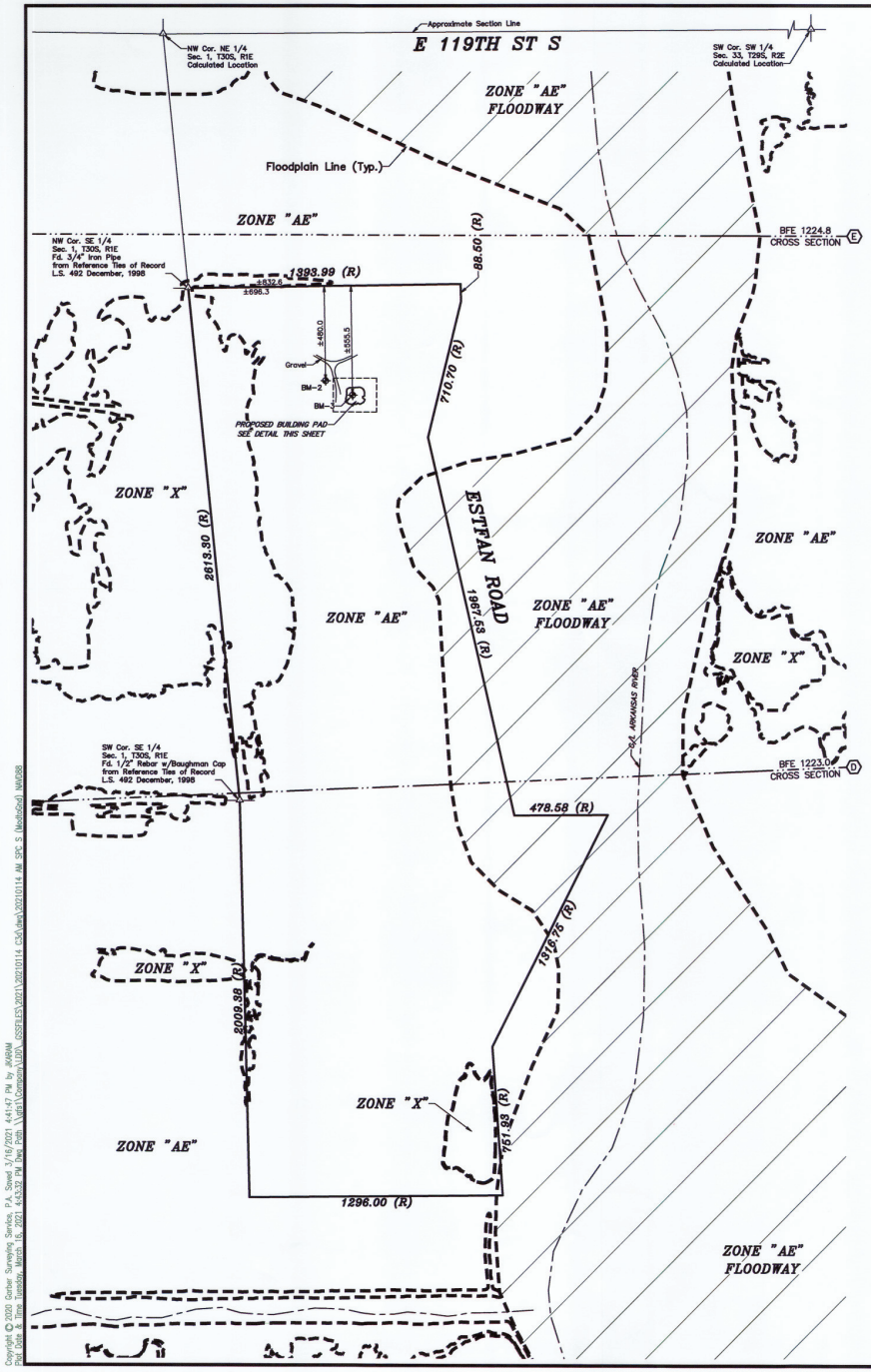
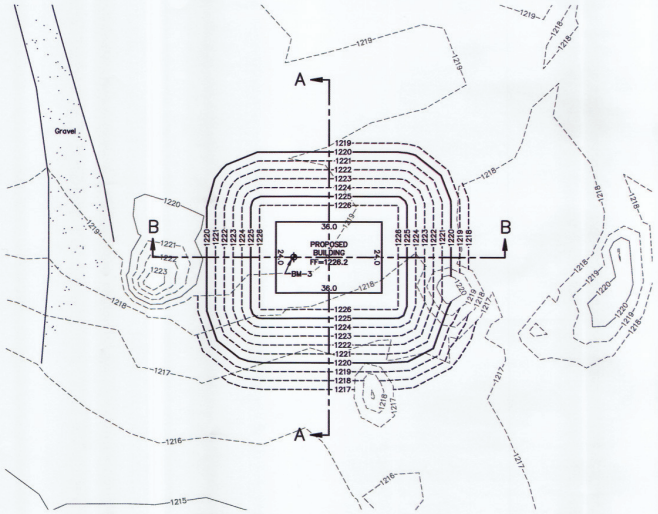
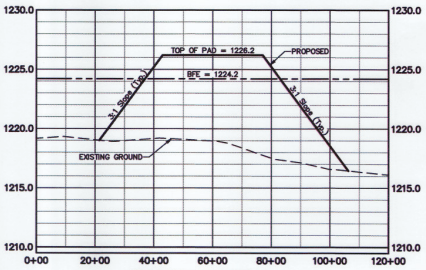




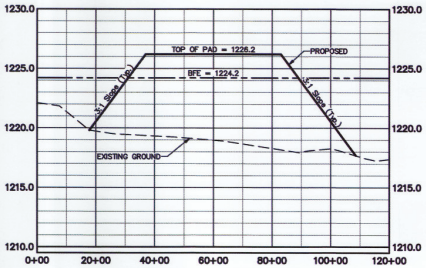
PROPOSED BUILDING PAD DETAIL

SCALE: 1"=20'



CROSS-SECTION A-A

HORZ. 1"=20' VERT. 1"=5'

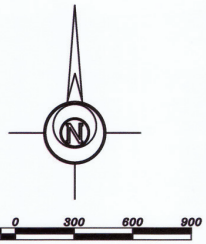


CROSS-SECTION B-B

HORZ. 1"=20' VERT. 1"=5'

LEGEND

- △ – Sectional Monument Found
- (R) – Record Measurement
- (C) – Calculated
- (M) – Measured
- FF – Finished Floor
- (PL) – Plotted
- SBM – Site Benchmark



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

DESCRIPTION OF RECORD (Book 987, Page 465) 10/03/2016

Beginning at the Northwest corner of the Southeast Quarter of Section 1, Township 30 South, Range 1 East of the 6th P.M., Sumner County, Kansas, where found #5 bar; thence bearing South 4°54'57" East along the West line of said Southeast Quarter a distance of 2,613.30 feet to the Southwest corner of said Southeast Quarter, where found stone; thence bearing South 0°30'39" East, along the West line of the Northeast Quarter of Section 12, Township 30 South, Range 1 East, a distance of 2009.38 feet, where found #5 bar; thence bearing South 89°35'40" East, a distance of 1265.00 feet to a witness monument to West High Bank of the Arkansas River where set 3/4" I.P. with Pec Cap; thence continuing South 89°35'40" East a distance of 31.00 feet to a point on the West High Bank of the Arkansas River (No Monument Set); thence bearing North 3°10'34" West, a distance of 751.93 feet, where found #5 bar; thence bearing North 27°34'26" East, a distance of 1316.75 feet, where found #5 bar; thence bearing North 89°29'25" West, a distance of 478.58 feet, where found #5 Bar; thence bearing North 12°05'02" West along the West line of a tract owned by St. Joseph Hospital and Rehabilitation Center as recorded in the Sumner County Register of Deeds, Book P-163, Page 74 and along the West line of Holiday Lakes Estates, a distance of 1967.53 feet, where set 3/4" I.P. with Pec Cap; thence bearing North 14°40'33" East along the West line of Holiday Lakes Estates and the West Right of Way line of Estfan Street, a distance of 710.70 feet, where set I.P. with Pec Cap; thence bearing North 0°49'32" West along the West Right of Way line of Estfan Street a distance of 88.50 feet to the North line of the Southeast Quarter of Section 1, Township 30 South, Range 1 East, where set 3/4" I.P. with Pec Cap; thence on an assumed bearing of North 90°00'00" West along the North line of said Southeast Quarter, a distance of 1393.99 feet, to the point of beginning.

BASE FLOOD ELEVATION: 1224.2 (NAVD88)
ZONE: AE
MAP PANEL 20173C0657G
EFFECTIVE DATE: December 22, 2016

NOTE: BFE is from FIS Profile

BENCHMARK:

OPUS-20120115:

5/8" Rebar w/Blue GSS Cap, located ±55.5 feet North and ±43.0 feet East of the intersection of West Collier Avenue and Edgemoor Drive, City of Mulvane, Sumner County, Kansas.

Elevation=1253.46 (NAVD88)

BM-2:

5/8" Rebar w/Red GSS Cap, located ±696.3 feet East and ±480.0 feet South of the Northwest Corner of the Southeast Quarter of Section 1, Township 30 South, Range 1 East of the 6th Principal Meridian, Sumner County, Kansas.

Elevation=1221.25 (NAVD88)

BM-3:

5/8" Rebar w/Red GSS Cap, located ±832.6 feet East and ±555.5 feet South of the Northwest Corner of the Southeast Quarter of Section 1, Township 30 South, Range 1 East of the 6th Principal Meridian, Sumner County, Kansas.

Elevation=1219.33 (NAVD88)

SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and complete representation of the property described hereon and the improvements and elevations thereon, as surveyed under my supervision, this 16th day of March, 2021.

DANIEL E. GARBER
LICENSED
PS-683
3/17/2021
KANSAS
PROFESSIONAL SURVEYOR

Prepared For: **IAN PARKER**	*Description:* **A PORTION OF THE SE 1/4 SECTION 1, T30S, R1E SUMNER COUNTY, KANSAS**
Prepared By: **Garber Surveying Service, P.A.**	
GSS **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: JAK · Scale: 1"=300' · Date of Field Work: February 12, 2021 · Job No: G2021-114	
Checked By: DEG · Date: 03/16/2021 · Sheet 1 of 1 Sheet(s)	

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For: Dollar & Trans Monday, March 15, 2021 4:43:32 PM (Rev. Path: \\gsi\Company\JOBS_ACCESS\2021\20210114 CSG\dwg\20210114 AM SPC S (Restricted).dwg)