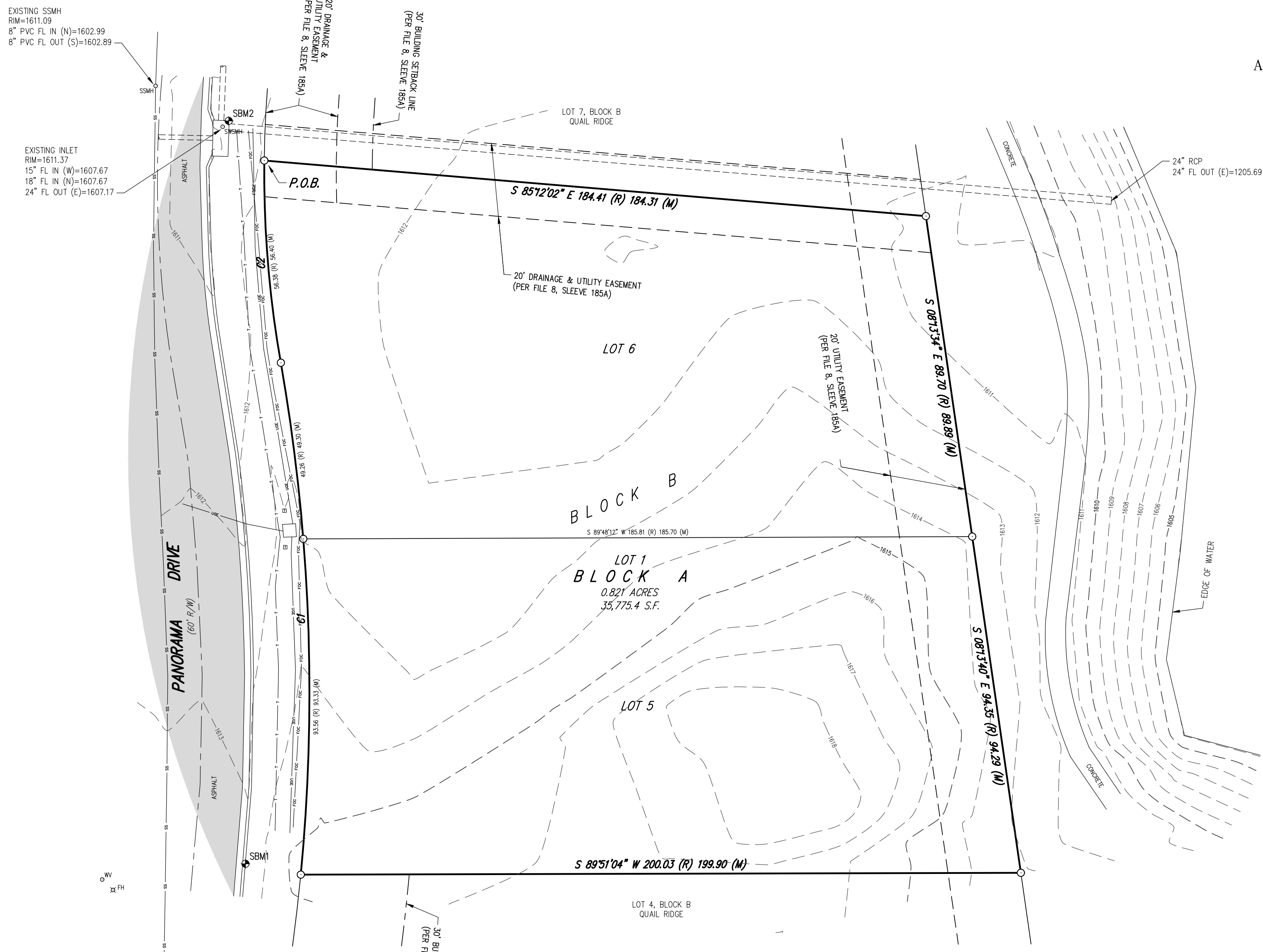


POINTER ESTATES

A REPLAT OF LOTS 5 AND 6, BLOCK B, QUAIL RIDGE A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN IN HUTCHINSON, RENO COUNTY, KANSAS AND A REPLAT OF PANORMA ESTATES



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	530.00	152°5'08"	142.63	71.75	N 2°13'46" W 142.20
C2	304.88	10°36'00"	56.40	28.28	N 4°40'28" W 56.32

DESCRIPTION

DESCRIPTION:
 LOTS 5 AND 6, BLOCK "B", QUAIL RIDGE, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 5 WEST OF THE 6TH P.M. IN HUTCHINSON, RENO COUNTY, KANSAS, AND A REPLAT OF PANORAMA ESTATES, TOGETHER WITH AN UNDIVIDED INTEREST IN THE TITLE OF ALL RESERVE AREAS IN QUAIL RIDGE SUBDIVISION.

OWNER / SUBDIVIDER

DANIEL DEAN & SHERYLL ELLAINE CLARKE, OWNERS
 PO BOX 85
 MOUNT HOPE, KS 67108

SURVEYOR

LLOYD P. DORZWEILER, LS 885
 ALPHA LAND SURVEYS, INC.
 102 EAST 4TH AVENUE
 HUTCHINSON, KS 67501
 PHONE: 620-728-4012

UTILITY NOTES

UTILITIES SHOWN HEREON WERE LOCATED BY THE UTILITY COMPANIES OR THEIR AGENTS RELATING TO KANSAS ONE-CALL TICKET NUMBER 21313968 DATED JUNE 22, 2021.

FLOOD NOTE

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (OTHER AREAS): AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR RENO COUNTY, KANSAS, COMMUNITY PANEL NUMBER 20155C0282G. EFFECTIVE DATE JANUARY 29, 2021.

PROPERTY INFORMATION

PROPERTY WAS SURVEYED ON JUNE 25, 2021.
 EXISTING ZONING:
 R3 - MODERATE DENSITY RESIDENTIAL DISTRICT
 PROPOSED ZONING:
 R3 - MODERATE DENSITY RESIDENTIAL DISTRICT
 BASE FLOOD ELEVATION:
 N/A

LEGEND OF SYMBOLS & ABBREVIATIONS

- △ SECTION SUBDIVISION CORNER FOUND
- FOUND 5/8" REBAR WITH PLASTIC CAP
- STAMPED "GARBER SURVEYING"
- SET 1/2" REBAR WITH PLASTIC CAP
- STAMPED "ALPHA CLS-184"
- ⊕ TELEGRAPH POLE
- ⊕ LIGHT POLE
- ⊕ GUY ANCHOR
- UNDERGROUND ELECTRIC BOX
- UNDERGROUND TELEPHONE PEDESTAL
- UNDERGROUND CABLE TELEVISION PEDESTAL
- TREE / SHRUB
- GAS METER
- MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- STORM WATER SEWER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MONITOR WELL
- SPRINKLER HEAD
- GUARD POST
- SITE BENCHMARK
- ONE — OVERHEAD ELECTRIC
- ONE — UNDERGROUND ELECTRIC
- ONE — UNDERGROUND TELEPHONE
- ONE — GAS LINE
- ONE — UNDERGROUND TELEVISION CABLE
- ONE — SANITARY SEWER LINE
- ONE — WATER LINE
- ONE — FENCE
- R/W RIGHT OF WAY
- C/L CENTERLINE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- OMPHE CORRUGATED METAL PIPE HORIZONTAL ELLIPTICAL
- TC TOP OF CURB
- FL FLOWLINE
- TOP TOP OF PAVEMENT
- EL ELEVATION
- TOW TOP OF WALL
- HC HANDICAP
- P.O.B. POINT OF BEGINNING
- R RECORD
- M MEASURED

CLOSURE REPORT

ERROR CLOSURE: 0.0019
 ERROR NORTH: -0.0001
 PERIMETER: 767.4228

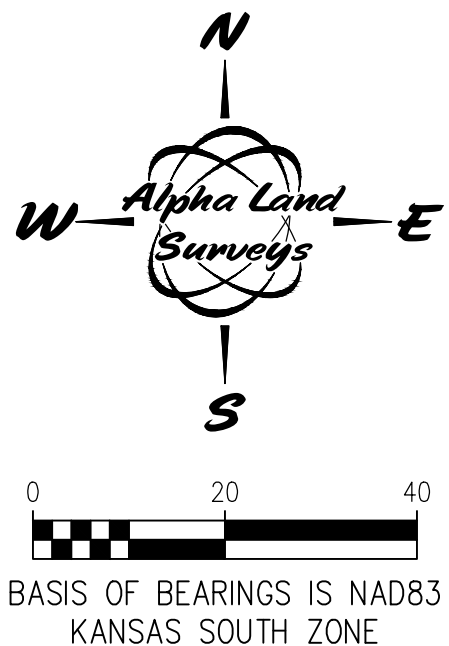
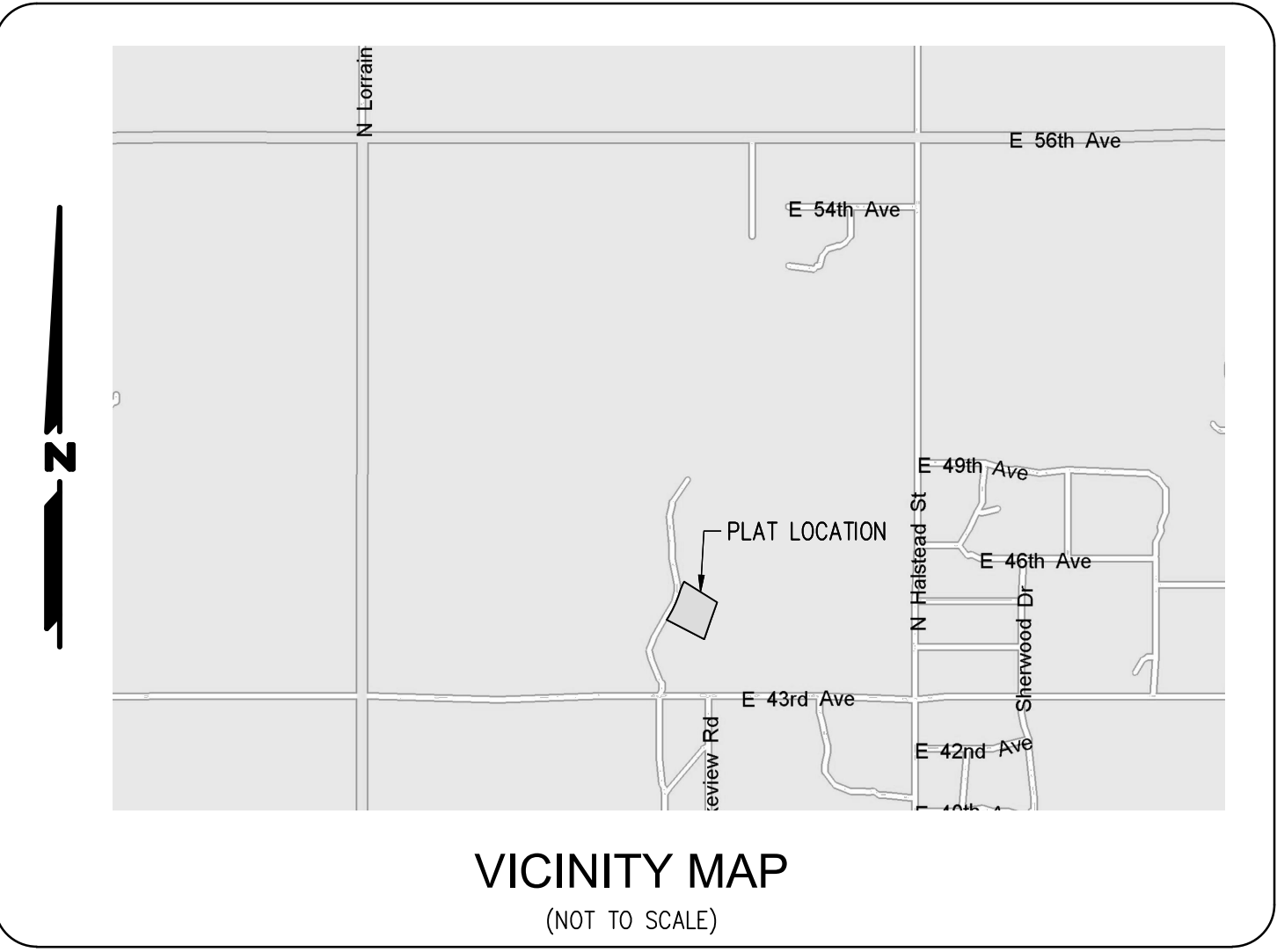
COURSE: N 00°00'07" E
 ERROR EAST: 0.0019
 PRECISION: 1 : 40515

PRELIMINARY PLAT NOTES

EXISTING STREET LIGHT LIES WEST OF PANORAMA DRIVE AND LYING BETWEEN LOTS 2 AND 3, BLOCK A, QUAIL RIDGE.
 EXISTING FIRE HYDRANTS LIE APPROXIMATELY 4.2 FEET SOUTH AND 52.1 FEET WEST FROM THE SOUTHWEST CORNER OF LOT 5, BLOCK B, QUAIL RIDGE.

BENCHMARKS

VERTICAL DATUM (NAVD88):
 ELEVATION BASED UPON GPS OBSERVATION SUBMITTED TO NATIONAL GEODETIC SURVEY & PROCESSED THROUGH OPUS SOFTWARE.
 SBM1 - CHISELED SQUARE IN TOP OF CURB APPROXIMATELY 3.0 FEET NORTH AND 15.3 FEET WEST FROM THE SOUTHWEST CORNER OF LOT 5, BLOCK B. ELEV 1613.61 (NAVD88)
 SBM2 - CHISELED SQUARE AT THE NORTHEAST CORNER OF INLET APPROXIMATELY 11.0 FEET NORTH AND 9.9 FEET WEST FROM THE NORTHWEST CORNER OF LOT 6, BLOCK B. ELEV 1611.44 (NAVD88)



Alpha Land Surveys, Inc.
 102 EAST 4TH AVENUE
 HUTCHINSON, KANSAS 67501
 PH: (620) 728-0012 FAX: (620) 728-0413

SURVEY DATE: 06/25/2021	PLAT DATE: 07/08/2021
DRAWN BY: RB	PROJ. NO.: 210134P
CHECKED BY: LPD	SHEET 1 OF 1