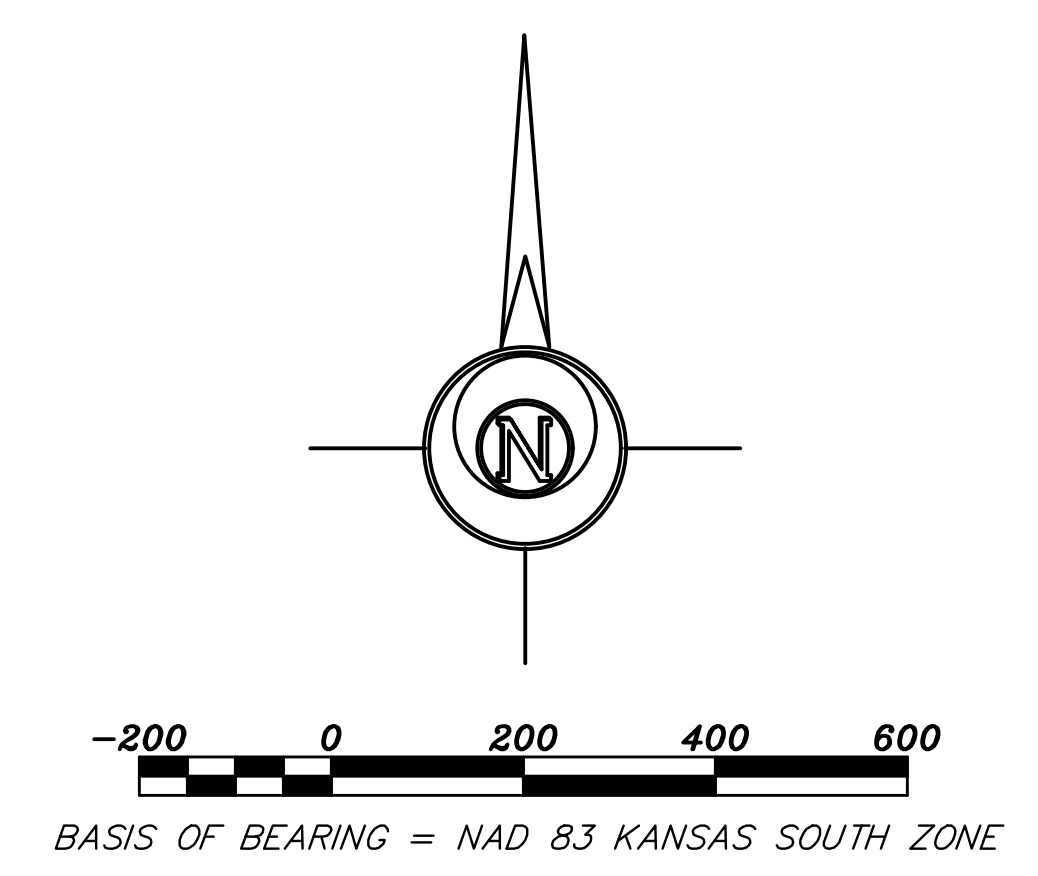
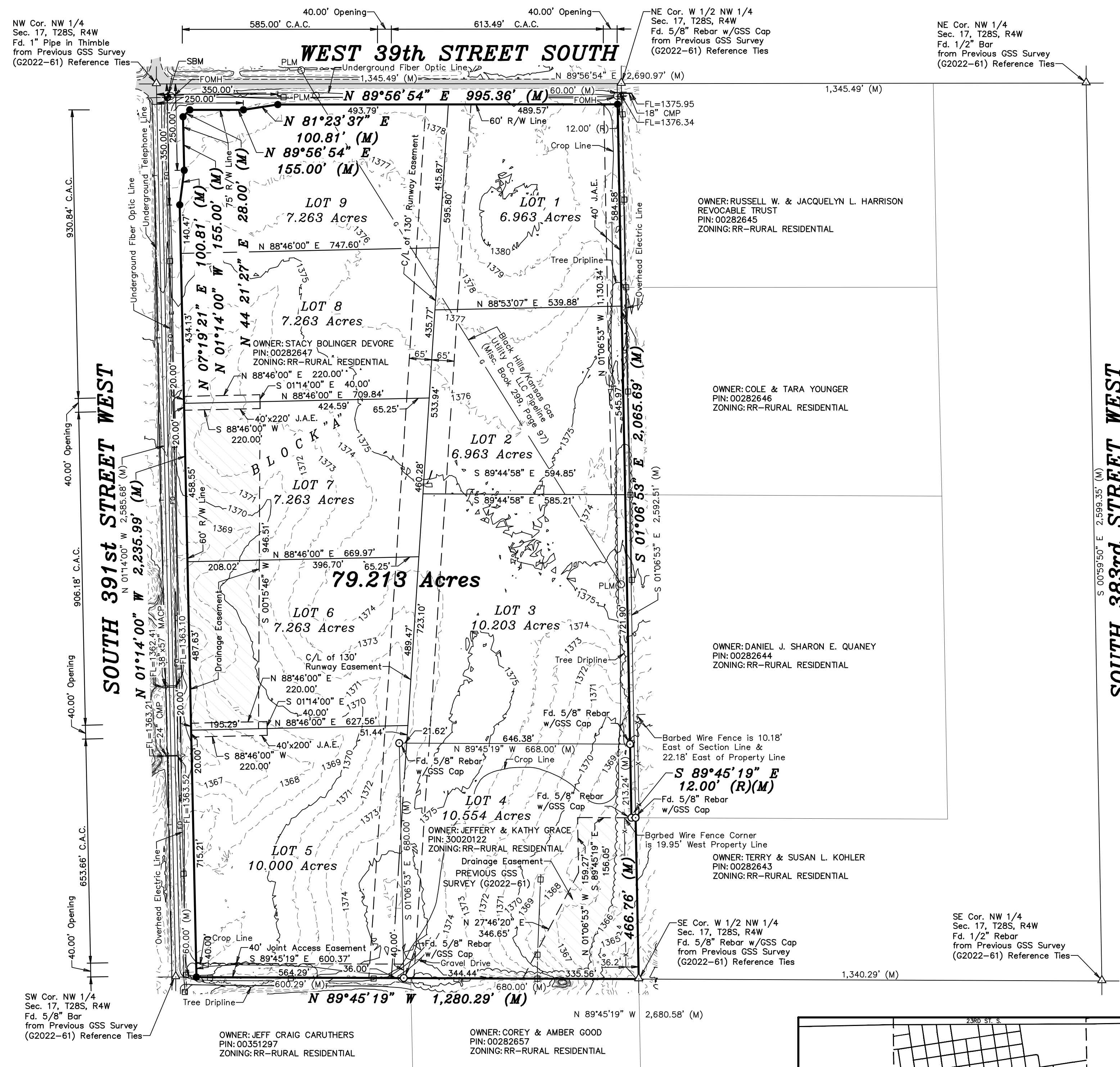


PRELIMINARY PLAT  
**SOUTH FORK LANDING**  
 A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 17,  
 TOWNSHIP 28 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.



**CLOSURE TABLE**

NORTHING: -0.00253  
 EASTING: -0.00835  
 PRECISION: 7,863.91/0.0087 = 1:903,897.70

- LEGEND**
- △ - Sectional Monument Found
  - - Survey Monument Found
  - - 5/8" x 24" Iron Rebar Set w/GSS Cap
  - PLM - Pipeline Marker
  - ⊠ - Power Pole
  - ⊠ - Fiber Optic Pedestal
  - (C) - Calculated
  - (M) - Measured
  - P.O.B. - Point of Beginning
  - P.O.C. - Point of Commencement
  - C.A.C. - Complete Access Control
  - J.A.E. - Joint Access Easement
  - SBM - Site Benchmark

**DESCRIPTION:**  
 A portion of the West Half of the Northwest Quarter of Section 17, Township 28 South, Range 4 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on June 19, 2024 as follows:  
 Beginning at the Northwest corner of the Northwest Quarter of Section 17, Township 28 South, Range 4 West of the 6th Principal Meridian; Thence with a bearing of North 89°56'54" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a distance of 1,333.49 feet to a point 12.00 feet West of the Northeast corner of the West Half of said Northwest Quarter; Thence South 01°06'53" East parallel with the East line of the West Half of said Northwest Quarter a distance of 2,065.69 feet; Thence South 89°45'19" East parallel with the South line of said Northwest Quarter a distance of 12.00 feet to the East line of the West Half of said Northwest Quarter; Thence South 01°06'53" East along the East line of the West Half of said Northwest Quarter a distance of 466.76 feet to the Southeast corner of the West Half of said Northwest Quarter; Thence North 89°45'19" West along the South line of said Northwest Quarter a distance of 1,340.29 feet to the Southwest corner of said Northwest Quarter; Thence North 01°14'00" West along the West line of said Northwest Quarter a distance of 2,585.68 feet to the point of beginning, containing **79.213 Acres**.

**FLOOD NOTE:**  
 According to Flood Insurance Rate Map No. 20173C0410G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within **ZONE "X"**, which is defined as "0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Area with Reduced Flood Risk due to Levee." FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

**LIDAR HORIZONTAL AND VERTICAL CONTROL:** <http://www.kansasgis.org/>  
**FILE:** BE\_2018\_14SPG0560 (2018)  
**HORIZONTAL DATUM:** North American Datum of 1983 (NAD83)  
**VERTICAL DATUM:** North American Vertical Datum of 1988 (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 #24324466.  
 Utility locations shown herein are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket #24324466 on June 27, 2024. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

**ZONING DATA:**  
 RR: RURAL RESIDENTIAL

1. **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.
2. **Minimum Lot Width:** 200 feet
3. **Minimum Front Setback:** 30 feet
4. **Minimum Rear Setback:** 25 feet
5. **Minimum Interior Side Setback:** 20 feet
6. **Minimum Street Side Setback:** 20 feet
7. **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 INFORMATION SHOULD BE VERIFIED PRIOR TO ANY IMPROVEMENTS, CONTACT WICHITA-SEDGWICK COUNTY PLANNING, PHONE NO. (316)-268-4421.**

**BENCHMARKS:**  
 NGS MONUMENT:  
 Metal Disk Stamped "X 312 1956", located ±40' South of the Centerline of West 39th Street South and ±61' West of the Centerline of South 375th Street West Located in the Northeast Quarter of Section 17, Township 28 South, Range 4 West of the 6th Principal Meridian.  
 Elevation=1382.54 (NAVD88)

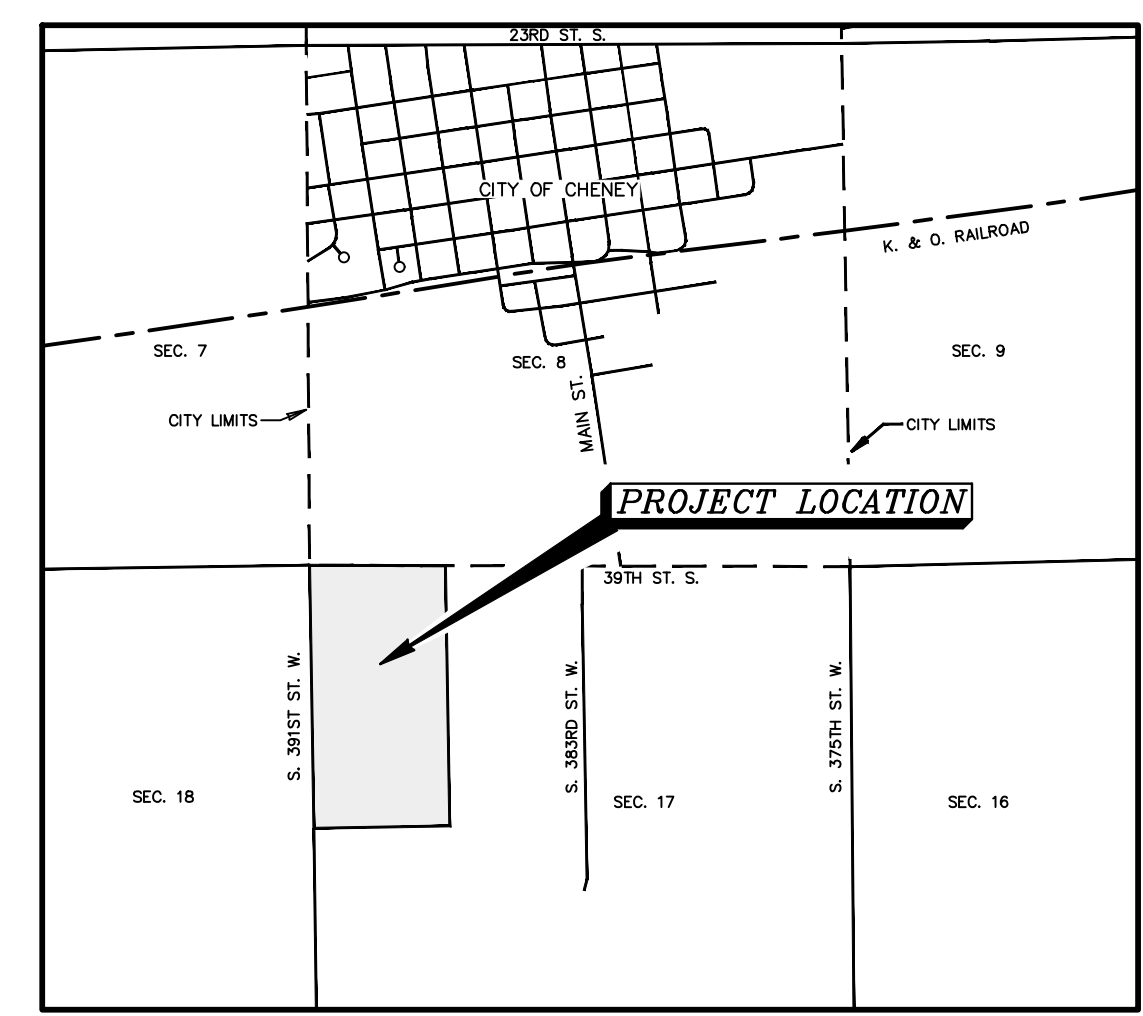
**SBM:**  
 Railroad Spike in Power Pole, located ±39' South and ±32' East of the Northwest Corner of Section 17, Township 28 South, Range 4 West of the 6th Principal Meridian.  
 Elevation=1383.62 (NAVD88)

**OWNER/SUBDIVIDER:**  
**CLINT & STACY DEVORE**  
 2377 SE 170TH AVENUE  
 CHENEY, KS 67025  
 (316)-215-1044

**OWNER/SUBDIVIDER:**  
**JEFFERY & KATHY GRACE**  
 440 S 391ST STREET WEST  
 CHENEY, KS 67025  
 (316)-518-1854

**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 N. PLUM ST.  
 HUTCHINSON, KANSAS 67502  
 (620) 665-7032



<b>PRELIMINARY PLAT</b>		<i>Description:</i> <b>SOUTH FORK LANDING</b> SEDGWICK COUNTY, KANSAS	
<i>Prepared By:</i> <b>Garber Surveying Service, P.A.</b>		<i>Branch Offices:</i> MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933	
<i>Drawn By:</i> EWS		<i>Scale:</i> 1"=200'	
<i>Checked By:</i> DEG		<i>Date of Field Work:</i> July 1, 2024	
<i>Date:</i> 08/29/2024		<i>Job No:</i> G2024-447	
<i>Sheet 1 of 1 Sheet(s)</i>			