

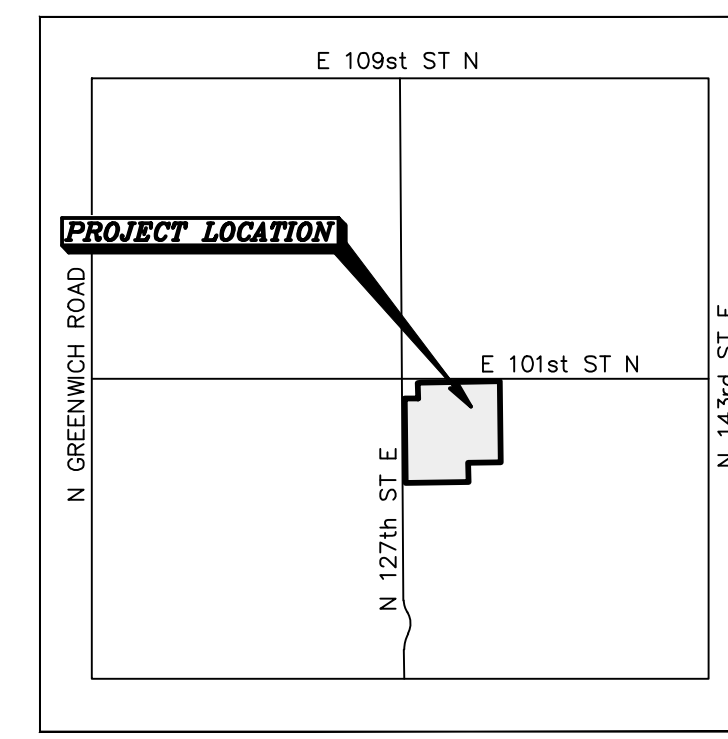
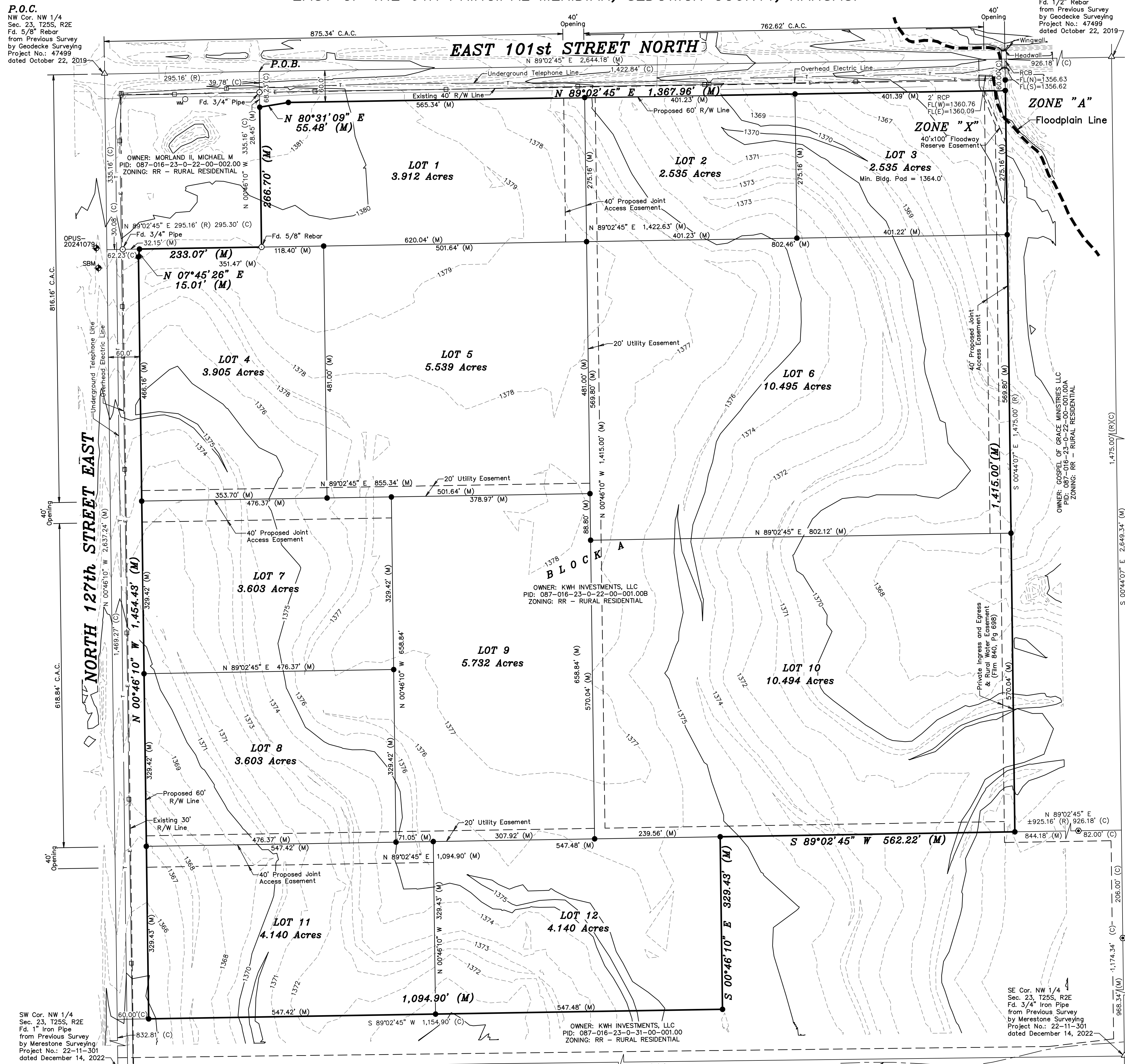
PRELIMINARY PLAT

RED OAK ESTATES

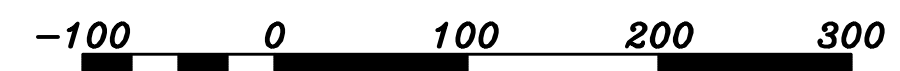
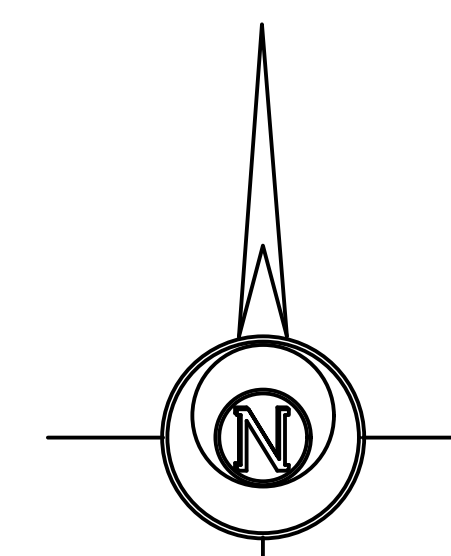
A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 SOUTH, RANGE 2 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

P.O.C.
NW Cor. NW 1/4
Sec. 23, T25S, R2E
Fd. 5/8" Rebar
from Previous Survey
by Geodecke Surveying
Project No.: 47499
dated October 22, 2019

NE Cor. NW 1/4
Sec. 23, T25S, R2E
Fd. 1/2" Rebar
from Previous Survey
by Geodecke Surveying
Project No.: 47499
dated October 22, 2019



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



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

- LEGEND**
- △ - Sectional Monument Found
 - - Survey Monument Found
 - - 5/8" x 24" Iron Rebar Set w/GSS Cap
 - ⊙ - 5/8" x 24" Rebar Set Line Point w/GSS Blue Cap
 - ⊕ - Power Pole
 - ⊖ - Underground Telephone Pedestal
 - ⊗ - Water Meter
 - (C) - Calculated
 - (M) - Measured
 - (R) - Record Measurement
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - SBM - Site Benchmark

OWNER/SUBDIVIDER:
KWH INVESTMENTS, LLC
4208 SOUTH 359th STREET WEST
CHENEY, KANSAS 67025
(316) 249-3771

SURVEYOR:
DANIEL E. GARBER PS
GARBER SURVEYING SERVICE, P.A.
2908 NORTH PLUM STREET
HUTCHINSON, KANSAS 67502
(820) 665-7032

FLOOD NOTE:
According to Flood Insurance Rate Map No. 20173C0235G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within **ZONE X**, which is defined as "Area of minimal flood hazard, which is outside of the SFHA and higher than the elevation of the 0.2% annual chance (500-year) floodplain" FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Subject property described above also lies within **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."

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.

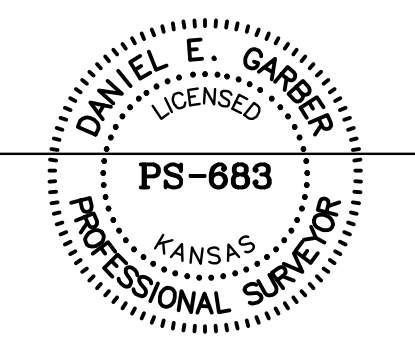
LIDAR HORIZONTAL AND VERTICAL CONTROL:
<http://www.kansasgis.org/>

FILE: BE_2018_14SPG5590 (2018)
HORIZONTAL DATUM: North American Datum of 1983 (NAD83)
VERTICAL DATUM: North American Vertical Datum of 1988 (NAVD88)
NOTE: Contours shown at 1' intervals.

BENCHMARK:
OPUS-20241079:
5/8" Rebar w/Red GSS Cap Approximately 332± feet South and 20± feet West of the Northwest Corner of the Northwest Quarter of Section 23, Township 25 South, Range 2 East of the 6th Principal Meridian. Elevation=1379.31 (NAVD88)
SBM:
1/2" Rebar w/Red GSS Cap approximately 370± feet South and 17± feet West of the Northwest Corner of the Northwest Quarter of Section 23, Township 25 South, Range 2 East of the 6th Principal Meridian. Elevation=1378.50 (NAVD88)

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION
I, Daniel E. Garber, Professional Land Surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on January 7, 2025 and the accompanying Final Plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.
A portion of the Northwest Quarter of Section 23, Township 25 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on March 3, 2025 as follows:
Commencing at the Northwest corner of the Northwest Quarter of Section 23, Township 25 South, Range 2 East of the 6th Principal Meridian; Thence with a bearing of North 89°02'45" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a Record distance of 295.16 feet to the point of beginning; Thence continuing North 89°02'45" East along the North line of said Northwest Quarter a distance of 1,422.84 feet; Thence South 00°44'07" East parallel with the East line of said Northwest Quarter a Record distance of 1,475.00 feet; Thence South 89°02'45" West parallel with the North line of said Northwest Quarter a distance of 562.22 feet; Thence South 00°46'10" East parallel with the West line of said Northwest Quarter a distance of 329.43 feet; Thence South 89°02'45" West parallel with the North line of said Northwest Quarter a distance of 1,154.90 feet to the West line of said Northwest Quarter (said point being 832.81 feet North of the Southwest corner of said Northwest Quarter); Thence North 00°46'10" West along the West line of said Northwest Quarter a distance of 1,469.27 feet; Thence North 89°02'45" East parallel with the North line of said Northwest Quarter a distance of 295.30 feet (295.16 feet per Record); Thence North 00°46'10" West parallel with the West line of said Northwest Quarter a distance of 335.16 feet to the point of beginning.

Date: March 3, 2025



PRELIMINARY PLAT **RED OAK ESTATES**
SEDGWICK COUNTY, KANSAS

Prepared By: **Garber Surveying Service, P.A.**

HUTCHINSON
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: MGO Scale: 1"=100' Date of Field Work: January 7, 2025 Job No:
Checked By: DEG Date: 03/03/2025 Sheet 1 of 1 Sheet(s) G2024-1079

SW Cor. NW 1/4
Sec. 23, T25S, R2E
Fd. 1" Iron Pipe
from Previous Survey
by Merestone Surveying
Project No.: 22-11-301
dated December 14, 2022

OWNER: KWH INVESTMENTS, LLC
PID: 087-016-23-0-31-00-001.00
ZONING: RR - RURAL RESIDENTIAL

SE Cor. NW 1/4
Sec. 23, T25S, R2E
Fd. 3/4" Iron Pipe
from Previous Survey
by Merestone Surveying
Project No.: 22-11-301
dated December 14, 2022