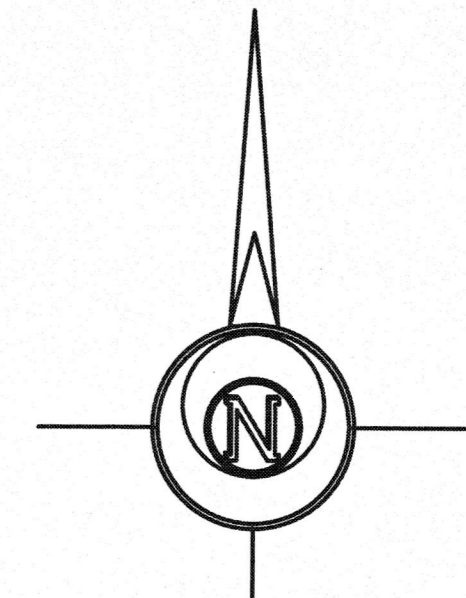


PRELIMINARY PLAT (ONE STEP)

WESTRIDGE 1 ADDITION

A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN IN SEDGWICK COUNTY, KANSAS



Scale bar showing 0, 30, 60, 90 feet. Below the bar, it reads "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
 - Sanitary Sewer Cleanout
 - Fence
 - ⊕ Guy Anchor
 - ⊖ Power Pole
 - (C) Calculated
 - (M) Measured
 - ⊕ Water Well
 - ⊖ Transmission Pole
 - ⊕ Finish Floor Elevation
 - ⊕ Site Benchmark
 - Drainage Direction of Flow

DESCRIPTION:
 A portion of the Northeast Quarter of Section 33, Township 25 South, Range 1 West of the 6th Principal Meridian in Sedgwick County, Kansas more particularly described as follows:
 Beginning at the Northeast corner of the Northeast Quarter of Section 33, Township 25 South, Range 1 West of the 6th Principal Meridian; thence with a bearing South 00°51'17" East (basis of bearings is NAD 83 Kansas South Zone) along the East line of said Northeast Quarter 330.97 feet; thence South 89°40'01" West 1,317.68 feet; thence North 00°57'27" West 328.37 feet to the North line of said Northeast Quarter; thence North 89°26'24" East along the North line of said Northeast Quarter 659.41 feet to the point of beginning containing 4.988 Acres subject to any easements of record.

OWNER/SUBDIVIDER:
WESTRIDGE 1 LLC
 8565 N RIDGE RD
 WICHITA, KS. 67147

SURVEYOR:
DANIEL E. GARBER
 GARBER SURVEYING SERVICE, P.A.
 2908 NORTH PLUM ST.
 HUTCHINSON, KS. 67502

CITY HALL - ENGINEERING
MAIL STOP 1-71
Arcefi Rosas
 FOR YOUR FILES

PRELIMINARY PLAT

Prepared For: WESTRIDGE 1, LLC	Description: A PORTION OF THE NE 1/4 SECTION 33, T25S, R1W 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. 66503 Ph. 785-320-4810	
Drawn By: EWS	Scale: 1"=30'
Checked By: DEG	Date: 01/08/2020
Date of Field Work: April 30, 2019	Job No: G2019-240
Sheet 1 of 1 Sheet(s)	

SITE BENCHMARK:
 1/2" Red Capped Rebar approximately 38.88 feet West and 195.12 feet South of the Northeast Corner of the Northeast Quarter, Section 33, Township 25 South, Range 1 West.
 Elevation=1356.98 (NAVD88)

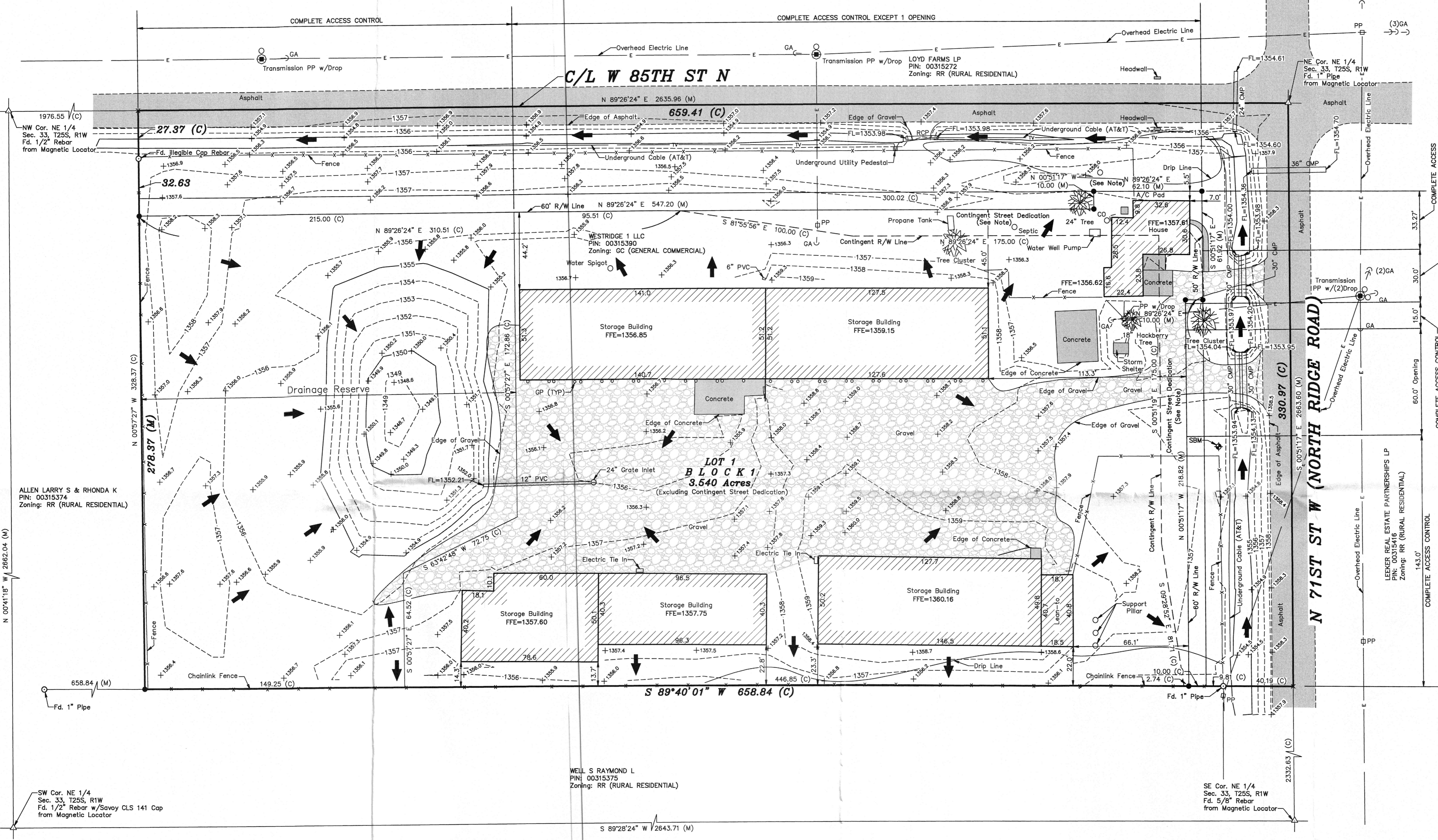
DIGSAFE:
 Utilities shown were located by respective owners. Any Utilities not shown are due to no response to Kansas One Call "1-800-DIG-SAFE" Ticket #19155073.
 Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket #19155073 on April 23, 2019. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.



NOTE:
 A "contingent street dedication" will be dedicated for the intersection approach as shown on this plat and will become a permanent dedication upon the removal, eradication, or vacancy of the existing dwelling.

NOTE:
 The Minimum Pad Elevation for Lot 1, Block 1 is 1361.50 (NAVD88).

FLOOD NOTE:
 According to Flood Insurance Rate Map No. 20173C0183G (dated December 22, 2016) published by the Federal Emergency Management Agency, the above described property lies within Zone "X", which is defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."



NW Cor. NE 1/4 Sec. 33, T25S, R1W Fd. 1/2" Rebar from Magnetic Locator

ALLEN LARRY S & RHONDA K PIN: 00315374 Zoning: RR (RURAL RESIDENTIAL)

N 00°41'18" W 2862.04 (M)

SW Cor. NE 1/4 Sec. 33, T25S, R1W Fd. 1/2" Rebar w/ Stavey CLS 141 Cap from Magnetic Locator

WELL S RAYMOND L PIN: 00315375 Zoning: RR (RURAL RESIDENTIAL)

S 89°28'24" W 2643.71 (M)

SE Cor. NE 1/4 Sec. 33, T25S, R1W Fd. 5/8" Rebar from Magnetic Locator