

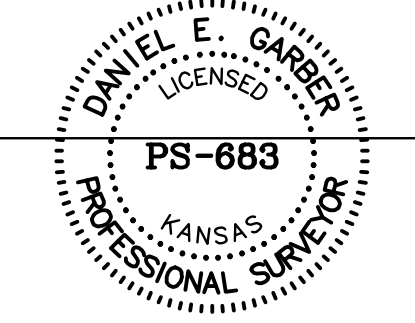
PRELIMINARY PLAT  
**FLATLAND ESTATES**  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 27 SOUTH,  
 RANGE 3 WEST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, Daniel E. Garber, licensed Professional Surveyor registered in the State of Kansas, hereby certify that the following described tract of land was surveyed on February 13, 2024. The accompanying Final Plat prepared based on that survey. All the survey monuments and benchmarks shown on the plat actually exist, and to the best of my knowledge and belief their positions are correctly shown.

**DESCRIPTION:**  
 A portion of the Northeast Quarter of Section 9, Township 27 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on June 27, 2024 as follows: Beginning at the Northeast corner of the Northeast Quarter of Section 9, Township 27 South, Range 3 West of the 6th Principal Meridian; Thence with a bearing of South 00°37'26" East (basis of bearings is NAD 83 Kansas South Zone) along the East line of said Northeast Quarter a distance of 669.95 feet; Thence South 89°22'34" West a distance of 1,107.89 feet; Thence North 00°37'26" West parallel with the East line of said Northeast Quarter a distance of 669.46 feet to the North line of said Northeast Quarter; Thence North 89°21'03" East along the North line of said Northeast Quarter a distance of 1,107.89 feet to the point of beginning, containing **17.033 Acres**.

Date: October 10, 2024.



**FLOOD NOTE:**  
 According to Flood Insurance Rate Map No. 2017C0285G (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 FILE:** BE\_2018\_14SPG1575 (2018)

**HORIZONTAL AND VERTICAL CONTROL:**

**HORIZONTAL DATUM:** North American Datum of 1983 (NAD83)

**VERTICAL DATUM:** North American Vertical Datum of 1988 (NAVD88)

**NOTE:** Contours shown at 1' intervals.

**BENCHMARK:**  
 Brass NGS Disk on Top of Headwall - ±20 feet South and ±826 feet West of Northeast Corner, of Northeast Quarter, of Section 9, Township 27 South Range 3 West.  
 Elevation=1375.34 (NAVD88)

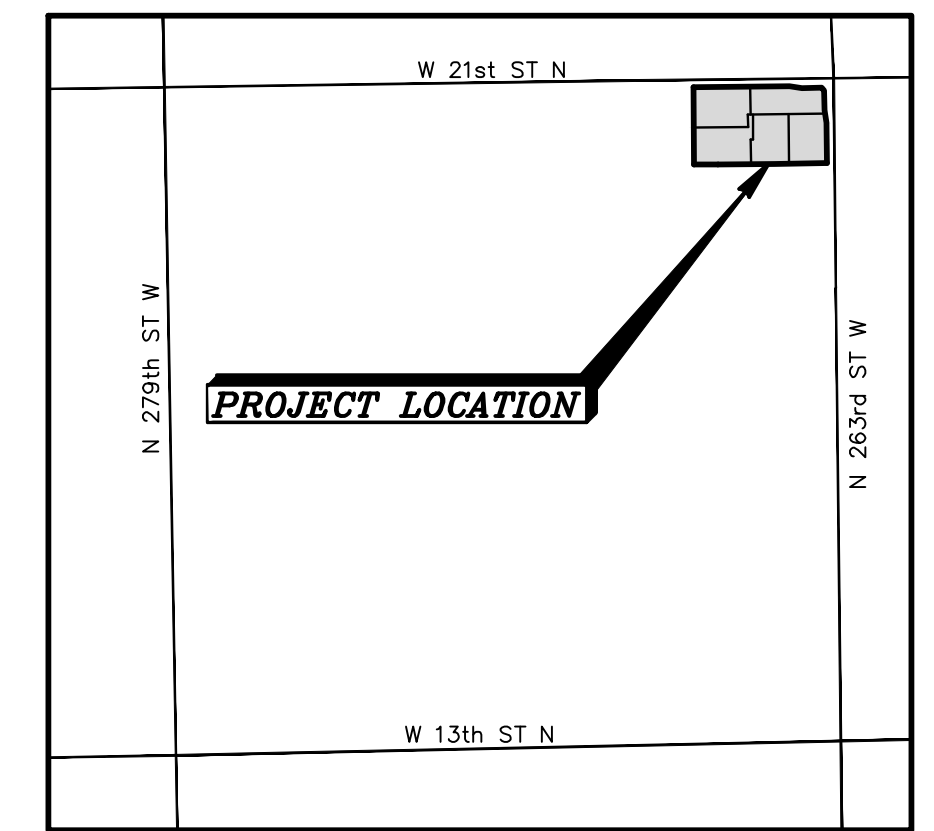
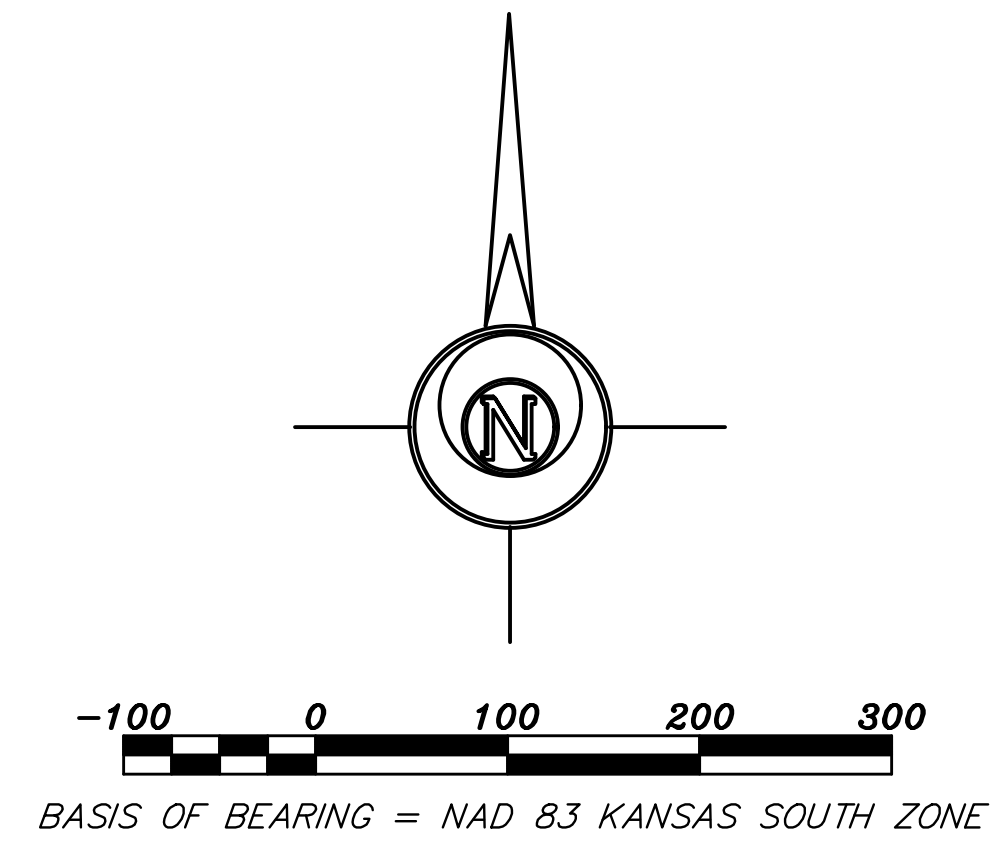
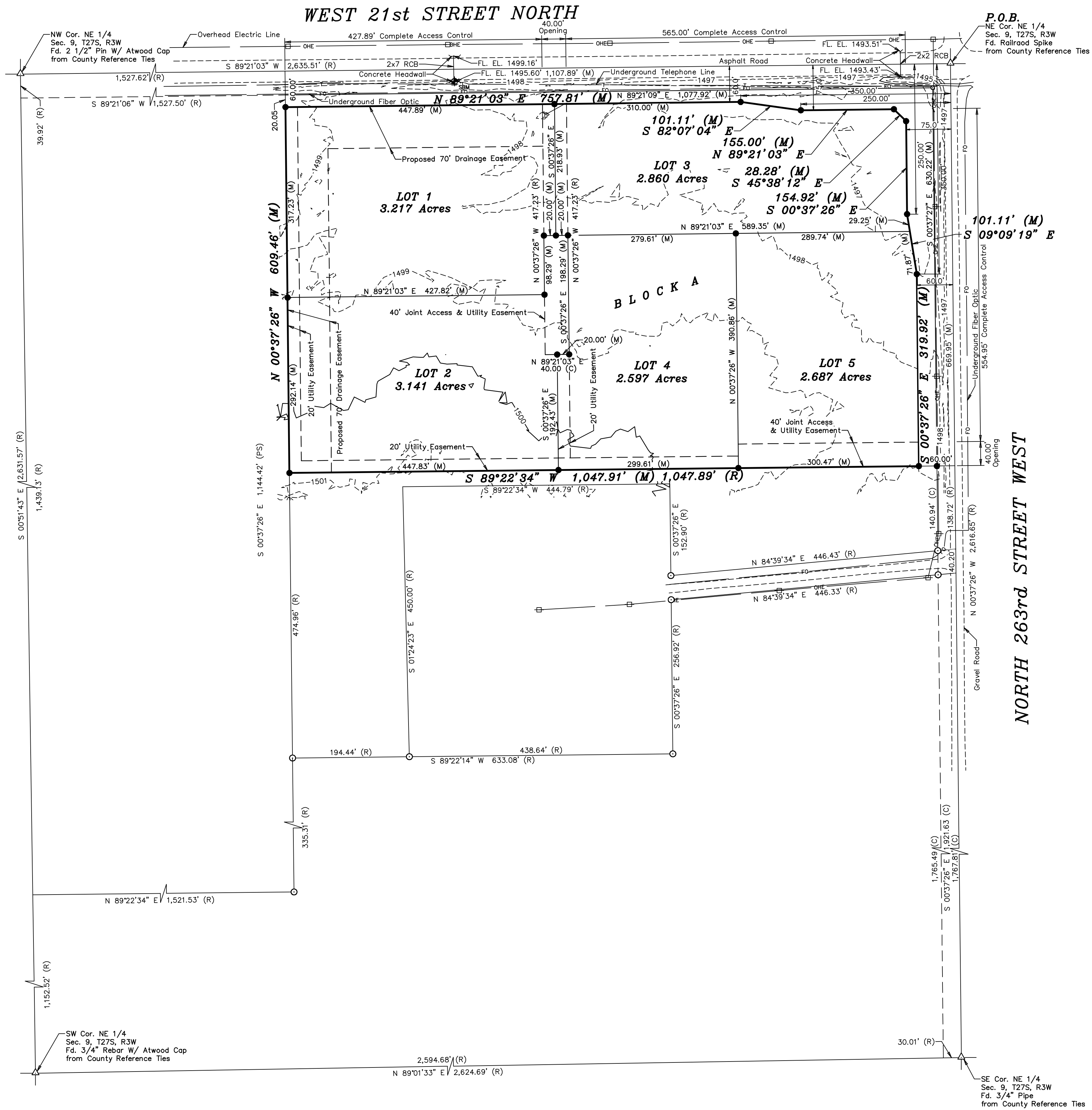
**OWNER/SUBDIVIDER:**

**KALEB HOWELL, MEMBER  
 KWH INVESTMENTS, LLC.  
 4208 S. 359th ST. W.  
 CHENEY, KANSAS 67025  
 (316) 249-3771**

**SURVEYOR:**

**DANIEL E. GARBER  
 GARBER SURVEYING SERVICE, P.A.  
 2908 N. PLUM ST.  
 HUTCHINSON, KANSAS 67502  
 (620) 665-7032**

MINIMUM PAD ELEVATION FOR LOWEST OPENING		
LOT	BLOCK	ELEVATION (NAVD88)
1	A	1502.00
2	A	1502.00
3	A	1500.00
4	A	1500.00
5	A	1500.00



**SEDGWICK COUNTY, KANSAS  
 VICINITY MAP**  
 (NOT TO SCALE)

- LEGEND**
- △ - Sectional Monument Found
  - - Survey Monument Found
  - - 5/8" x 24" Iron Rebar Set w/GSS Cap
  - ⊕ - Power Pole
  - ⊙ - Underground Telephone Pedestal
  - (C) - Calculated
  - (M) - Measured
  - (R) - Record Measurement
  - SBM - Site Benchmark

Prepared For: <b>PRELIMINARY PLAT</b>		Description: <b>FLATLAND ESTATES          SEDGWICK COUNTY, KANSAS</b>	
Prepared By: <b>GSS HUTCHINSON</b> 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		BRANCH OFFICES: MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 MANHATTAN Ph. 785-320-4810 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933	
Drawn By: FTB	Scale: 1"=100'	Date of Field Work: June 21, 2024	Job No: G2024-354
Checked By: DEG	Date: 10/10/2024	Sheet 1 of 1 Sheet(s)	

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 Plot Date & Time: Thursday, October 10, 2024 8:27:56 AM. Plot Path: \\server\Company\LDL\_CADD\FILES\2024\20240354\_C3A.dwg\20240354\_Prel & Final