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PRELIMINARY PLAT

FOXFIRE ADDITION

A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF MCPHERSON, MCPHERSON COUNTY, KANSAS.

Preliminary Review 10/10/03

LEGEND

- △ – Sectional Monument Found
- (C) – Calculated
- (Cm) – Calculated from measurements
- (CR) – Calculated from record value
- (M) – Measured

CENTER LINE CURVE DATA

CURVE	RADIUS	DELTA	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
C1	90.00	40°05'57"	32.85	62.99	N69°42'58"W	61.71
C2	90.00	50°00'00"	41.97	78.54	N24°39'59"W	76.07
C3	90.00	40°00'00"	32.76	62.83	S20°20'01"W	61.56

-100 0 100 200 300

BASIS OF BEARING = ASSUMED

OWNER/SUBDIVIDER:

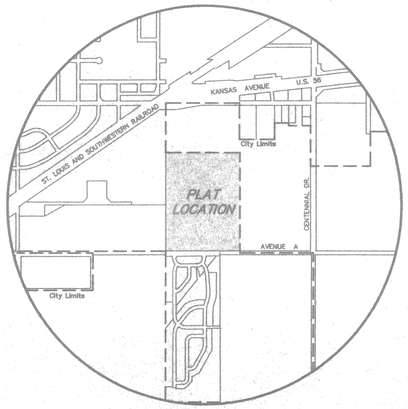
JIM STRAWN
STRAWN DEVELPOMENT INC.
1700 WEST 5TH AVENUE
HUTCHINSON, KS 67501
(602) 662-7152

SURVEYOR:

DANIEL E. GARBER
GARBER SURVEYING SERVICE, P.A.
423 WEST FIRST AVENUE
HUTCHINSON, KANSAS 67501
(620) 665-7032

DANIEL E. GARBER REGISTERED LS-683 KANSAS LAND SURVEYOR

Daniel E. Garber LS



VICINITY MAP

DESCRIPTION OF RECORD:
West Half of the Southeast Quarter (W/2 SE/4) of Section Twenty-seven (27), Township Nineteen (19) South, Range Three (3) West of the 6th Principal Meridian, **EXCEPT** a tract described as follows:
Beginning at the Northeast corner of the NW/4 SE/4 of Section 27; thence West 80 rods; thence South 53 1/3 rods; thence East 80 rods; thence North 53 1/3 rods to the point of beginning.
TOTAL AREA = 54.091 Acres

SUBDIVISION INFORMATION:
Zoning = R-2 – Two-Family Residential
B-2 – Office Business
Minimum Residential Lot Size = 8160.00 Square Feet
Maximum Residential Lot Size = 14819.28 Square Feet
Total Number of Residential Lots = 97
Total Number of Commercial Lots = 3

BENCHMARK:
"Square Cut" painted white in top of South end of curb, return at the Southeast corner of "tee" intersection at the North Quarter corner of Section 33, Township 19 South, Range 3West.
Elevation=1489.38(NGVD29)

DIGSAFE NOTE:
Utilities shown were located by respective owners. Any Utilities not shown are due to no response to Kansas One Call "1-800-DIG-SAFE" Ticket #3049003.

Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket #3049003 on February 18, 2003. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

FLOOD ZONE NOTES:
ZONE A1-A30
According to Flood Insurance Rate Map No. 200217 0020 D, March 16, 1983 published by the Federal Emergency Management Agency, subject property lies within Zone A-4 defined as an area of 100-year flood; base flood elevation and flood hazard factors determined.

ZONE B
According to Flood Insurance Rate Map No. 200217 0020 D, March 16, 1983 published by the Federal Emergency Management Agency, a portion of the subject property lies within Zone B defined as "areas between limits of the 100-Year flood and 500-Year flood; or certain areas subject to 100-Year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood."

GENERAL NOTES:
1.) Survey was made as per client request and no title work has been provided to the surveyor; therefore, the number and extent of easements and/or rights-of-way of record affecting said property has not been shown.
2.) All Lot and Reserve Area Dimensions are calculated from measurements of exterior boundary lines. (Calc. Meas.)
3.) Section Corner ties filed with County Engineers Office and with the Kansas State Historical Society.

Prepared For: STRAWN CONTRACTING	Description: A PORTION OF THE SE 1/4 SECTION 27, T19S, R3W McPHERSON, KANSAS
Prepared By: GSS Garber Surveying Service, P.A. 423 West 1st Ave. Hutchinson, Kansas 67501 Phone (620) 665-7032 • FAX (620) 663-7401 — 129 E. Broadway, Suite 300 Newton, Kansas 67114 Phone (316) 283-5053 • FAX (316) 283-5073	
Drawn By: RDB · Scale: 1"=100' · Date of Field Work: February 21, 2003 · Job No: G2003-75	
Checked By: DEG · Date: 10/10/2003 · Sheet 1 of 1 Sheet(s)	