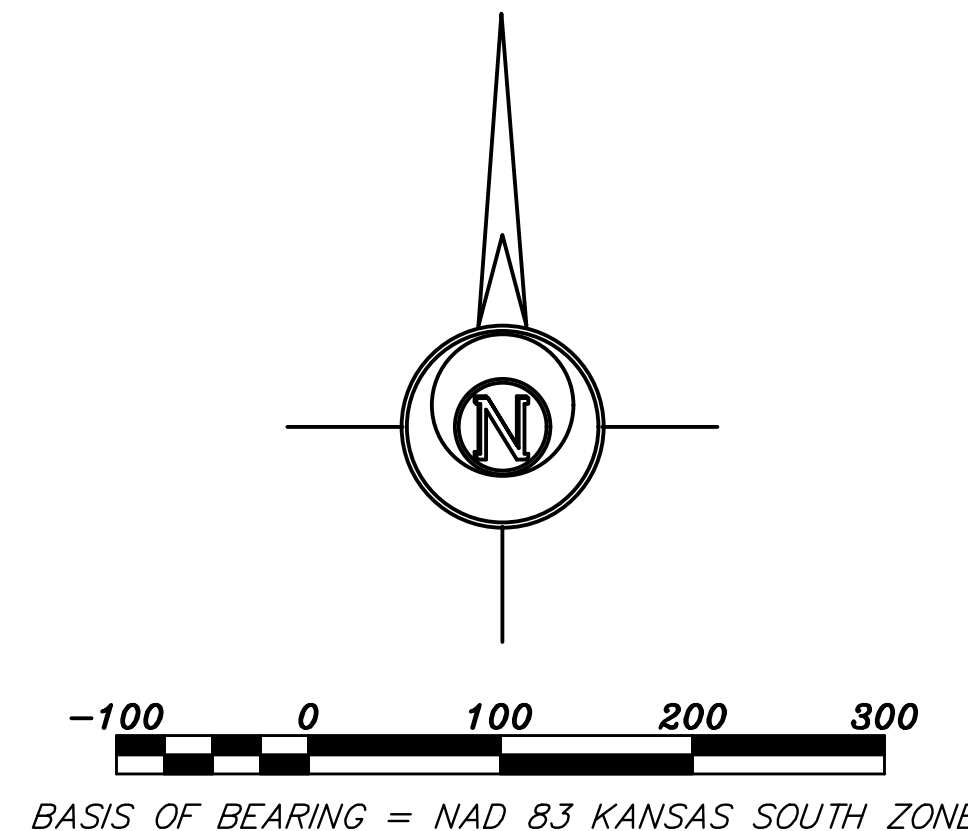
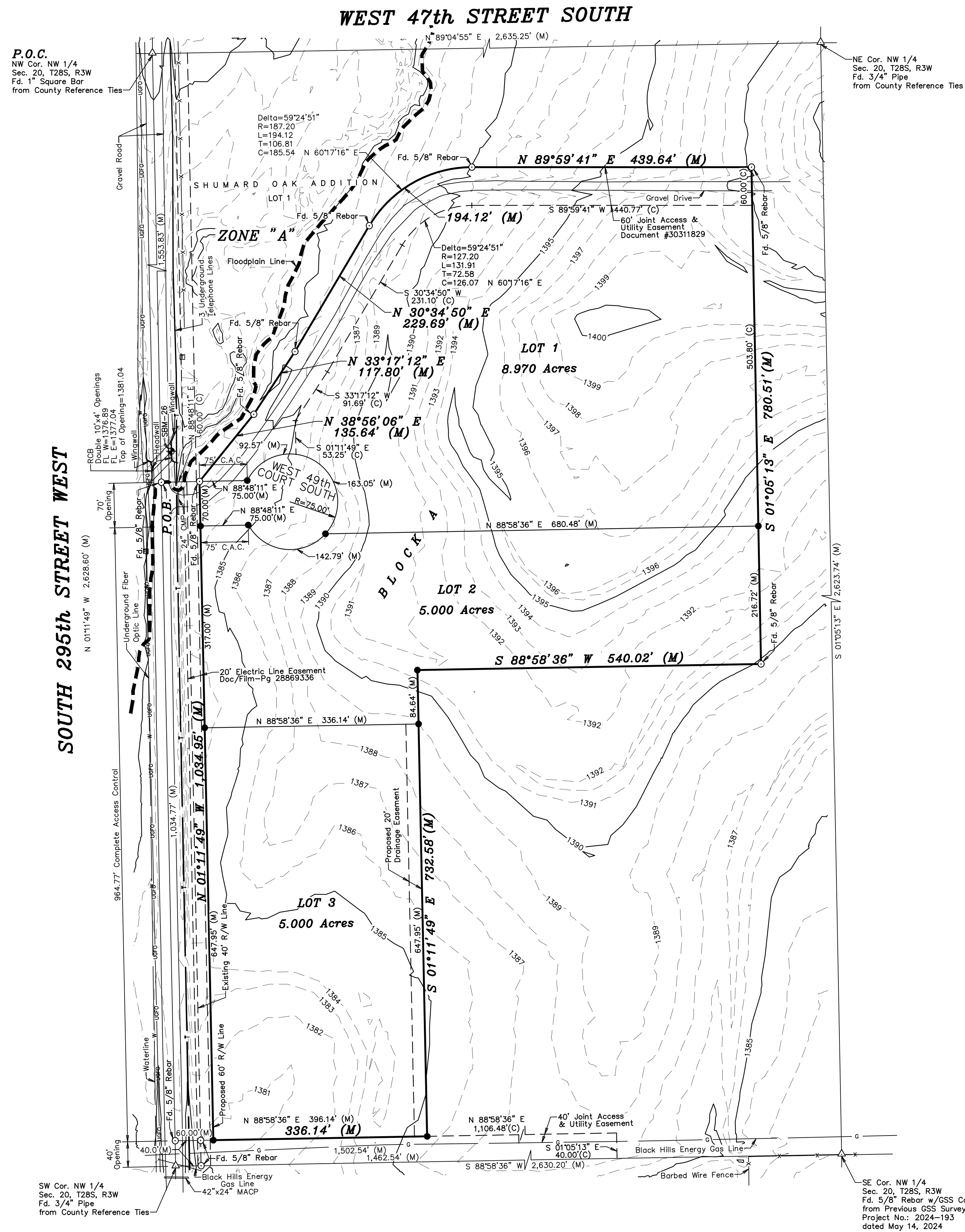
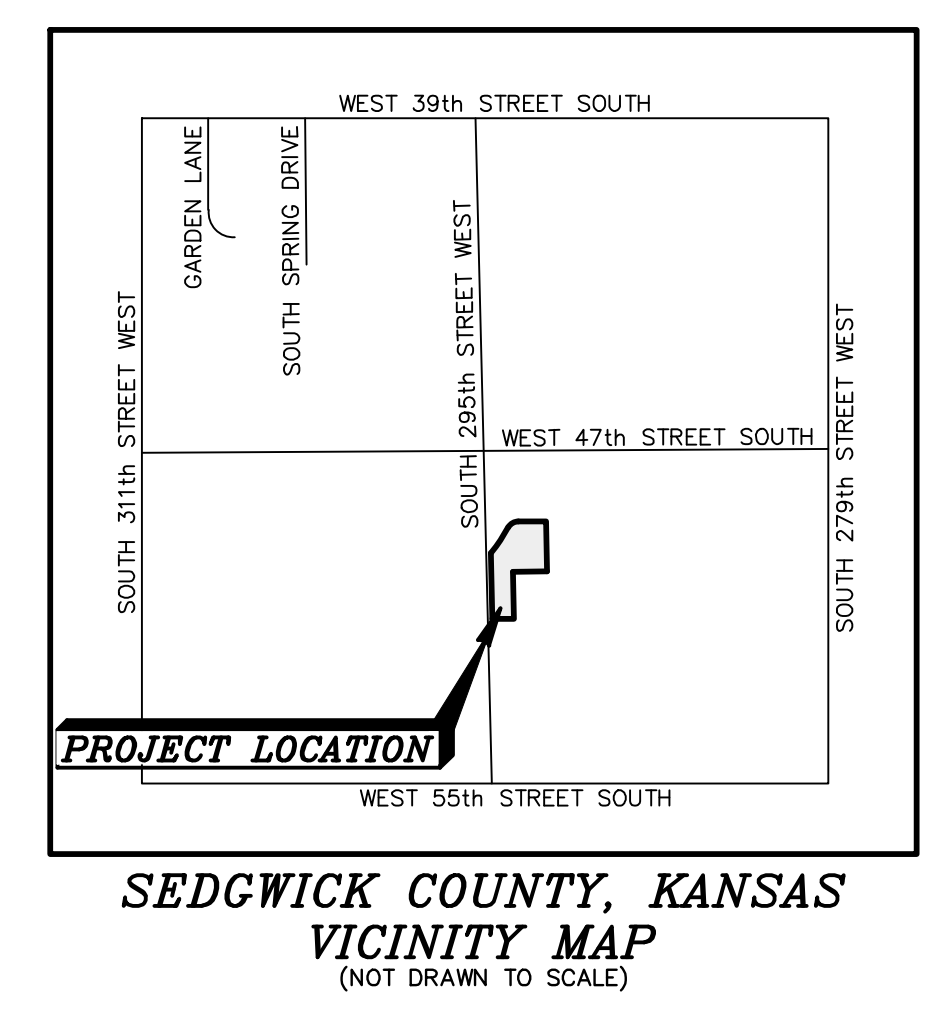


PRELIMINARY PLAT
SHUMARD OAK 2nd ADDITION
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 3
 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.



- LEGEND**
- △ - Sectional Monument Found
 - - Survey Monument Found
 - - 5/8" x 24" Iron Rebar Set w/GSS Cap
 - ⊕ - Benchmark
 - ⊖ - Underground Telephone Pedestal
 - ⊙ - Underground Fiber Optic Pedestal
 - (C) - Calculated
 - (M) - Measured
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement



BENCHMARKS:
SBM-26:
 Square Cut on Headwall of RCB Approximately 1,505 feet South and 16 feet East of the Northwest corner of the Northwest quarter of Section 20, Township 28 South, Range 3 West of the 6th Principal Meridian.
 Elevation=1392.55 (NAVD 88)

FLOODWAY RESERVE NOTE:
 The floodway reserve is hereby reserved for floodway reserve purposes and shall be the responsibility of the adjacent lot owners until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said floodway reserve, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said governing body. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

FLOOD NOTE:
 According to Flood Insurance Rate Map No. 20173C0460G (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." The property described above also lies within **ZONE "A"**, which is defined as having no base flood elevation.

MASTER DRAINAGE PLAN:
 A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. Lots 1 & 2 shall have a site specific grading plan developed for each of the lots reviewed and approved by MABCD prior to a building permit being issued.

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 April 25, 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.

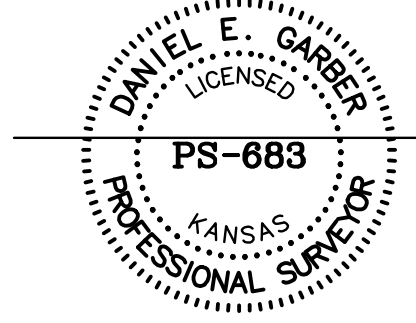
DESCRIPTION:
 A portion of the Northwest Quarter of Section 20, Township 28 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on April 17, 2024 as follows:
 Commencing at the Northwest corner of the Northwest Quarter of Section 20, Township 28 South, Range 3 West of the 6th Principal Meridian; Thence with a bearing of South 01°11'49" East (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Northwest Quarter a distance of 1,553.83 feet for the point of beginning; Thence North 88°48'11" East a distance of 60.00 feet; Thence North 38°56'06" East a distance of 135.64 feet; Thence North 33°17'12" East a distance of 117.80 feet; Thence North 30°34'50" East a distance of 229.69 feet; Thence following the arc of a curve to the right having a radius of 187.20 feet Northeastly a distance of 194.12 feet (chord bears North 60°17'16" East 185.54 feet); Thence North 89°59'41" East a distance of 439.64 feet; Thence South 01°05'13" East parallel with the East line of said Northwest Quarter a distance of 780.51 feet; Thence South 88°58'36" West a distance of 540.02 feet; Thence South 01°11'49" East parallel with the West line of said Northwest Quarter a distance of 732.58 feet; Thence South 88°58'36" West a distance of 396.14 feet to the West line of said Northwest Quarter; Thence North 01°11'49" West along the West line of said Northwest Quarter a distance of 1,034.77 feet to the point of beginning, containing **20.915 Acres**.

OWNER/SUBDIVIDER:
 KALEB HOWELL, MEMBER
 KWH INVESTMENTS, LLC.
 4208 S. 359th ST. W.
 CHENEY, KS 67025
 (316) 249-3771

SURVEYOR:
 DANIEL E. GARBET
 GARBET SURVEYING SERVICE, P.A.
 2908 NORTH PLUM ST.
 HUTCHINSON, KS. 67502
 (620) 665-7032

LIDAR FILE: BE_2018_14SPG1560 (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.

Date: October 28, 2024.



PRELIMINARY PLAT		<i>Description:</i> SHUMARD OAK 2nd ADDITION SEDGWICK COUNTY, KANSAS	
Prepared By: GSS HUTCHINSON		Garber Surveying Service, P.A.	
2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933	
Drawn By: MGO	Scale: 1"=100'	Date of Field Work: July 28, 2024	Job No:
Checked By: DEG	Date: 10/28/2024	Sheet 1 of 1 Sheet(s)	G2024-521