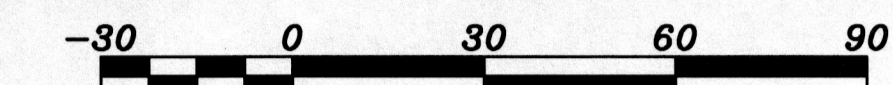
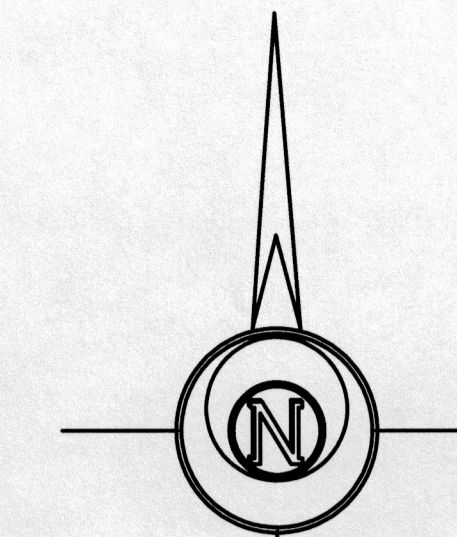


PRELIMINARY PLAT (ONE STEP)

GUADALUPE GROUNDS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

LEGEND

- △ - Sectional Monument Found
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- - Sanitary Sewer Cleanout
- W - Water Well
- (C) - Calculated
- (M) - Measured
- (R) - Record measurement
- X - Calculated Location
- SBM - Site Benchmark
- ⊙ - 5/8" x 24" Rebar Set w/GSS Blue Cap
- - Drainage Direction of Flow

DESCRIPTION OF RECORD:

A portion of the Southwest Quarter of Section 27, Township 26 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Commencing at a point on the West line of said Southwest Quarter which is at an assumed bearing of North 0'00'00" East, a distance of 1277 feet to the Southwest corner of said Southwest Quarter; thence North 90'00'00" East, a distance of 290 feet; thence North 0'00'00" East, a distance of 150 feet; thence South 90'00'00" West, a distance of 290 feet; thence South 0'00'00" West, a distance of 150 feet to the Point of Beginning. Said tract contains 1.0 acre and is subject to any restrictions, easements, agreements, and rights-of-way of record.

UPDATED DESCRIPTION:

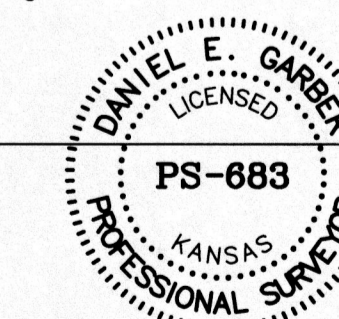
A portion of the Southwest Quarter of Section 27, Township 26 South, Range 2 West of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 27, Township 26 South, Range 2 West of the 6th Principal Meridian; thence with a bearing North 01'22'35" West (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Southwest Quarter 1,277.00 feet; thence North 88'37'25" East and perpendicular to the West line of said Southwest Quarter 315.00 feet to the point of beginning; thence continuing North 88'37'25" East 290.00 feet; thence North 01'22'35" West 150.00 feet; thence South 88'37'25" West 290.00 feet; thence South 01'22'35" East 150.00 feet to the point of beginning containing 1.000 Acre.

ITEMS PERTAINING TO TITLE REPORT NO. 2316463 PREPARED BY SECURITY 1ST TITLE INSURANCE COMPANY.

- Items 1, 4, 5, 7 and 8 do not pertain to the survey and are not shown hereon.
- Affidavit by Sedgwick County Electric Cooperative Association, Inc. regarding existence of underground service facilities filed on Doc#/Flm-Pg: 28869355. Shown heron
 - Covenants, conditions, restrictions, easements and assessments contained in Doc#/Flm-Pg: 28668855 and Doc#/Flm-Pg: 28809208. Affects subject property but is not shown hereon.

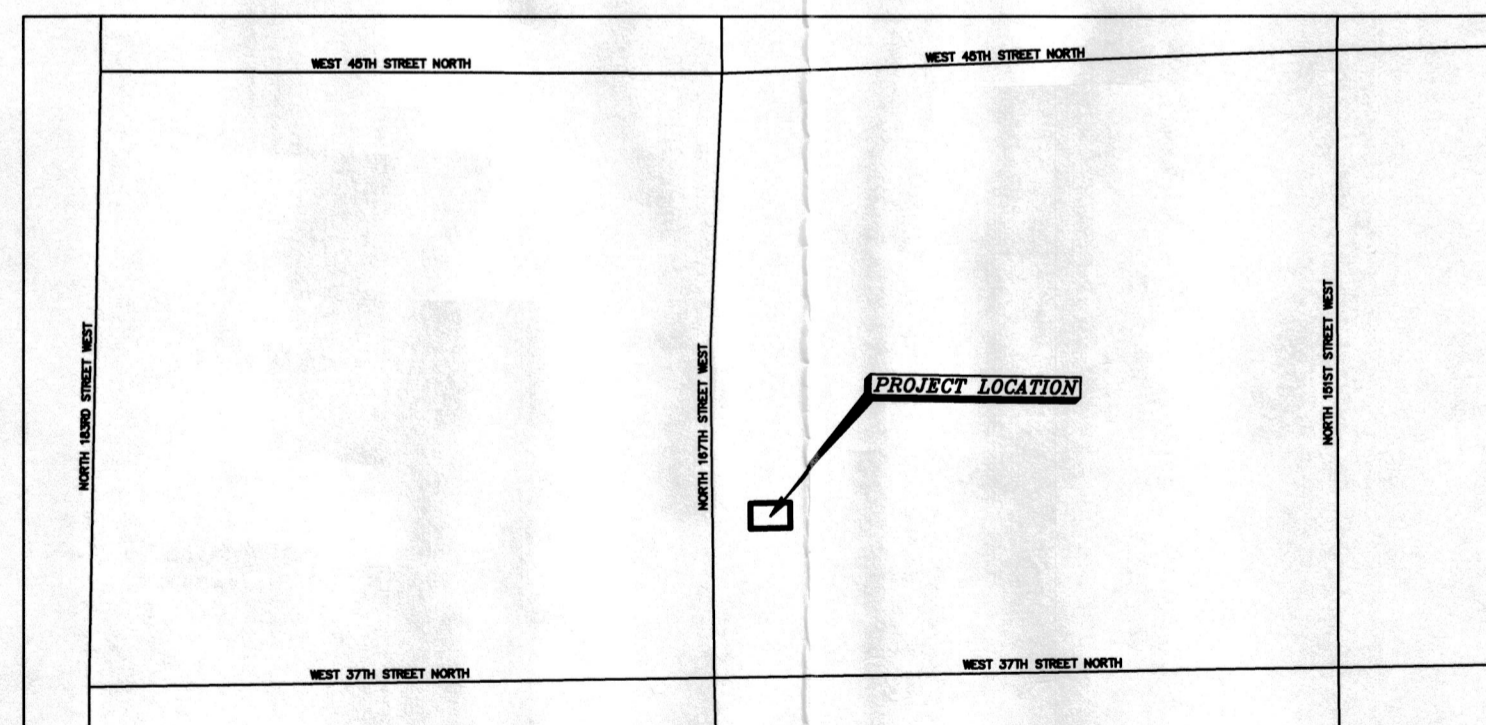
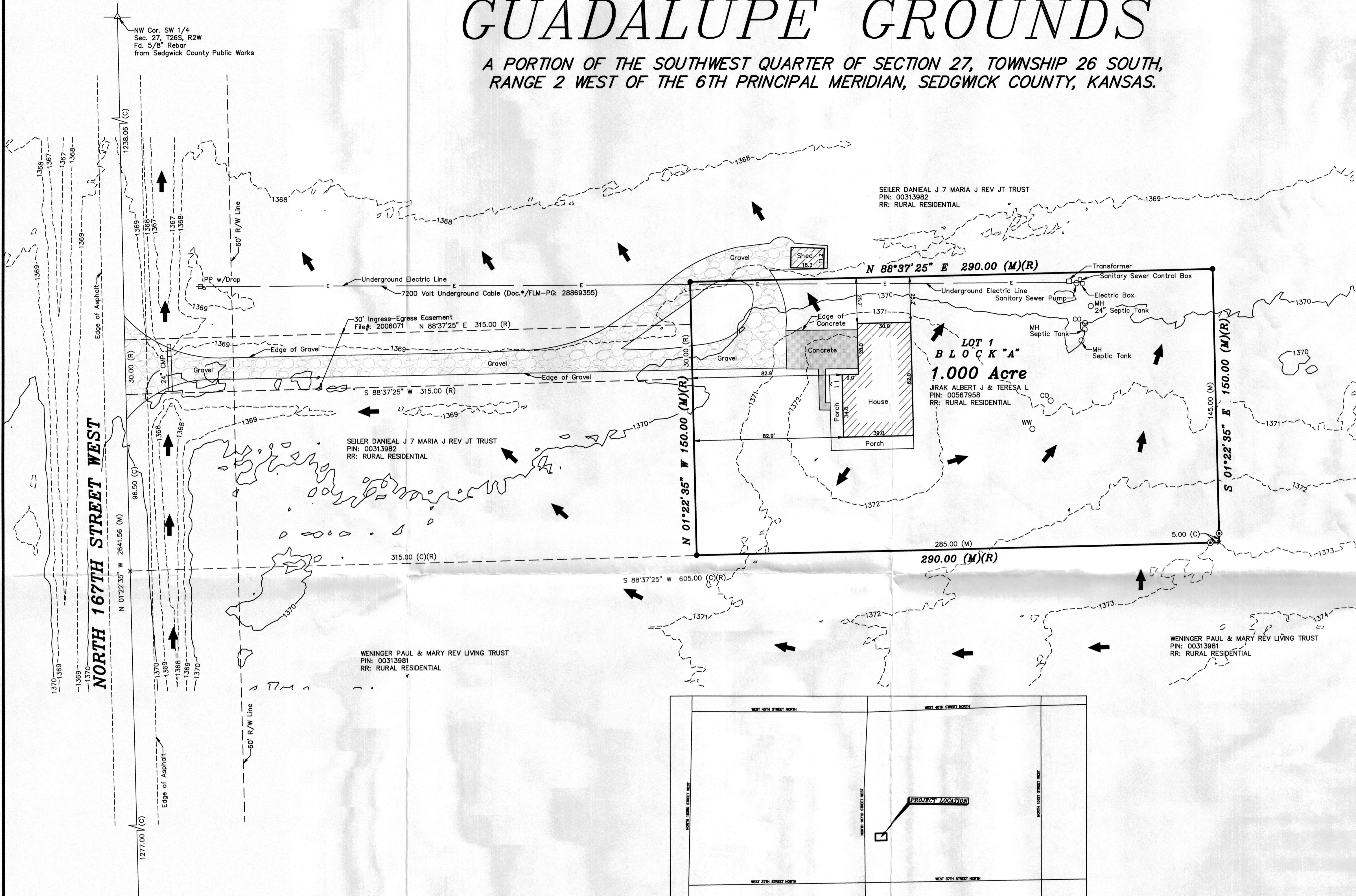
SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and complete representation of the property described hereon, as surveyed under my supervision, this 8th day of August, 2019.



PRELIMINARY PLAT

Prepared For: AL JIRAK	Description: A PORTION OF THE SW 1/4 SECTION 27, T26S, R2W, SEDGWICK COUNTY, KANSAS
Prepared By: GSS	Garber Surveying Service, P.A.
HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401 McPHERSON (Branch Office) 115 East Marlin 67460 Ph. 620-241-4441 Fax 620-241-4458 NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073 MANHATTAN (Branch Office) 3226 Kimball Ave Ste. #2 66503 Ph. 785-320-4810	
Drawn By: EWS	Date of Field Work: July 1, 2019
Checked By: DEG	Date: 08/08/2019
Scale: 1" = 30'	Job No: G2019-428
Sheet 1 of 1 Sheet(s)	



VICINITY MAP

NOT TO SCALE

BENCHMARK:
5/8" Rebar Approximately 90.44 feet East and 15.40 feet South of the Southwest Corner of the Southwest Quarter Section 27, Township 26 South, range 2 West.
Elevation=1275.78 (No Datum)

FLOOD NOTE:
According to Flood Insurance Rate Map No. 20173C0168G (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."

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 #19288897.
Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket #19288897 on June 29, 2019. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

- ZONING DATA: RR - RURAL RESIDENTIAL DISTRICT**
- Minimum Lot Area: two acres; however, larger minimum Lot Area may be required per subdivision requirements for Uses served by sewage lagoons, subject to the special district regulations of Sec. III-B.2.e
 - Minimum Lot Width: 200 feet
 - Minimum Front Setback: 30 feet
 - Minimum Rear Setback: 25 feet
 - Minimum Interior Side Setback: 20 feet
 - Minimum Street Side Setback: 20 feet
 - Maximum Height: 35 feet; 45 feet if located at least 25 feet from all Lot Lines; no maximum height limit for barns, silos and other similar farm buildings; heights for Conditional Uses to be determined as part of the Conditional Use approval

ZONING REGULATIONS ARE SUBJECT TO INTERPRETATION, FOR FURTHER ZONING INFORMATION CONTACT:

Wichita-Sedgwick County Planning (1-316-268-4421)

OWNER/SUBDIVIDER:
ALBERT JIRAK & TERESA JIRAK
4020 N 167TH STREET WEST
COLWICH, KANSAS 67030
(316)-214-3329

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

Copyright © 2019 Garber Surveying Services, P.A. Saved 8/6/2019 3:57:29 PM by ESS/GARBER/PC/PA/10/10/2019/20190428_CSA.dwg/20190428_PP

