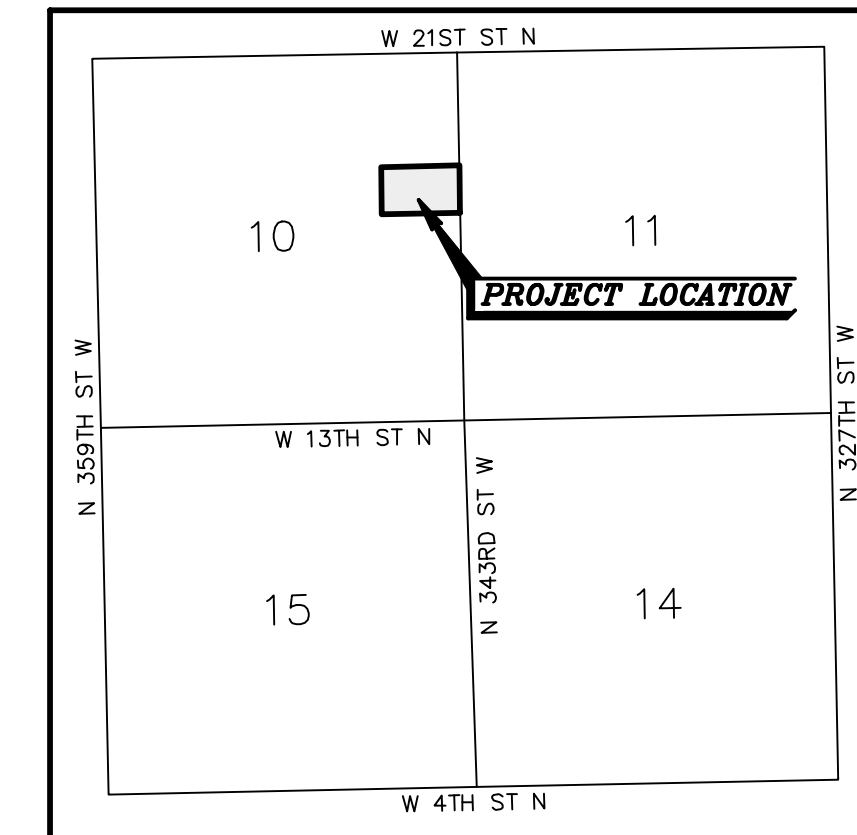


PRELIMINARY PLAT

BAKER FAMILY SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS



SEDGWICK COUNTY, KANSAS
VICINITY MAP
(NOT TO SCALE)

DESCRIPTION:
A portion of the Northeast Quarter of Section 10, Township 27 South, Range 4 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on October 2, 2024 as follows:
Commencing at the Southeast corner of the Northeast Quarter of Section 10, Township 27 South, Range 4 West of the 6th Principal Meridian; Thence with a bearing of North 01°03'44" West (Basis of bearings is NAD 83 Kansas South Zone) along the East line of said Northeast Quarter a distance of 330.00 feet for the point of beginning; Thence South 88°50'27" West a distance of 1,125.21 feet (1,125.16 feet per Previous Survey Record); Thence North 00°41'31" West a distance of 681.07 feet (680.99 feet per Previous Survey Record); Thence North 88°33'27" East a distance of 1,120.83 feet (1,120.85 feet per Previous Survey Record) to the East line of said Northeast Quarter; Thence South 01°03'44" East along the East line of said Northeast Quarter a distance of 686.59 feet to the point of beginning.

BENCHMARKS:
OPUS-20240632:
5/8" Rebar w/Red GSS Cap ±16.3 feet West and ±560.0 feet South of the Northeast Corner of the Northeast Quarter of Section 10, Township 27 South, Range 4 West in Sedgwick County, Kansas.
Elevation=1485.98 (NAVD88)

SBM:
T-Past set ±56.3 feet West and ±672.6 feet North of the Southeast Corner of the Northeast Quarter of Section 10, Township 27 South, Range 4 West in Sedgwick County, Kansas.
Elevation=1479.18 (NAVD88)

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.

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.

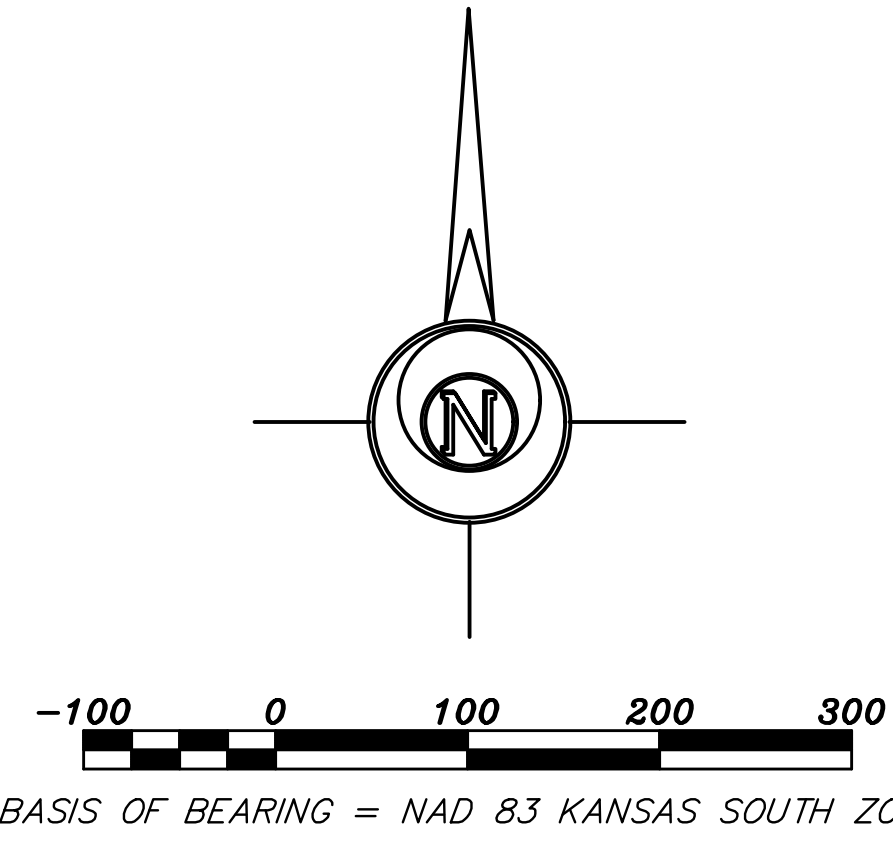
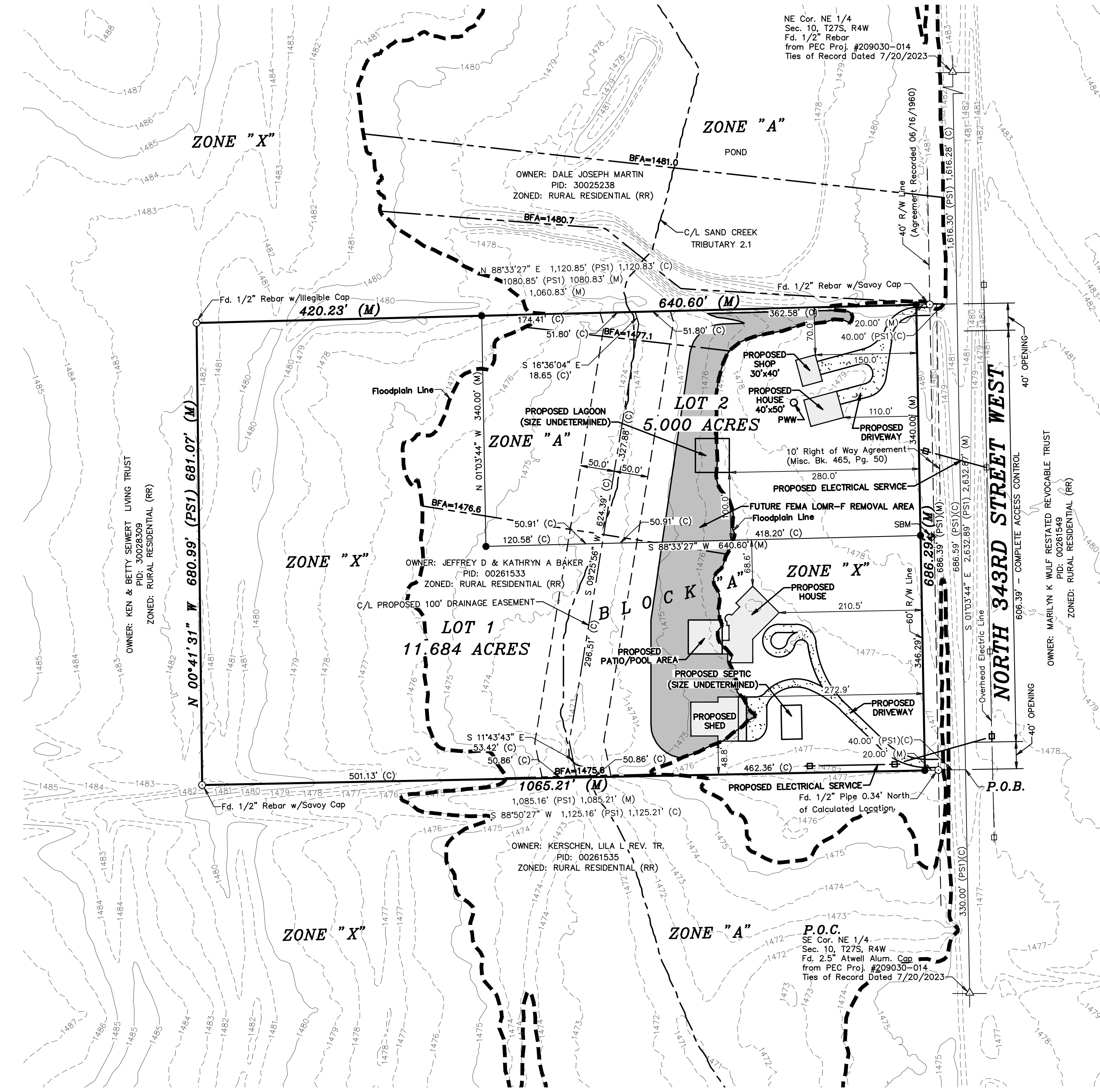
FLOOD NOTE:
According to Flood Insurance Rate Map No. 20173C0280G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within **ZONE X**, which is defined as "Areas of minimal flood hazard, which is outside of the SFHA and higher than the elevation of the 0.2% annual chance (500-year) floodplain," 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.

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 #24426150.

Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket #24426150 on August 22, 2024. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.



SURFACE CONTOUR DATA:
CONTOUR INTERVAL: 1ft
SOURCE: Sedgwick County Geographic Information Systems (GIS) Department
HORIZONTAL DATUM: North American Datum of 1983 (NAD83)
VERTICAL DATUM: North American Vertical Datum of 1988 (NAVD88)



- LEGEND**
- △ - Sectional Monument Found
 - - Survey Monument Found
 - - 5/8" x 24" Iron Rebar Set w/GSS Cap
 - ⊙ - Power Pole
 - ⊕ - Calculated
 - ⊖ - Measured
 - (PS) - Previous Survey (BHC Project No. 040880, Dated 12/18/2023)
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - FF - Finished Floor Elevation
 - BFA - Base Flood Approximate Elevation
 - BFE - Base Flood Elevation
 - SBM - Site Benchmark
 - PWW - Proposed Water Well (Approximate Location)

LOT 1 CLOSURE TABLE
NORTHING: 0.00422
EASTING: -0.00049
PRECISION: 3493.41/0.0042 = 1:831761.90

LOT 2 CLOSURE TABLE
NORTHING: 0.00000
EASTING: 0.00000
PRECISION: 1,961.21/0.00000 = 1:1,961,200,000.00

BLOCK A CLOSURE TABLE
NORTHING: 0.00422
EASTING: -0.00049
PRECISION: 3493.41/0.0042 = 1:831761.90

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION
		NAVD88
1	"A"	1479.1
2	"A"	1479.1

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Plat Date & Time: Monday, January 13, 2025 9:04:05 AM. Drawn From: V:\181\Company\181\GSSFILES\2024\20240632_GSA\dwg\20240632_PC_NAD83_SPC_1502_(Metric)dwg\181\0038

OWNER/SUBDIVIDER:
JEFFREY & KATHRYN BAKER
735 FILMORE ST.
CHENEY, KANSAS 67025
(316) 680-6703

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

ENGINEER:
BRENT ENGELLAND
ENGINEERING CONSULTANTS, P.A.
1227 N. MAIN ST.
HUTCHINSON, KANSAS 67502
(620) 665-6394

PRELIMINARY PLAT		Description: BAKER FAMILY SUBDIVISION SEDGWICK COUNTY, KANSAS	
Prepared By: GSS 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	
Drawn By: CDS/JAR	Scale: 1"=100'	Date of Field Work: August 26, 2024	Job No: G2024-632
Checked By: DEG	Date: 01/10/2025	Sheet 1 of 1 Sheet(s)	