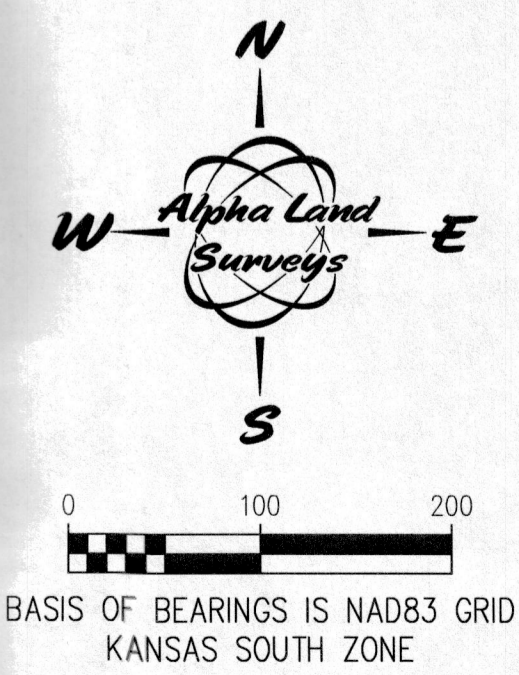
PROPERTY INFORMATION

PROPERTY WAS SURVEYED ON MAY 15, 2019.
EXISTING ZONING: RR - RURAL RESIDENTIAL AND LI - LIMITED INDUSTRIAL
PROPOSED ZONING: RR - RURAL RESIDENTIAL WITH CONDITIONAL USE FOR AGRICULTURAL SALES & SERVICE AND THE LI - LIMITED INDUSTRIAL WILL STAY THE SAME

CLOSURE REPORT

ERROR CLOSURE: 0.0019
ERROR NORTH: -0.0012
PERIMETER: 3148.00
COURSE: N 00°00'07" E
ERROR EAST: -0.0015
PRECISION: 1: 1630297

Curve Table					
Curve	Radius	Delta	Arc Length	Tangent	Chord Bearing/Distance
C1	2342.00'	19°53'08"	812.84'	410.55'	S 80°04'19" E 808.76'



BASIS OF BEARINGS IS NAD83 GRID
KANSAS SOUTH ZONE

Alpha Land Surveys, Inc.
216 WEST SECOND AVENUE
HUTCHINSON, KANSAS 67501
PH: (620) 728-0012 FAX: (620) 728-0413

SURVEY DATE: 05/15/2019	PLOT DATE: 07/23/2019
DRAWN BY: RDB	PROJ. NO.: 190125P
CHECKED BY: LPD	SHEET 1 OF 1