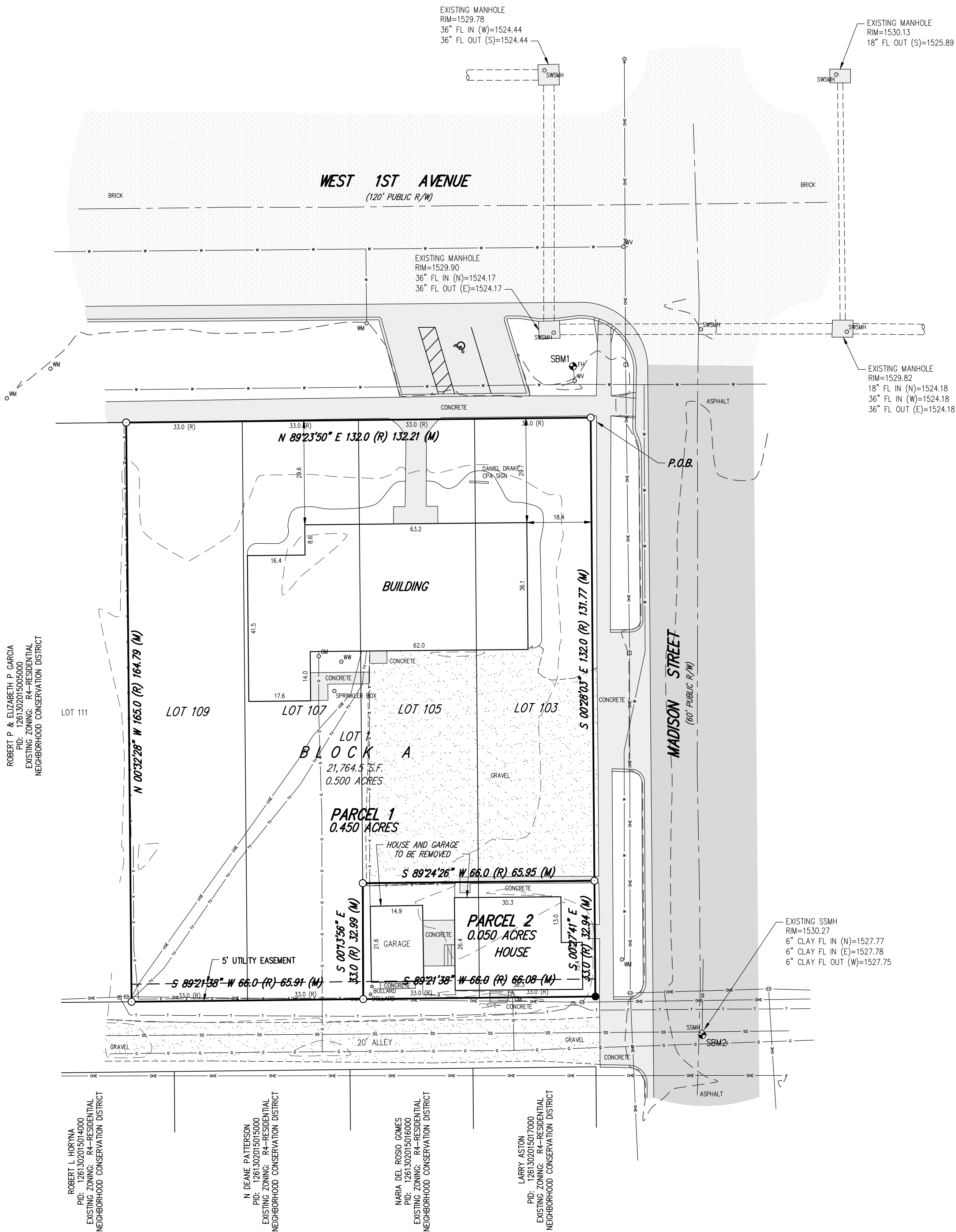


PRELIMINARY PLAT
SW BRICKTOWN NO. 1
 A REPLAT OF LOTS 103, 105, 107 AND 109, FIRST AVENUE WEST, ORIGINAL TOWN TO HUTCHINSON, RENO COUNTY, KANSAS.



ROBERT P. & ELIZABETH P. GARCIA
 EXISTING ZONING: RA-RESIDENTIAL
 NEIGHBORHOOD CONSERVATION DISTRICT

ROBERT L. HEPYNA
 PID: 1261302015014000
 EXISTING ZONING: RA-RESIDENTIAL
 NEIGHBORHOOD CONSERVATION DISTRICT

N. DEANE PATTERSON
 PID: 1261302015015000
 EXISTING ZONING: RA-RESIDENTIAL
 NEIGHBORHOOD CONSERVATION DISTRICT

MARIA ITEL ROSO DOMES
 EXISTING ZONING: RA-RESIDENTIAL
 NEIGHBORHOOD CONSERVATION DISTRICT

LARRY ASTON
 PID: 1261302015017000
 EXISTING ZONING: RA-RESIDENTIAL
 NEIGHBORHOOD CONSERVATION DISTRICT

BENCHMARKS

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

SBM1 - SHOT "M" IN MUELLER ON THE FIRE HYDRANT AT THE SOUTHWEST QUADRANT OF 1ST AVENUE AND MADISON STREET.
 ELEV 1532.06 (NAVD88)

SBM2 - CHISELED "+" CUT ON THE SOUTH RIM OF SANITARY SEWER MANHOLE IN CENTERLINE OF MADISON STREET AND ALLEY SOUTH OF 1ST AVENUE
 ELEV 1530.38 (NAVD88)

UTILITY NOTES

UTILITIES SHOWN HEREON WERE LOCATED BY THE UTILITY COMPANIES OR THEIR AGENTS RELATING TO KANSAS ONE-CALL TICKET NUMBER 20591638 DATED DECEMBER 01, 2020.

CLOSURE REPORT

ERROR COURSE: 0.0069 COURSE: N 52°38'46" E
 ERROR NORTH: 0.0042 ERROR EAST: 0.0054
 PERIMETER: 593.71 PRECISION: 1 : 86627

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | |
|-----------------------------------------|--------|----------------------------------|
| △ SECTION SUBDIVISION CORNER FOUND | SMWH | STORM WATER SEWER MANHOLE |
| ○ FOUND 1/2" REBAR WITH PLASTIC CAP | WM | WATER METER |
| STAMPED "ALPHA CLS-184" | WV | WATER VALVE |
| ● SET 1/2" REBAR WITH PLASTIC CAP | FX | FIRE HYDRANT |
| STAMPED "ALPHA CLS-184" | MW | MONITOR WELL |
| ⊕ POWER POLE | SH | SPRINKLER HEAD |
| ⊖ TELEGRAPH POLE | GP | GUARD POST |
| ⊙ LIGHT POLE | SM | SITE BENCHMARK |
| ⊙ GUY ANCHOR | OE | OVERHEAD ELECTRIC |
| ⊙ UNDERGROUND ELECTRIC BOX | UE | UNDERGROUND ELECTRIC |
| ⊙ UNDERGROUND TELEPHONE PEDESTAL | UT | UNDERGROUND TELEPHONE |
| ⊙ UNDERGROUND CABLE TELEVISION PEDESTAL | G | GAS LINE |
| ⊙ TREE / SHRUB | UTV | UNDERGROUND TELEVISION CABLE |
| ⊙ GAS METER | SS | SANITARY SEWER LINE |
| ⊙ MANHOLE | WL | WATER LINE |
| SMWH | SMWH | SANITARY SEWER MANHOLE |
| ⊙ CLEANOUT | F | FENCE |
| N. | R/W | RIGHT OF WAY |
| S. | C/L | CENTERLINE |
| E. | RC | REINFORCED CONCRETE PIPE |
| W. | CMP | CORRUGATED METAL PIPE |
| DEGREES | CMPHE | CORRUGATED METAL PIPE HORIZONTAL |
| FEET OR MINUTES | TC | ELLIPTICAL |
| INCHES OR SECONDS | FL | FLOWLINE |
| SQ. | TOP | TOP OF PAVEMENT |
| FT. | EL | ELEVATION |
| VOL. | TOW | TOP OF WALL |
| PG. | HC | HANDICAP |
| O.R. | P.O.B. | POINT OF BEGINNING |
| C. | | |
| R. | | |
| M. | | |

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 20155C0287G. EFFECTIVE DATE JANUARY 29, 2021.

PROPERTY INFORMATION

PROPERTY WAS SURVEYED ON DECEMBER 7, 2020.

EXISTING ZONING:
 C1 - OFFICE COMMERCIAL DISTRICT

PROPOSED ZONING:
 C1 - OFFICE COMMERCIAL DISTRICT

BASE FLOOD ELEVATION:
 N/A

PRELIMINARY PLAT NOTES

EXISTING BUILDINGS ON PARCEL 1 ARE TO REMAIN.

EXISTING BUILDINGS ON PARCEL 2 ARE TO BE REMOVED.

EXISTING STREET LIGHT LIES IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF 1ST AVENUE & MADISON STREET.

EXISTING FIRE HYDRANTS LIE IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF 1ST AVENUE & MADISON STREET.

OWNER / SUBDIVIDER

GAW LLC, OWNER
 P.O. BOX 1245
 HUTCHINSON, KS 67504
 PHONE: 620-662-4203

ORIGINAL DESCRIPTION

ORIGINAL DESCRIPTIONS:
 PARCEL 1:
 THE NORTH 41 FEET OF THE SOUTH 74 FEET OF LOTS 103 AND 105 ON FIRST AVENUE WEST, HUTCHINSON, RENO COUNTY, KANSAS AND THE NORTH 72 FEET OF THE WEST 32 FEET OF LOT 105 FIRST AVENUE WEST, HUTCHINSON, RENO COUNTY, KANSAS AND LOT 107 FIRST AVENUE WEST, ORIGINAL TOWN OF HUTCHINSON, RENO COUNTY, KANSAS WHICH IF SITUATED IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 6 WEST OF THE 6TH P.M., AND THE ABOVE LOT IS 33 FEET WIDE AND 165 FEET LONG AND THE NORTH 91 FEET OF LOT 103 AND THE NORTH 72 FEET OF THE EAST 1 FOOT OF LOT 105 AND THE SOUTH 19 FEET OF THE NORTH 91 FEET OF LOT 105 FIRST AVENUE WEST, HUTCHINSON, RENO COUNTY, KANSAS.

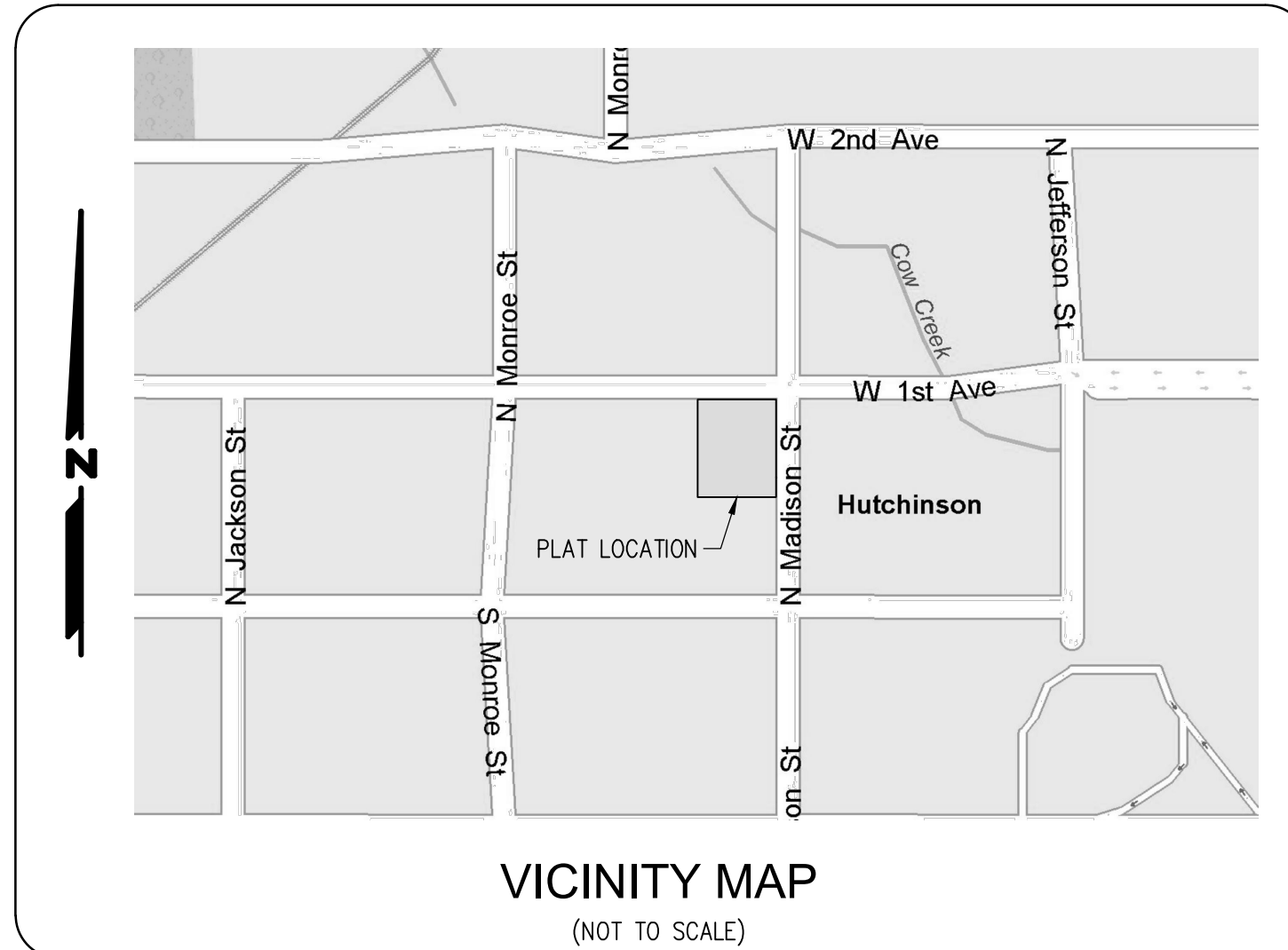
PARCEL 2:
 THE SOUTH 33 FEET OF LOT 103 AND 105 FIRST AVENUE WEST ORIGINAL TOWN, RENO COUNTY, KANSAS.

PLAT DESCRIPTION

LOTS 103, 105, 107 AND 109 FIRST AVENUE WEST, HUTCHINSON, RENO COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 103; THENCE SOUTH 00°27'58" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE EAST LINE OF SAID LOT 103 A DISTANCE OF 164.71 FEET (165.00 FEET RECORD) TO THE SOUTHEAST CORNER OF SAID LOT 103; THENCE SOUTH 89°21'38" WEST ALONG THE SOUTH LINES OF SAID LOTS 132.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 109; THENCE NORTH 00°32'28" WEST ALONG THE WEST LINE OF SAID LOT 109 A DISTANCE OF 164.79 FEET (165.00 FEET RECORD) TO THE NORTHWEST CORNER OF SAID LOT 109; THENCE NORTH 89°32'50" EAST ALONG THE NORTH LINE OF SAID LOTS 132.21 FEET (132.00 FEET RECORD) TO THE POINT OF BEGINNING

SURVEYOR

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



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

SURVEY DATE: 12/07/2020	PLAT DATE: 03/10/2021
DRAWN BY: RB	PROJ. NO.: 200232P
CHECKED BY: LPD	SHEET 1 OF 1