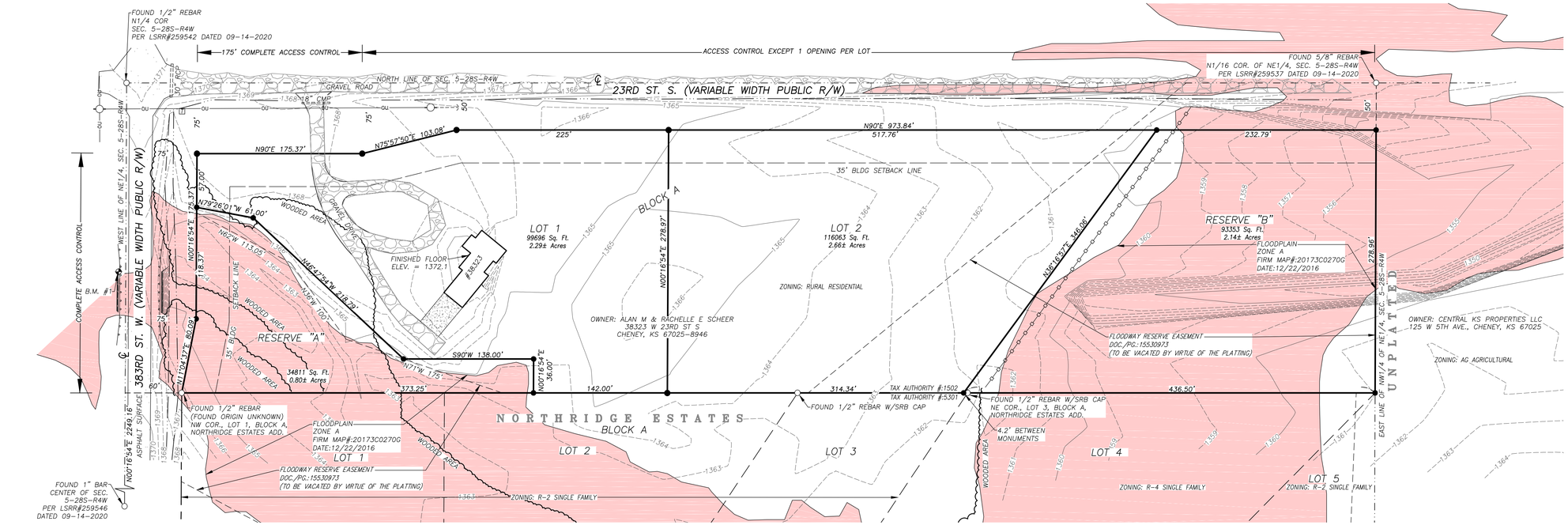
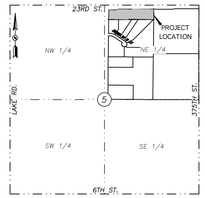
ONE-STEP PRELIMINARY PLAT

SCHEER ESTATES

A PORTION OF NE1/4 OF THE SEC. 5, TWP. 28–S, R–4–W
SEDGWICK COUNTY, KANSAS





SECTION MAP
SECTION 5-T28S-R4W
(NOT TO SCALE)

LEGAL DESCRIPTION

A tract of land in the NE1/4 of Sec. 5, Twp. 28-S, R-4-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at the N.W. Corner of said NE1/4; thence N90°E (assumed), along the north line of said NE1/4, 1324.0 feet; thence S00°11'02"W, 328.96 feet; thence S90°W, 1324.55 feet to the west line of said NE1/4; thence N00°16'53"E, along the west line of said NE1/4, 323.27 feet to the point of beginning.

GENERAL NOTES

1. Basis of Bearings: Assumed North 90° 00' 00" East along the North line of the Northeast Quarter of Section 5, Township 28 South, Range 4 West of the 6th P.M.

2. This survey is based on field work completed on or before the date shown in the title block or the following deeds and plat:
   P1: The plat of "Northridge Estates" recorded 04/03/1997 and filed as Document Number 1594740.
   DEED 1: "Statutory Warranty Deed" filed 07/29/1996 and filed as Flm./Pg.: 16271832. (Most distances for this deed are calculated, based on the aliquot description provided and distances measured in the field.)
   DEED 2: "Statutory Warranty Deed" filed 12/17/1993 and filed as Flm./Pg.: 14020427.

3. GROSS SIZE: 435,639.36 Sq. Ft.± 10.00 Acres±

4. NET SIZE OF PLAT: 343,471.58 Sq. Ft.± 7.89 Acres±

5. MINIMUM LOT SIZE: 99695.88 Sq. Ft.± 2.29 Acres±

6. ZONING: RR - Rural Residential

BENCHMARKS (NAVD88 Datum)

BM#1 Square Cut on the Northwest Corner of Bridge Deck Located on 383rd St, 66.9' West and 128.6' N of the Southwest Corner of (Proposed) Sheer Estates Addition

Elevation: 1367.82

GRAPHIC SCALE
0 0 60
1 inch = 60 feet

LEGEND

- Set Survey Monument (1/2" Reinforcing Rod w/cap: KS CLS 175) unless otherwise noted
- Found Survey Monument
- Benchmark
- OU — Overhead Utility Line/s
- Utility Pole
- Guy Anchor
- Telephone Pedestal (above ground)
- Metal Guard Rail or Hand Rail
- Foliage Drip Line/Edge of Timber
- CMP Corrugated Metal Pipe
- RCP Reinforced Concrete Pipe
- (D1) Deeded (DEED 1)
- (D2) Deeded (DEED 2)
- (M) Measured
- Not To Scale
- R/W Right-of-Way

Rev.	Date	Description	Drawn	Checked

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
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Phone: (316) 265-0005
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Client: *Alan and Gage Scheer*

Project: *Preliminary Plat - Scheer Estates*
A portion of the NE1/4 of Sec. 5, Twp. 28-S, R-4-W, Sedgwick County, Kansas

Project No:	046310.00.01
Field Crew:	Joel
Field Date:	10/21/2024
Drawn By:	MBF
Issue Date:	10/25/2024

Sheet: 1 OF 1

Oct 25, 2024 – 9:46pm Plotted by: joseph.snook S:\Survey\PLATING\S\Scheer Estates\2024ScheerPP – SAVEAS 2.dwg