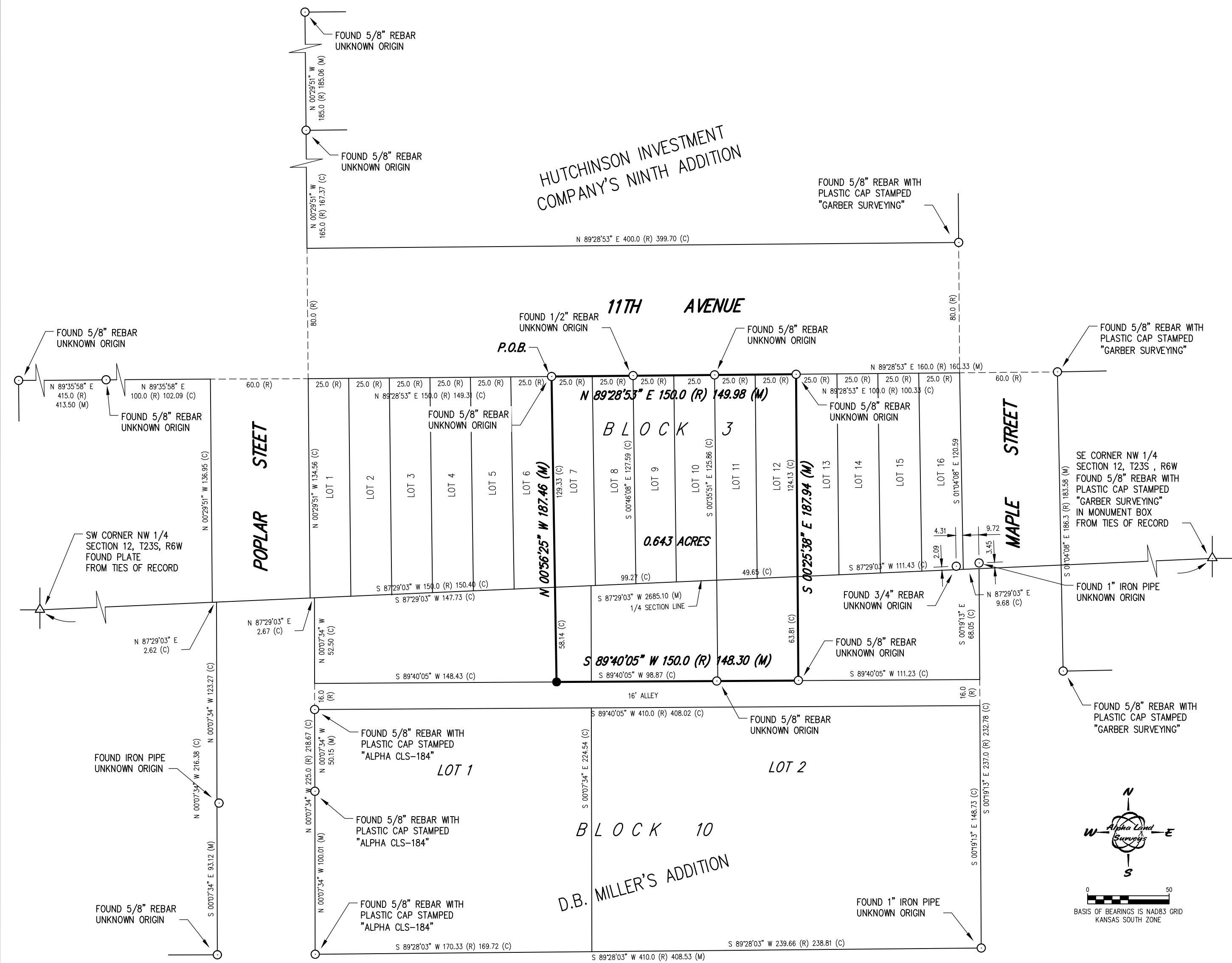


PRELIMINARY PLAT GRACE ARBOR

A REPLAT OF LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 3, HUTCHINSON INVESTMENT COMPANY'S NINTH ADDITION TO THE CITY OF HUTCHINSON AND ALSO A PORTION OF LOTS 1 AND 2, BLOCK 10, D.B. MILLER'S ADDITION TO HUTCHINSON, RENO COUNTY, KANSAS.



BENCHMARKS

VERTICAL DATUM (NAVD88):
ELEVATION BASED UPON GPS OBSERVATION SUBMITTED TO NATIONAL GEODETIC SURVEY & PROCESSED THROUGH OPUS SOFTWARE.
SBM - CHISELED SQUARE IN TOP OF CURB EAST SIDE OF DRIVE ENTRANCE OF 207 EAST 11TH AVENUE.
ELEV 1531.58 (NAVD88)

UTILITY NOTES

UTILITIES SHOWN HEREON WERE LOCATED BY THE UTILITY COMPANIES OR THEIR AGENTS RELATING TO KANSAS ONE-CALL TICKET NUMBER 20406022, 20406012 AND 20406034 DATED AUGUST 25, 2020.

CLOSURE REPORT

ERROR CLOSURE: 0.0022
ERROR NORTH: 0.0017
PERIMETER: 673.68
COURSE: N 40°40'55" W
ERROR EAST: -0.0014
PRECISION: 1 : 305599

PRELIMINARY PLAT NOTES

EXISTING BUILDINGS ON SUBJECT PROPERTY ARE TO REMAIN.
EXISTING STREET LIGHT LIES BETWEEN 207 AND 215 EAST 11TH AVENUE AS SHOWN HEREON.
EXISTING FIRE HYDRANTS LIE IN THE NORTHWEST QUADRANT OF THE INTERSECTIONS OF EAST 11TH AVENUE & POPLAR STREET AND EAST 11TH AVENUE & MAPLE STREET.

DESCRIPTION

DESCRIPTION:
LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 3, HUTCHINSON INVESTMENT COMPANY'S NINTH ADDITION TO THE CITY OF HUTCHINSON, KANSAS AND LOT 1 AND 2, BLOCK 10, D.B. MILLER'S ADDITION TO HUTCHINSON, RENO COUNTY, KANSAS. PREPARED BY LLOYD P. DORZWEILER, PS885 ON SEPTEMBER 24, 2020 AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89°28'53" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF 149.98 FEET (150.0 FEET RECORD) TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 00°25'38" EAST ALONG THE EAST LINE OF SAID LOT 12 AND THE EXTENSIONS THEREOF 187.94 FEET TO THE NORTH LINE OF AN ALLEY RUNNING EAST-WEST THROUGH SAID LOTS 1 AND 2; THENCE SOUTH 89°40'05" WEST ALONG THE NORTH LINE OF SAID LOT 1 148.30 FEET (150.0 FEET RECORD) TO THE WEST LINE OF SAID LOT 7 EXTENDED; THENCE NORTH 00°56'25" WEST ALONG THE WEST LINE OF SAID LOT 7 AND THE EXTENSIONS THEREOF 187.46 FEET TO THE POINT OF BEGINNING, CONTAINING 0.643 ACRES.

OWNER / SUBDIVIDER

CHRISTOPHER HARPER & CAROLYN HARPER, OWNERS
207 EAST 11TH AVENUE
HUTCHINSON, KS 67502
PHONE: 620-727-1989

DAVID R. CLARK & CINDY P. CLARK, OWNERS
215 EAST 11TH AVENUE
HUTCHINSON, KS 67502
PHONE: 620-200-5326 (CINDY)

LARRY D. HASE & KAREN L. HASE, OWNERS
217 EAST 11TH AVENUE
HUTCHINSON, KS 67502
PHONE: 620-727-4310 (KAREN)

SURVEYOR

LLOYD P. DORZWEILER, LS 885
ALPHA LAND SURVEYS, INC.
102 EAST 4TH AVENUE
HUTCHINSON, KS 67501
PHONE: 620-728-0012

FLOOD NOTE

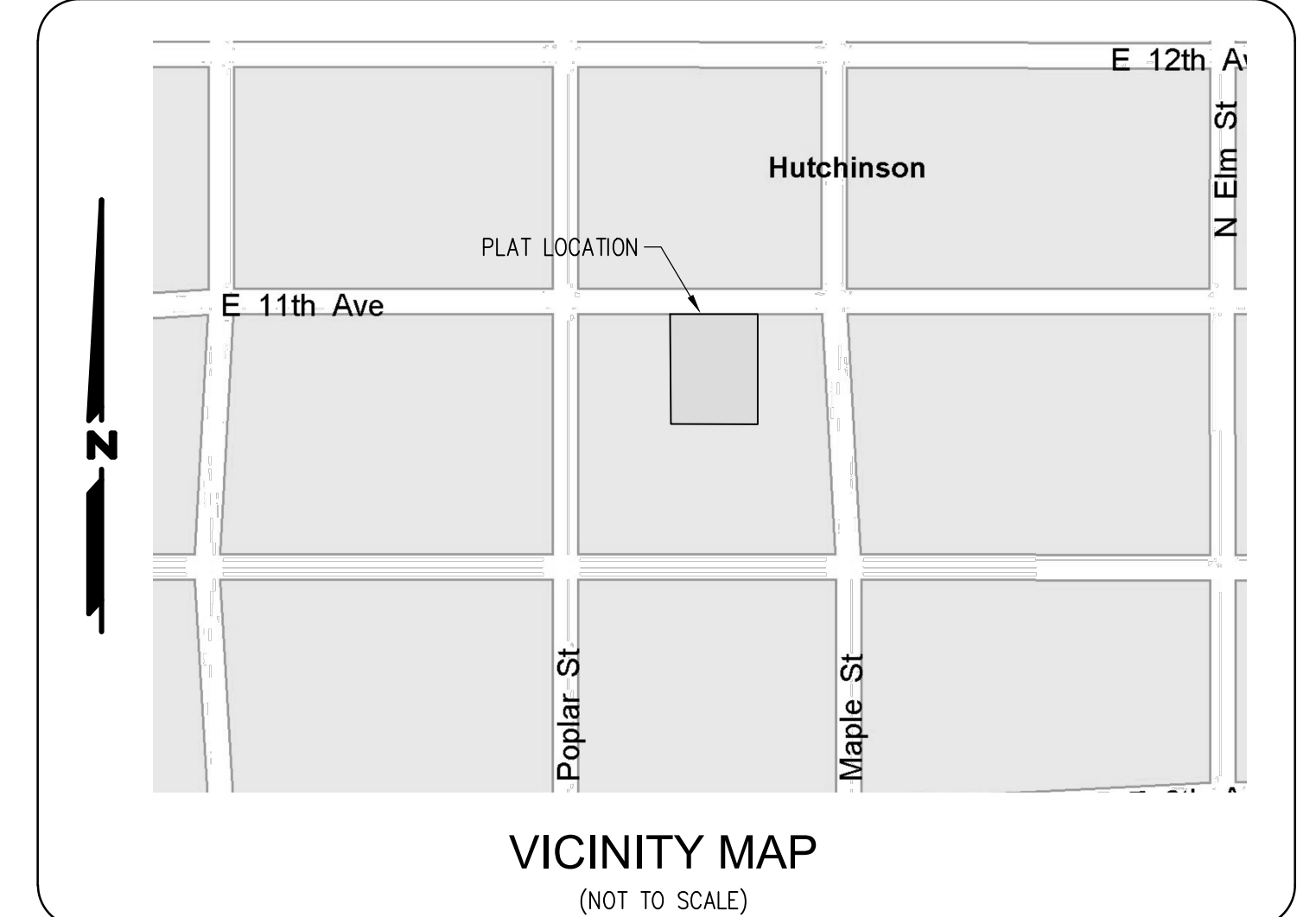
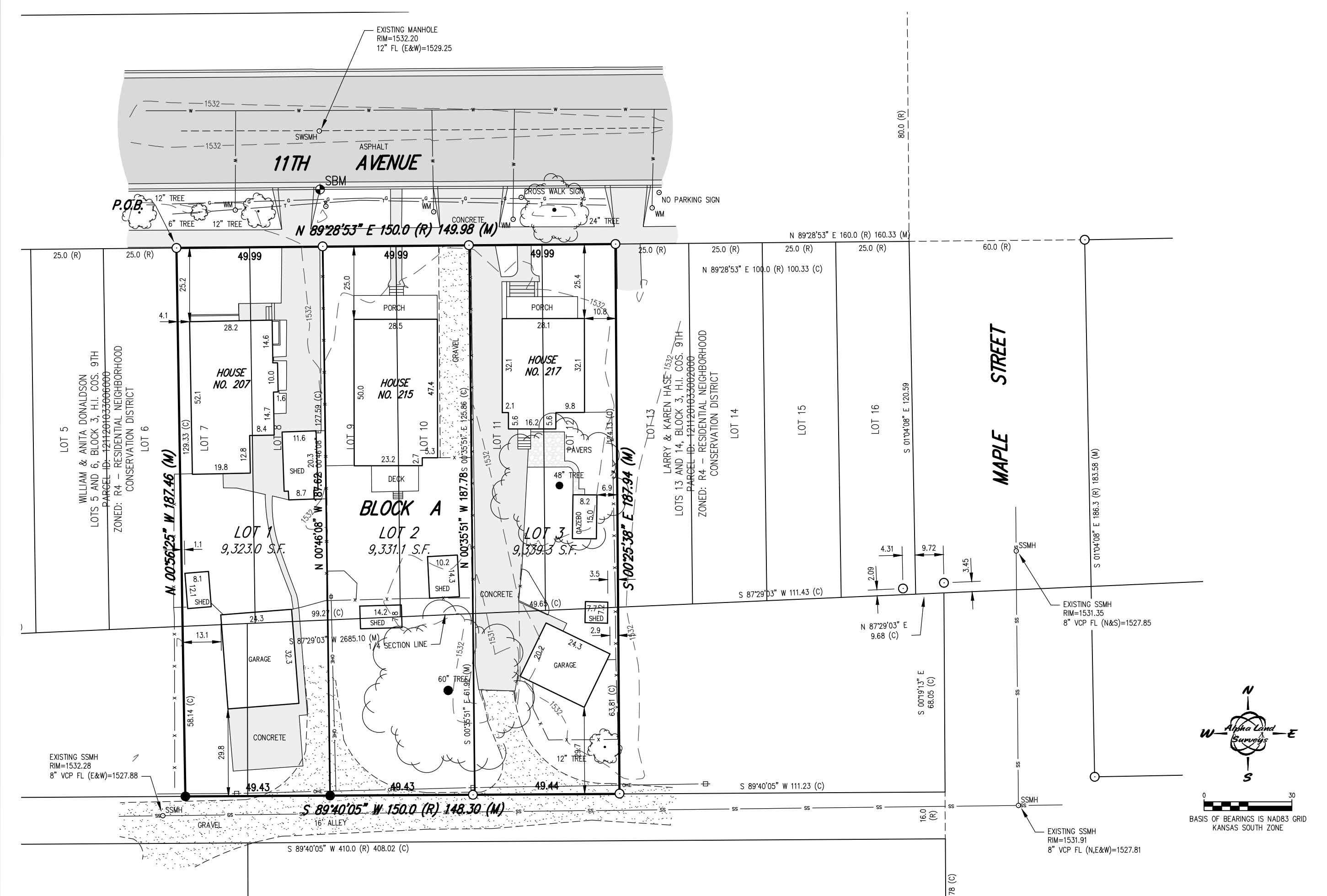
THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (OTHER AREAS OF FLOOD HAZARD): AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR RENO COUNTY, KANSAS, COMMUNITY PANEL NUMBER 20155C0283F. EFFECTIVE DATE JANUARY 6, 2010.

PROPERTY INFORMATION

PROPERTY WAS SURVEYED ON SEPTEMBER 22, 2020.
EXISTING ZONING:
R6 - INFILL RESIDENTIAL DISTRICT
PROPOSED ZONING:
R6 - INFILL RESIDENTIAL DISTRICT
BASE FLOOD ELEVATION:
N/A

LEGEND OF SYMBOLS & ABBREVIATIONS

- △ SECTION SUBDIVISION CORNER FOUND
- SURVEY MONUMENT FOUND
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED "ALPHA CLS-184"
- ⊕ POWER POLE
- ⊙ 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
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- GAS LINE
- UNDERGROUND TELEVISION CABLE
- SANITARY SEWER LINE
- WATER LINE
- FENCE
- R/W RIGHT OF WAY
- C/L CENTERLINE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- CMP/E CORRUGATED METAL PIPE HORIZONTAL ELLIPTICAL
- TC TOP OF CURB
- FL FLOWLINE
- FT TOP OF PAVEMENT
- EL ELEVATION
- TOW TOP OF WALL
- HC HANDICAP
- P.O.B. POINT OF BEGINNING



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

SURVEY DATE: 09/22/2020	PLOT DATE: 11/07/2020
DRAWN BY: RB	PROJ. NO.: 200102P
CHECKED BY: LPD	SHEET 1 OF 1