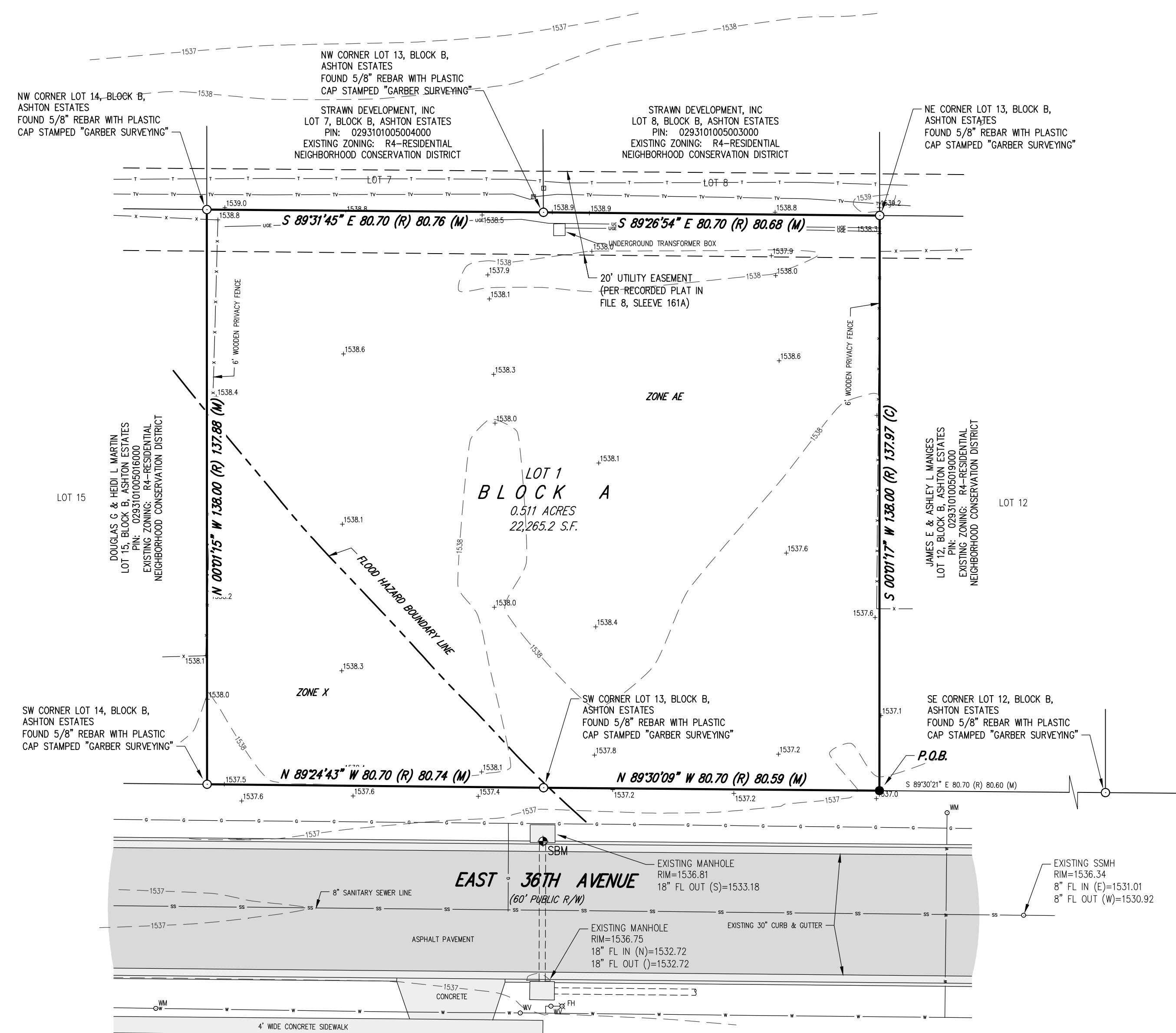


PRELIMINARY PLAT

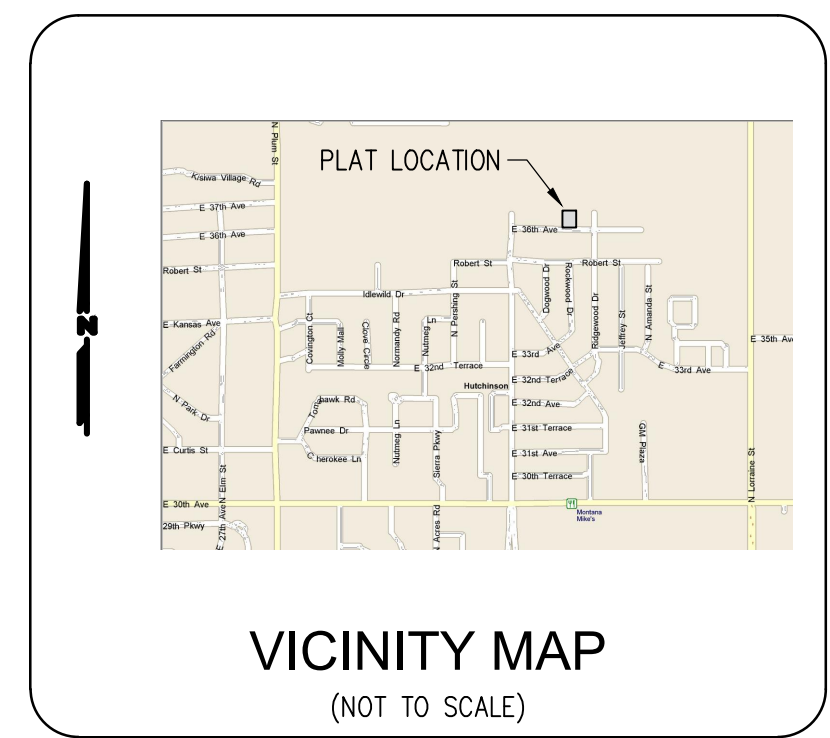
ASHTON ESTATES NO. 1

A REPLAT OF LOTS 13 AND 14, BLOCK B, ASHTON ESTATES A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN IN RENO COUNTY, KANSAS.



LEGEND

- | | |
|---|--------------------------------------|
| △ SECTION SUBDIVISION CORNER FOUND | ○ CLEANOUT |
| ○ SURVEY MONUMENT FOUND | SMH ○ STORM WATER SEWER MANHOLE |
| ● SET 1/2" REBAR WITH CAP STAMPED "ALPHA CLS-184" | WM ○ WATER METER |
| □ POWER POLE | WV ○ WATER VALVE |
| ○ TELEGRAPH POLE | FH ○ FIRE HYDRANT |
| ○ AREA LIGHT | MW ○ MONITOR WELL |
| ○ LIGHT POLE | SH ○ SPRINKLER HEAD |
| ○ GUY ANCHOR | GP ○ GUARD POST |
| ○ HANDICAP PARKING | — OHE — OVERHEAD ELECTRIC |
| □ UNDERGROUND ELECTRIC BOX | — UOE — UNDERGROUND ELECTRIC |
| □ UNDERGROUND TELEPHONE PEDESTAL | — T — UNDERGROUND TELEPHONE GAS LINE |
| □ UNDERGROUND CABLE TELEVISION PEDESTAL | — TV — UNDERGROUND TELEVISION CABLE |
| ○ TREE / SHRUB | — SS — SANITARY SEWER LINE |
| ○ GAS METER | — W — WATER LINE |
| ○ MANHOLE | — X — FENCE |
| ○ SANITARY SEWER MANHOLE | |
-
- | | |
|----------------------|---|
| N. NORTH | R/W RIGHT OF WAY |
| S. SOUTH | C/L CENTERLINE |
| E. EAST | RCP REINFORCED CONCRETE PIPE |
| W. WEST | CMP CORRUGATED METAL PIPE |
| ° DEGREES | CMPHE CORRUGATED METAL PIPE HORIZONTAL ELLIPTICAL |
| ' FEET OR MINUTES | TC TOP OF CURB |
| " INCHES OR NO. 1S | FL FLOWLINE |
| SQ. SQUARE | TOP TOP OF PAVEMENT |
| FT. FEET | EL ELEVATION |
| VOL. VOLUME | TOW TOP OF WALL |
| PG. PAGE | HC HANDICAP |
| O.R. OFFICIAL RECORD | |
| C. CALCULATED | |
| R. RECORD | |
| M. MEASURED | |



ORIGINAL DESCRIPTION

LOTS 13 AND 14, BLOCK B, ASHTON ESTATES A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN IN RENO COUNTY, KANSAS.

PLAT DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13, BLOCK B, ASHTON ESTATES A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN IN RENO COUNTY, KANSAS; THENCE NORTH 89°30'09" WEST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE SOUTH LINE OF SAID LOT 13 A DISTANCE OF 80.59 FEET (80.70 FEET RECORD) TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 89°24'43" WEST ALONG THE SOUTH LINE OF LOT 14 OF SAID BLOCK B 80.74 FEET (80.70 FEET RECORD) TO THE SOUTHWEST CORNER OF LOT 14 OF SAID BLOCK B; THENCE NORTH 00°01'17" WEST ALONG THE WEST LINE OF SAID LOT 14 A DISTANCE OF 137.88 FEET (138.00 FEET RECORD) TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89°31'45" EAST ALONG THE NORTH LINE OF SAID LOT 14 A DISTANCE OF 80.76 FEET (80.70 FEET RECORD) TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 89°26'54" EAST ALONG THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 80.68 FEET (80.70 FEET RECORD) TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 00°01'17" WEST ALONG THE EAST LINE OF SAID LOT 13 A DISTANCE OF 137.97 FEET (138.00 FEET RECORD) TO THE POINT OF BEGINNING.

BENCHMARKS

VERTICAL DATUM (NAVD88): ELEVATION BASED UPON GPS OBSERVATION SUBMITTED TO NATIONAL GEODETIC SURVEY & PROCESSED THROUGH OPUS SOFTWARE.
 SBM - CHISELED SQUARE IN CENTER OF STORM WATER SEWER INLET APPROXIMATELY 13.6 FEET SOUTH AND 80.3 FEET EAST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK A, ASHTON ESTATES NO. 1.
 ELEV 1536.77 (NAVD88)

UTILITY NOTES

UTILITIES SHOWN HEREON WERE LOCATED BY THE UTILITY COMPANIES OR THEIR AGENTS RELATING TO KANSAS ONE-CALL TICKET NUMBER 21128304 DATED MARCH 24, 2021.

CLOSURE REPORT

ERROR CLOSURE: 0.0094
 ERROR NORTH: 0.0020
 PERIMETER: 598.62
 COURSE: N 77°30'04" W
 ERROR EAST: -0.0092
 PRECISION: 1 : 63634

OWNER / SUBDIVIDER

JIM STRAWN
 STRAWN DEVELOPMENT
 507 NORTH WHITESIDE STREET
 HUTCHINSON, KS 67501
 PHONE: 316-662-7152

SURVEYOR

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

PROPERTY INFORMATION

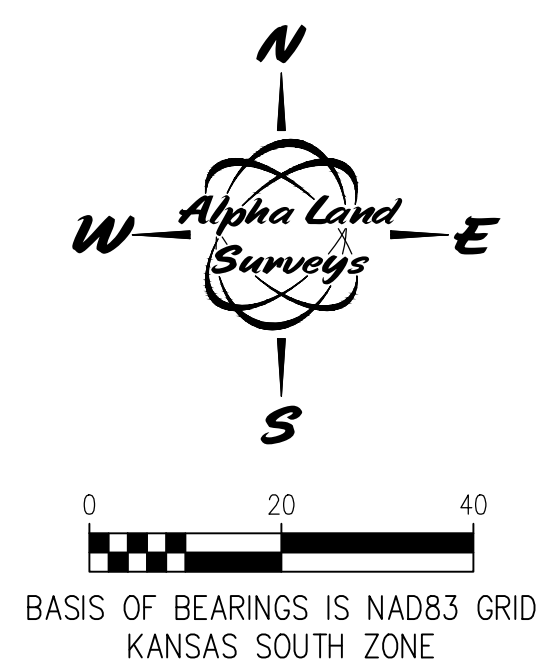
PROPERTY WAS SURVEYED ON MARCH 30, 2021.
 EXISTING ZONING:
 R4 - RESIDENTIAL NEIGHBORHOOD CONSERVATION DISTRICT
 PROPOSED ZONING:
 R4 - RESIDENTIAL NEIGHBORHOOD CONSERVATION DISTRICT
 BASE FLOOD ELEVATION:
 1537.1

FLOOD NOTE

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (OTHER AREAS OF FLOOD HAZARD): AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AND FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREAS): WITH BASE FLOOD ELEVATIONS OR DEPTH, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR RENO COUNTY, KANSAS, COMMUNITY PANEL NUMBER 2015SC0283G. EFFECTIVE DATE JANUARY 29, 2021.

PRELIMINARY PLAT NOTES

NO EXISTING BUILDINGS ON SUBJECT PROPERTY.
 EXISTING STREET LIGHTS ARE 83+ FEET WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY AND 201+ FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
 AN EXISTING FIRE HYDRANT LIES ON THE SOUTH SIDE OF EAST 36TH AVENUE. SEE DRAWING HEREON.



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

SURVEY DATE: 03/30/2021	PLOT DATE: 04/10/2021
DRAWN BY: RDB	PROJ. NO.: 200069P
CHECKED BY: LPD	SHEET 1 OF 1