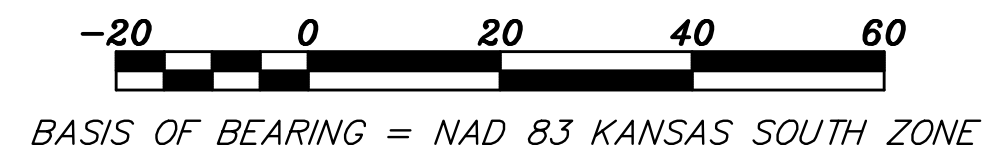
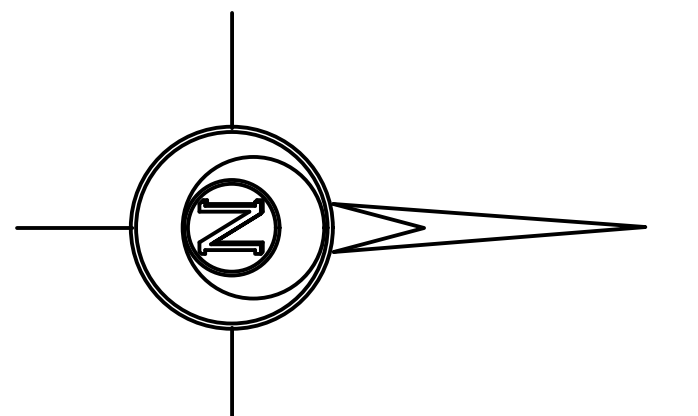


PRELIMINARY PLAT

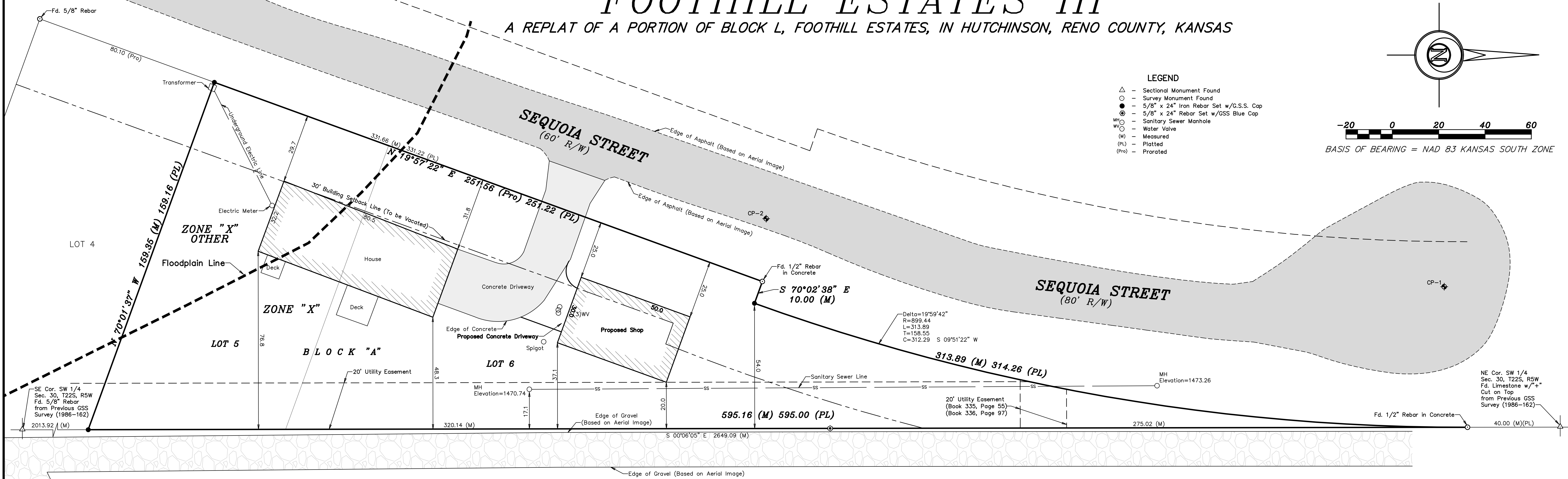
# ROHN'S REPLAT OF LOTS 5 AND 6, BLOCK A, Foothill Estates III

A REPLAT OF A PORTION OF BLOCK L, FOOTHILL ESTATES, IN HUTCHINSON, RENO COUNTY, KANSAS



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

- LEGEND**
- △ - Sectional Monument Found
  - - Survey Monument Found
  - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
  - ⊙ - 5/8" x 24" Rebar Set w/GSS Blue Cap
  - ⊕ - Sanitary Sewer Manhole
  - ⊖ - Water Valve
  - (M) - Measured
  - (PL) - Platted
  - (Pro) - Prorated



**DESCRIPTION:**

Lots 5 and 6, Block "A", Foothill Estates III, a subdivision of a portion of Block "L", Foothill Estates, and a tract in the Southwest Quarter of Section 30, Township 22 South, Range 5 West of the 6th Principal Meridian, Reno County, Kansas.

**FLOOD NOTE:**

According to Flood Insurance Rate Map No. 20155C0281F, dated January 6, 2010, published by the Federal Emergency Management Agency, the above described property lies within Flood Zone X which is defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

**CONTROL POINTS:**

CP-1:  
Mag Nail in Asphalt Approximately 60.5 feet West and 50 feet South of the Northeast corner of the Southwest Quarter in Section 30, Township 22 South, Range 5 West of the 6th Principal Meridian in Hutchinson, Reno County, Kansas.  
Elevation=1475.28  
Northing=1837769.1540  
Easting=1481181.2546

CP-2:  
Mag Nail in Asphalt Approximately 90 feet West and 343 feet South of the Northeast corner of the Southwest Quarter in Section 30, Township 22 South, Range 5 West of the 6th Principal Meridian in Hutchinson, Reno County, Kansas.  
Elevation=1471.42  
Northing=1837476.5786  
Easting=1481151.9223

**ZONING DATA: R3 - MODERATE DENSITY RESIDENTIAL DISTRICT**

- (1) **Minimum Lot Area:**  
Single Family Detached Dwelling: 9,000  
Single Family Attached Dwelling, Per DU: 5,000  
Two Family Dwelling/Duplex: 10,000  
Other Principal Uses: 10,000
- (2) **Minimum Front Yard Setback:** 30 feet
- (3) **Minimum Rear Yard Setback:** 15 feet
- (4) **Minimum Side Yard Setback:** 5 feet
- (5) **Maximum Height:** 35 feet
- (6) **Maximum Lot Coverage:** 45 Percent

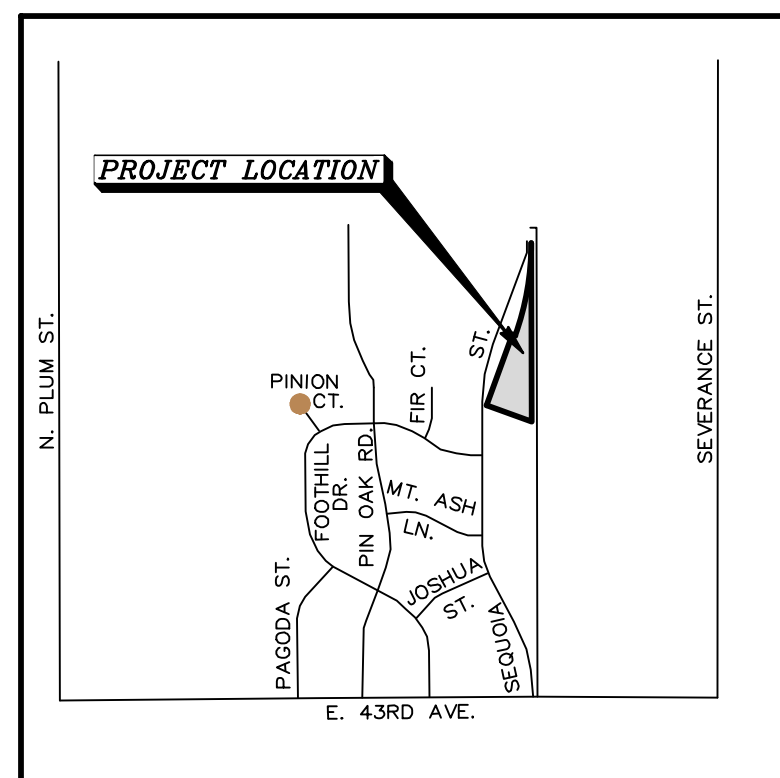
ZONING REGULATIONS ARE SUBJECT TO INTERPRETATION, FOR FURTHER ZONING INFORMATION CONTACT:  
Hutchinson-Reno County Planning (1-620-259-4132)

**OWNER/SUBDIVIDER:**

BLAINE & TAMARA ROHN LIVING TRUST  
4812 SEQUOIA STREET  
HUTCHINSON, KS. 67502  
(785) 821-2414

**SURVEYOR:**

DANIEL E. GARBER  
GARBER SURVEYING SERVICE, P.A.  
2908 NORTH PLUM ST.  
HUTCHINSON, KS. 67502



HUTCHINSON, KANSAS VICINITY MAP (NOT DRAWN TO SCALE)

**CLOSURE TABLE**

NORTHING: -0.00494  
EASTING: 0.00183  
PRECISION: 1:327.45/0.0023 = 1:250166.04

<b>PRELIMINARY PLAT</b>		Description: <b>A PORTION OF LOTS 5 &amp; 6 BLOCK A, FOOTHILL ESTATES III HUTCHINSON, KANSAS</b>	
Prepared By: <b>GSS</b>		Garber Surveying Service, P.A.	
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 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933	
Drawn By: EWS	Scale: 1"=20'	Date of Field Work: December 21, 2020	Job No:
Checked By: DEG	Date: 01/19/2021	Sheet 1 of 1 Sheet(s)	G2020-970