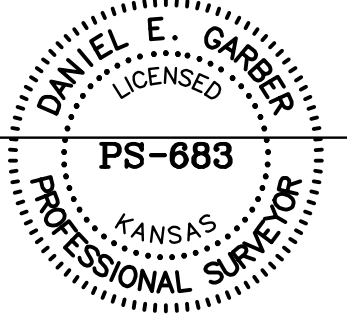


PRELIMINARY PLAT  
**RIVER BEND ESTATES**  
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 29 SOUTH,  
 RANGE 3 WEST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS

**DESCRIPTION:**  
 A portion of the Northwest Quarter of Section 19, Township 29 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on August 5, 2024, as follows:  
 Beginning at the Northwest corner of the Northwest Quarter of Section 19, Township 29 South, Range 3 West of the 6th Principal Meridian; Thence with a bearing of North 89°19'59" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a distance of 910.07 feet; Thence South 00°26'07" East a distance of 985.31 feet; Thence South 47°00'00" West a distance of 1,177.09 feet; Thence South 89°08'31" West perpendicular to the West line of said Northwest Quarter a distance of 30.00 feet to the West line of said Northwest Quarter; Thence North 00°51'29" West along the West line of said Northwest Quarter a distance of 1,778.11 feet to the point of beginning.



Date: November 20, 2024.

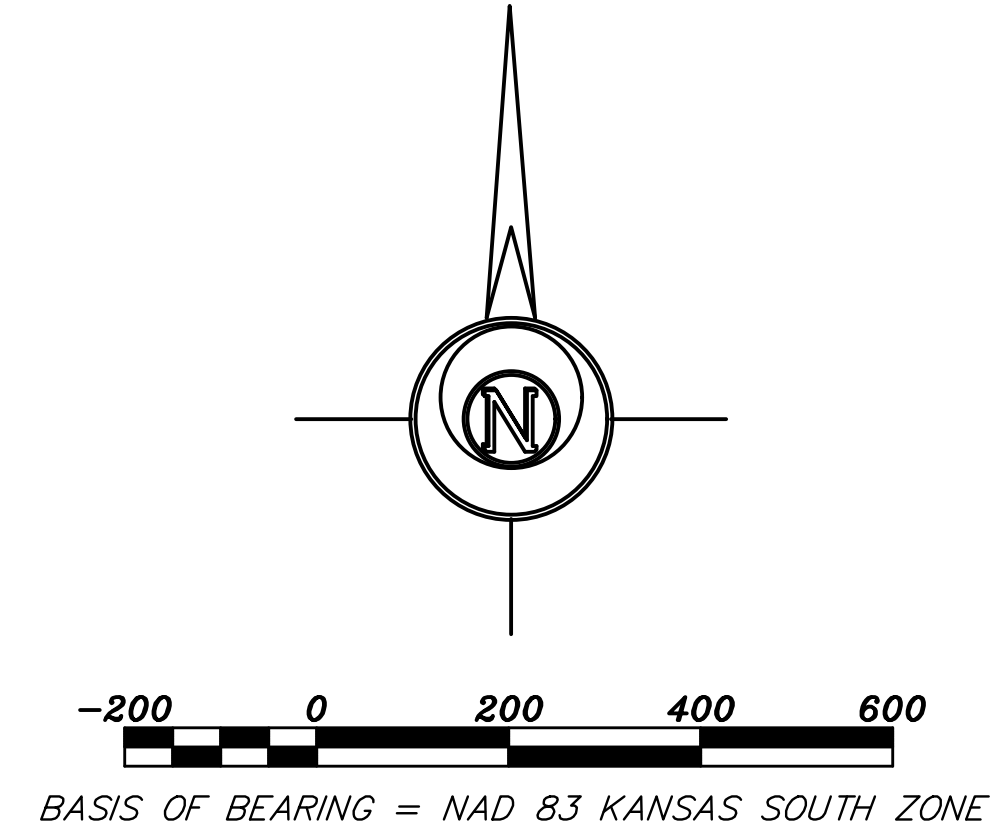
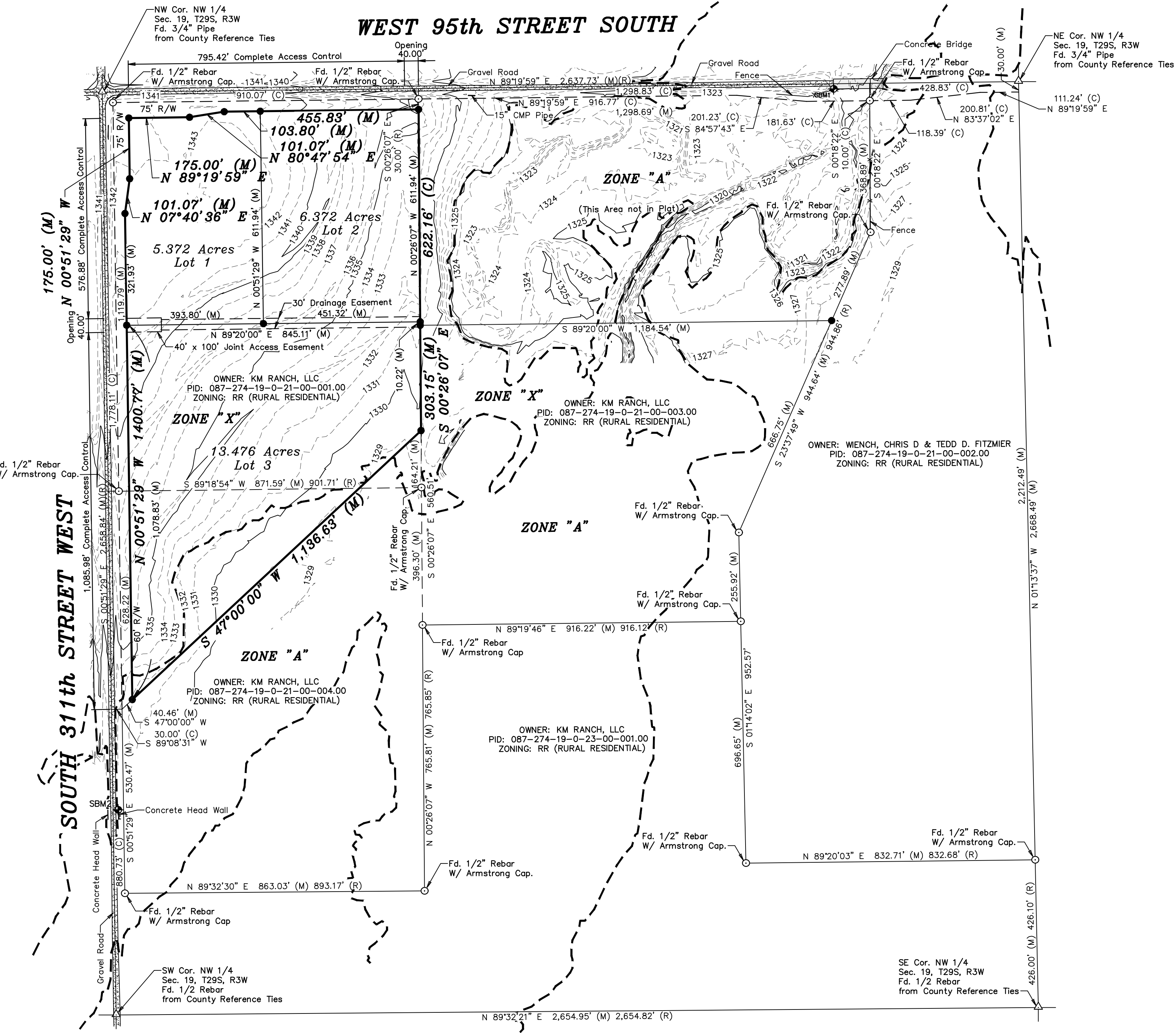
**FLOOD NOTE:**  
 According to Flood Insurance Rate Map No. 2017C0440G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within **ZONE X**, which is defined as "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Area with Reduced Flood Risk due to Levee," and **Zone A**, which is defined as, "Areas with a 1% or greater annual chance of flooding (100-year floodplain). Hydraulic analyses not performed. Base flood elevations not shown." 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\_14SPG1550 (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.

**BENCHMARKS:**  
**SBM-1:**  
 Square Cut on top of Corral Rail on Southwest Corner of bridge ±14 feet South and ±532 feet West of the Northeast Corner of the Northwest Quarter of Section 19, Township 29 South, Range 3 West. Elevation=1326.50 (NAVD88)  
**BENCHMARK 2:**  
 Square Cut on top of Concrete Head Wall ±519 feet North and ±14 feet West of the Southwest Corner of the Northwest Quarter of Section 19, Township 29 South, Range 3 West. Elevation=1336.29 (NAVD88)

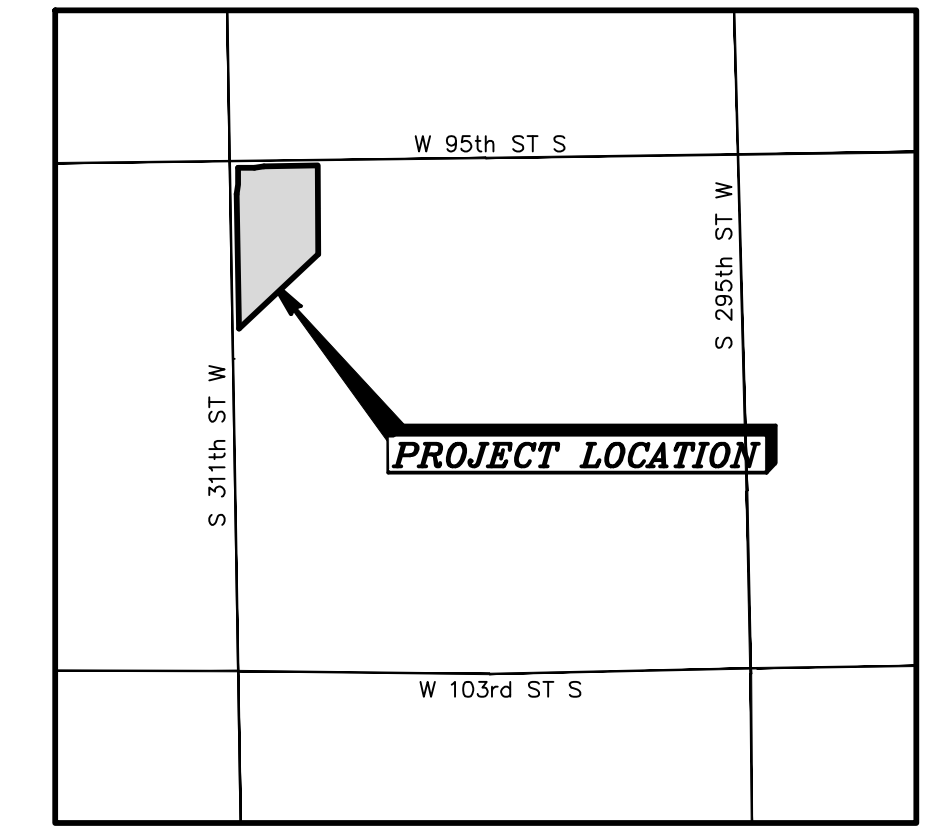
**OWNER/SUBDIVIDER:** KALEB HOWELL, MEMBER  
 KM RANCH, LLC.  
 4208 S. 359th ST. W.  
 CHENEY, KANSAS 67025  
 (316) 249-3771

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



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

MINIMUM PAD ELEVATION FOR LOWEST OPENING		
LOT	BLOCK	ELEVATION (NAVD88)
1	A	1343.3
3	A	1334.4



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

<b>PRELIMINARY PLAT</b>		<i>Description:</i> <b>RIVER BEND ESTATES          SEDGWICK COUNTY, KANSAS</b>	
<i>Prepared By:</i> <b>GSS</b>		<b>Garber Surveying Service, P.A.</b>	
HUTCHINSON 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 WICHITA Ph. 316-260-9933	
<i>Drawn By:</i> CDS	<i>Scale:</i> 1"=200'	<i>Date of Field Work:</i> July 29, 2024	<i>Job No.:</i>
<i>Checked By:</i> DEG	<i>Date:</i> 11/20/2024	<i>Sheet 1 of 1 Sheets</i>	<b>G2024-523</b>

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 Plot Date & Time: Wednesday, November 20, 2024 4:46:47 PM. Plot Path: U:\LIDAR\_GSSFILES\2024\20240503\_GSA\Map\20240503\_PrelFinal