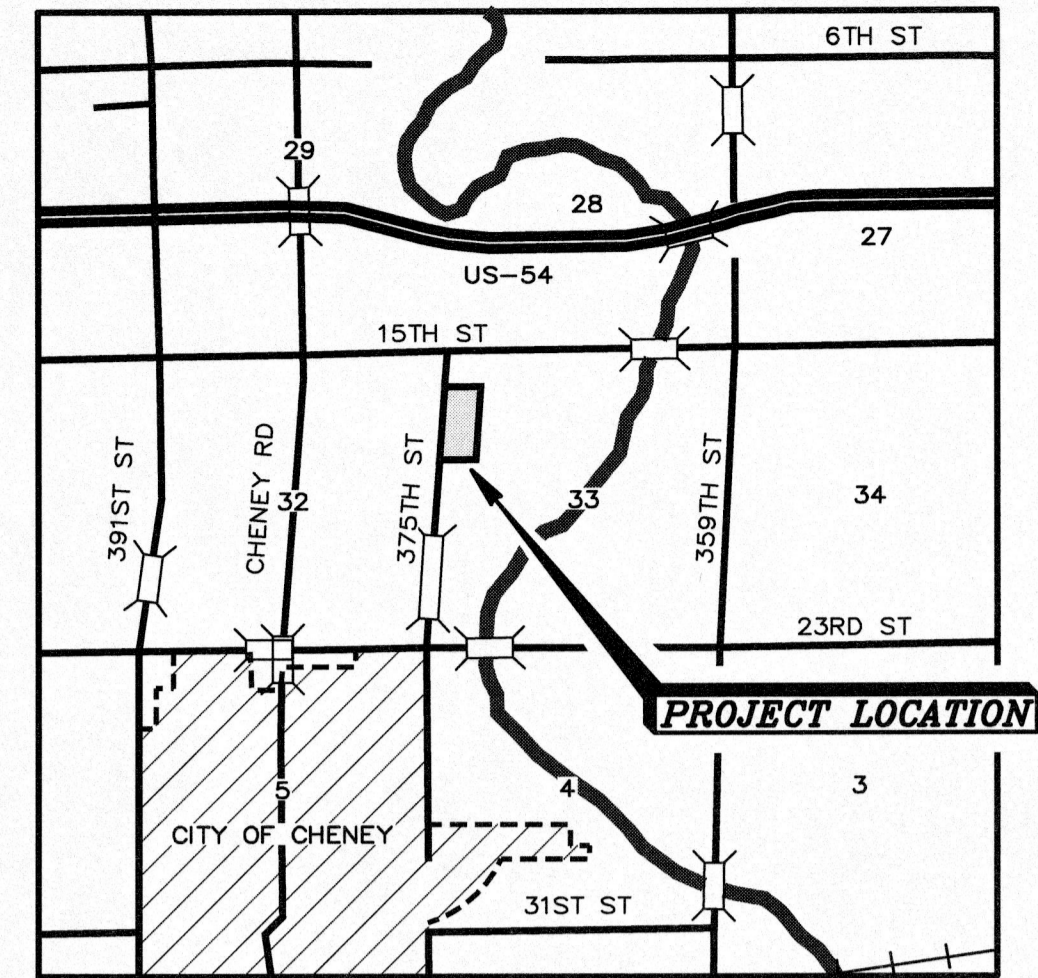


PRELIMINARY PLAT (ONE-STEP)

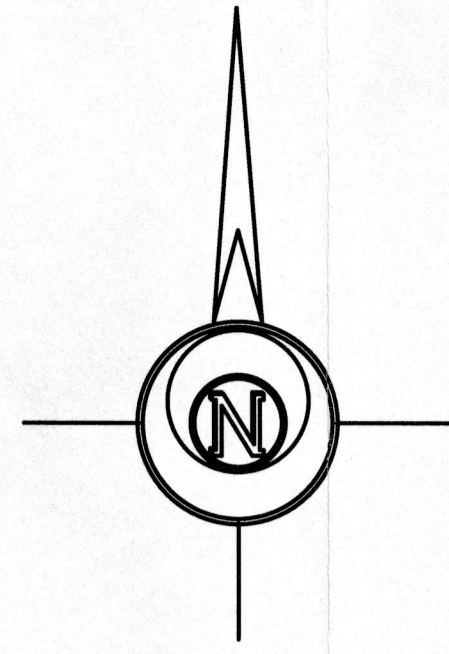
M&W'S 1ST

A PORTION OF THE NORTHWEST QUARTER SECTION 33, TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

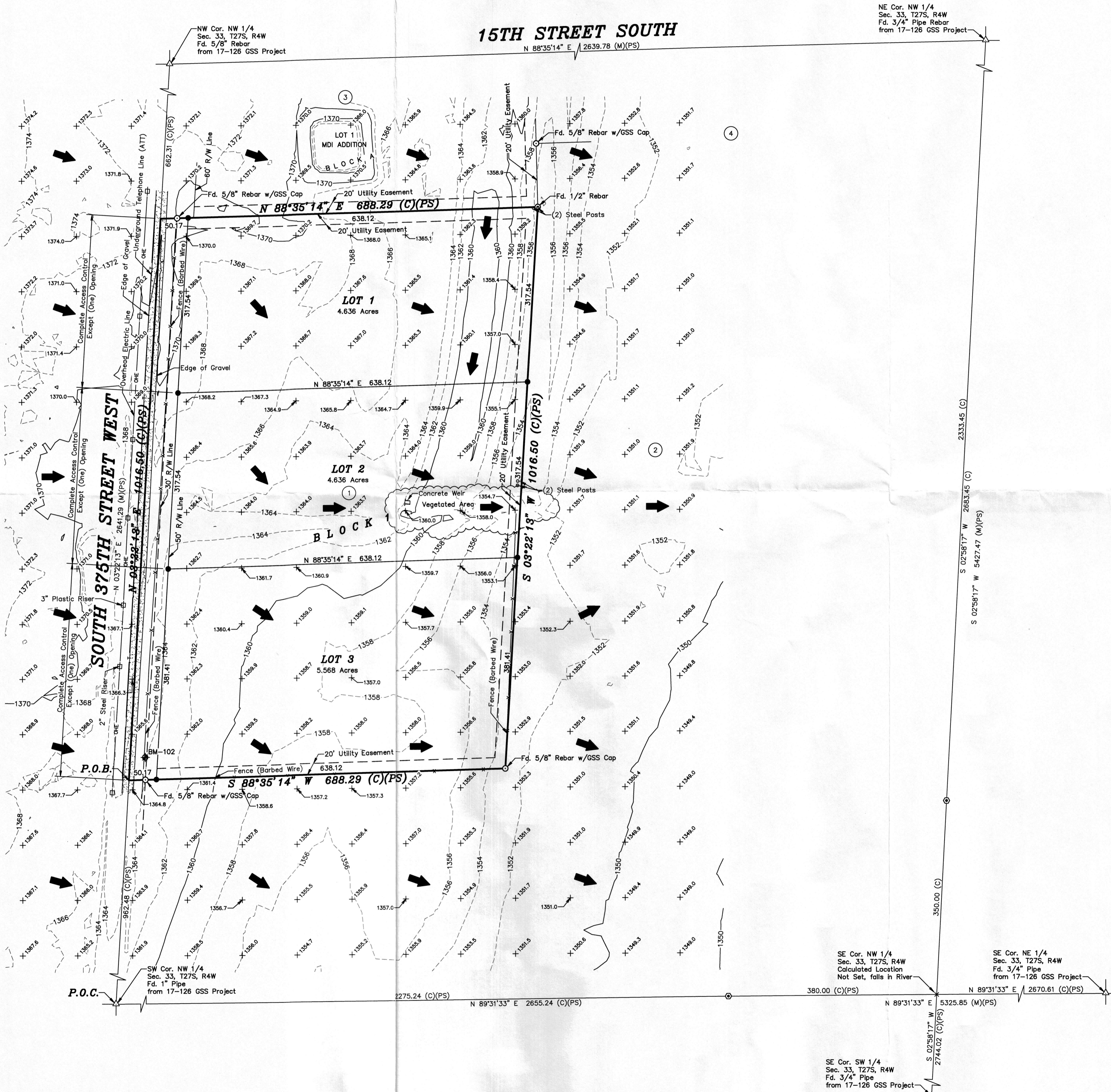
No.	Name	PIN Number	Zoning
1	EDWARD & BARBARA LAVERENTZ	00261786	RR
2	MARKUS & WHITNEY HANSEN	30007686	RR
3	MDI CORPORATION	00578912	LI
4	EDWARD & BARBARA LAVERENTZ	30009880	RR



CHENEY, KANSAS
VICINITY MAP
(NOT DRAWN TO SCALE)



-100 0 100 200 300
BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE



- LEGEND**
- △ - Sectional Monument Found
 - - Survey Monument Found
 - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
 - ⊙ - 5/8" x 24" Rebar Set w/GSS Blue Cap (Witness Marker)
 - BM - Site Benchmark
 - ⊕ - Power Pole
 - x- - Fence
 - (C) - Calculated
 - (M) - Measured
 - (PS) - Previous Survey G20170126
 - P.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - ⊙ - Parcel Ownership
 - ▨ - Existing Gravel Hatching
 - ▩ - Existing Concrete Hatching
 - - Drainage Arrow

CLOSURE TABLE

NORTHING: 0.0000
EASTING: 0.0000
PRECISION: 3409.58/0.000 = 1:3409580000.00

- 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:
ED LAVERENTZ
2120 SOUTH 343RD STREET
CHENEY, KANSAS 67025
(316) 990-5088

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

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

DESCRIPTION OF RECORD: (Doc.#/Film-Pg: 29792535)

A portion of the Northwest Quarter of Section 33, Township 27 South, Range 4 West of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described as follows:
Commencing at the Southwest corner of the Northwest Quarter of Section 33, Township 27 South, Range 4 West of the 6th Principal Meridian; thence with a NAD83 Kansas South Zone bearing of North 03°22'13" East along the West line of said Northwest Quarter 962.48 feet for the point of beginning; thence continuing North 03°22'13" East along the West line of said Northwest Quarter 1016.50 feet intersecting the Western extension of the South line of "MDI Addition" to Sedgwick County; thence North 88°35'14" East along said South line and its extension being parallel with the North line of said Northwest Quarter 688.29 feet (Record) to the Southeast Corner of said "MDI Addition"; thence South 03°22'13" West parallel with the West line of said Northwest Quarter 1016.50 feet; thence South 88°35'14" West parallel with the North line of said Northwest Quarter 688.29 feet to the point of beginning containing 16.006 Acres, subject to a road right-of-way easement across the West 20.00 feet thereof and any other easements or restrictions of record.

BENCHMARKS:
NGS B-313:
NGS Benchmark Disk, set in top of concrete monument. Described by Coast and Geodetic survey 1956 as follows: 3.3 mi North from Cheney, 0.45 mile East along the Atchison, Topeka and Santa Fe Railroad from the station at Cheney, thence 2.4 miles North along a graded dirt road, thence 0.45 mile West along U.S. Highway 54, 222 feet South of the center line of the highway, 25 feet East of the center line of County Road 59B, 16 feet North of the center line of a private driveway leading East, 75 feet West of the Southwest corner of a white house, set in the top of a triangular shaped concrete post, in Section 32, Township 27 South, Range 4 West.
Elevation=1387.77 (NAVD88)

BM-102:
T-post set flush at grade, approximately 1635.8' South and 27.4' East from the intersection of South 375th Street West and 15th Street South.
Elevation=1363.91 (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 # 18509099.
Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket # 18509099 on October 26, 2018. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

FLOOD NOTE:
According to Flood Insurance Rate Map No. 20173C0270G (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."

NOTE: Contours shown at 2' intervals.
LIDAR HORIZONTAL AND VERTICAL CONTROL: <http://www.kansasgis.org/>
FILE: BE_SG_16721522 (2008)
HORIZONTAL DATUM: North American Datum of 1983 (NAD83)
VERTICAL DATUM: North American Vertical Datum of 1988 (NAVD88)

PRELIMINARY PLAT		Description: A PORTION OF THE NW 1/4 SECTION 33, T27S, R4W 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			
Drawn By: JAK	Scale: 1"=100'	Date of Field Work: October 31, 2018	Job No:
Checked By: DEG	Date: 11/02/2018	Sheet 1 of 1 Sheet(s)	G2018-591

Copyright © 2018 Garber Surveying Service, P.A. Saved: 11/2/2018 3:13:11 PM by: dk48AM
Plot Date & Time: Friday, November 2, 2018 3:15:04 PM Dwg Path: \\F2\korman\LD\GSSFILES\2018\20180991_C34\Map\Sent to CED\11-02-2018\20180991