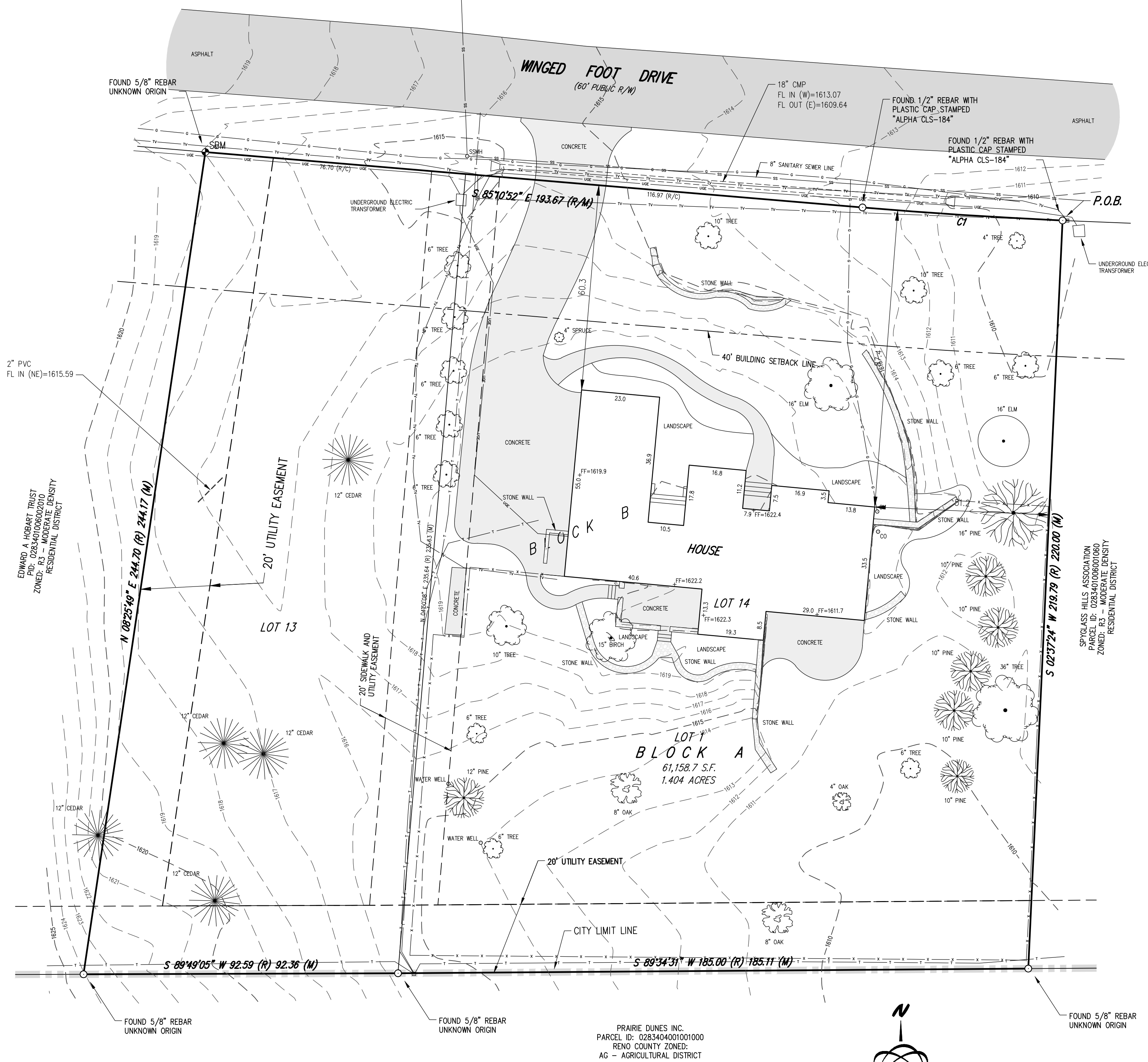
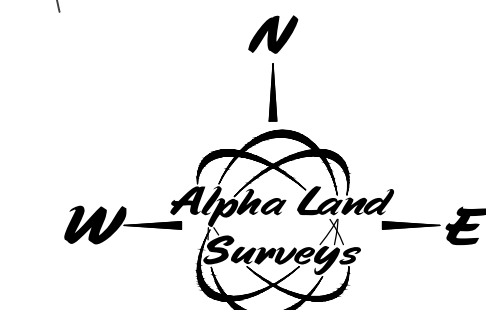


# MEADOWLARK DUNES

PRELIMINARY PLAT  
 A REPLAT OF A PORTION OF LOT 13 AND ALL OF LOT 14, BLOCK B, SPYGLASS HILLS SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, RENO COUNTY, HUTCHINSON, KANSAS.



CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	1546.38 (R) 1546.52 (C)	02°10'53" (C)	58.88 (C)	29.44 (C)	S 86°16'20" E 58.88 (C)



0 20 40  
 BASIS OF BEARINGS IS NAD83 GRID  
 KANSAS SOUTH ZONE

## ORIGINAL DESCRIPTION

DESCRIPTION:  
 ALL OF LOT 14, BLOCK B, SPYGLASS HILLS SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 5 WEST OF THE 6TH P.M., RENO COUNTY, KANSAS AND A PORTION OF LOT 14, BLOCK B, SPYGLASS HILLS SUBDIVISION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 13, BLOCK B, SPYGLASS HILLS SUBDIVISION; THENCE WITH AN ASSUMED BEARING OF NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LOT 13 A DISTANCE OF 92.59 FEET; THENCE NORTH 08°56'35" EAST 244.70 FEET TO THE NORTH LINE OF SAID LOT 13; THENCE SOUTH 84°41'13" EAST ALONG THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 76.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 05°18'47" WEST ALONG THE EAST LINE OF SAID LOT 13 A DISTANCE OF 235.64 FEET TO THE POINT OF BEGINNING.

## OWNER / SUBDIVIDER

BRANDON R. MAHONEY  
 4509 WINGED FOOT DRIVE  
 HUTCHINSON, KS 67502  
 PHONE: 316-393-9656

EDWARD A. HOBART  
 4509 WINGED FOOT DRIVE  
 HUTCHINSON, KS 67502  
 PHONE: 316-393-9656

## SURVEYOR

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

## PLAT DESCRIPTION

DESCRIPTION:  
 A PORTION OF LOT 13 AND ALL OF LOT 14, BLOCK B, SPYGLASS HILLS SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, RENO COUNTY, KANSAS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 02°37'24" WEST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE EAST LINE OF SAID LOT 14 A DISTANCE OF 220.00 FEET (219.79 FEET RECORD) TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 89°34'31" WEST ALONG THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 185.11 FEET (185.00 FEET RECORD) TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89°49'05" WEST ALONG THE SOUTH LINE OF SAID LOT 13 A DISTANCE OF 92.36 FEET (92.59 FEET RECORD); THENCE NORTH 08°25'49" EAST 244.17 FEET (244.70 FEET RECORD) TO THE NORTH LINE OF SAID LOT 13; THENCE SOUTH 85°10'52" EAST ALONG THE NORTH LINE OF SAID LOTS 13 AND 14 A DISTANCE OF 193.67 FEET; THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1546.52 FEET (1546.38 FEET RECORD) EASTERLY ALONG THE NORTH LINE OF SAID LOT 14 A DISTANCE OF 58.88 FEET (CHORD BEARING SOUTH 86°16'20" EAST 58.88 FEET) TO THE POINT OF BEGINNING.

## PROPERTY INFORMATION

PROPERTY WAS SURVEYED ON FEBRUARY 24, 2021.

EXISTING ZONING:  
 R3 - MODERATE DENSITY RESIDENTIAL DISTRICT

PROPOSED ZONING:  
 R3 - MODERATE DENSITY RESIDENTIAL DISTRICT

BASE FLOOD ELEVATION:  
 N/A

## 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 20155C0305G. EFFECTIVE DATE JANUARY 29, 2021.

## PRELIMINARY PLAT NOTES

EXISTING BUILDINGS ON SUBJECT PROPERTY ARE TO REMAIN.

THERE APPEARS TO BE NO STREET LIGHTS WITHIN THE SPYGLASS HILLS ADDITION.

THERE APPEARS TO BE NO FIRE HYDRANTS ALONG WINGED FOOT DRIVE, CHERRY HILLS DRIVE OR JUPITER HILLS DRIVE. THE CLOSEST FIRE HYDRANTS ARE AT THE INTERSECTIONS OF CHERRY HILLS DRIVE & SPYGLASS DRIVE AND JUPITER HILLS DRIVE & SPYGLASS DRIVE.

## BENCHMARKS

VERTICAL DATUM (NAVD88):  
 ELEVATION BASED UPON GPS OBSERVATION SUBMITTED TO NATIONAL GEODETIC SURVEY & PROCESSED THROUGH OPUS SOFTWARE.

SBM - FOUND 5/8" REBAR UNKNOWN ORIGIN AT THE NORTHWEST CORNER OF SUBJECT PROPERTY.  
 ELEV 1616.95 (NAVD88)

## UTILITY NOTES

UTILITIES SHOWN HEREON WERE LOCATED BY THE UTILITY COMPANIES OR THEIR AGENTS RELATING TO KANSAS ONE-CALL TICKET NUMBER 21069618 DATED FEBRUARY 22, 2021.

## CLOSURE REPORT

ERROR CLOSURE: 0.0039  
 ERROR NORTH: 0.0008  
 PERIMETER: 994.1898

COURSE: N 00°00'14" E  
 ERROR EAST: -0.0038  
 PRECISION: 1 : 257666

## LEGEND OF SYMBOLS & ABBREVIATIONS

- |   |                                       |
|---|---------------------------------------|
| △ SECTION SUBDIVISION CORNER FOUND      | SMH ○ STORM WATER SEWER MANHOLE       |
| ○ FOUND 5/8" REBAR UNKNOWN ORIGIN       | WM ○ WATER METER                      |
| ● SET 1/2" REBAR WITH PLASTIC CAP       | WV ○ WATER VALVE                      |
| ● STAMPED "ALPHA CLS-184"               | PH ○ FIRE HYDRANT                     |
| ○ POWER POLE                            | MW ○ MONITOR WELL                     |
| ○ TELEGRAPH POLE                        | SH ○ SPRINKLER HEAD                   |
| ○ LIGHT POLE                            | GP ○ GUARD POST                       |
| ○ GUY ANCHOR                            | SBM ○ SITE BENCHMARK                  |
| □ UNDERGROUND ELECTRIC BOX              | OEK --- OVERHEAD ELECTRIC             |
| □ UNDERGROUND TELEPHONE PEDESTAL        | UEK --- UNDERGROUND ELECTRIC          |
| □ UNDERGROUND CABLE TELEVISION PEDESTAL | TK --- UNDERGROUND TELEPHONE          |
| ○ TREE / SHRUB                          | GL --- GAS LINE                       |
| ○ GAS METER                             | UTV --- UNDERGROUND TELEVISION CABLE  |
| ○ MANHOLE                               | SS --- SANITARY SEWER LINE            |
| ○ SANITARY SEWER MANHOLE                | W --- WATER LINE                      |
| ○ CLEANOUT                              | F --- FENCE                           |
| N. NORTH                                | R/W RIGHT OF WAY                      |
| S. SOUTH                                | C/L CENTERLINE                        |
| E. EAST                                 | RCF REINFORCED CONCRETE PIPE          |
| W. WEST                                 | CMP CORRUGATED METAL PIPE             |
| ° DEGREES                               | CMHP CORRUGATED METAL PIPE HORIZONTAL |
| ' FEET OR MINUTES                       | TC TOP OF CURB                        |
| " INCHES OR SECONDS                     | EL TOP OF PAVEMENT                    |
| SQ. SQUARE                              | FL FLOWLINE                           |
| FT. FEET                                | TP TOP OF WALL                        |
| VOL. VOLUME                             | EL ELEVATION                          |
| PG. PAGE                                | TOW TOP OF WALL                       |
| O.R. OFFICIAL RECORD                    | HC HANDICAP                           |
| C. CALCULATED                           | P.O.B. POINT OF BEGINNING             |
| R. RECORD                               |                                       |
| M. MEASURED                             |                                       |



VICINITY MAP  
 (NOT TO SCALE)

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

SURVEY DATE: 02/24/2021	PLOT DATE: 03/24/2021
DRAWN BY: RB	PROJ. NO.: 210043P
CHECKED BY: LPD	SHEET 1 OF 1