

DESCRIPTION OF RECORD: (Book D251, Page 901) 07/16/2021
 A tract of land in the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Twenty-three (23) South, Range One (1) West of the 6th P.M., Harvey County, Kansas, more particularly described as follows:
 Beginning 900 feet West of the Northeast corner of said Northwest Quarter (NW/4); thence South parallel to the East line of said Northwest Quarter (NW/4) to the South line of the Northeast Quarter (NE/4) of said Northwest Quarter (NW/4); thence West along the South line of the Northeast Quarter (NE/4) of said Northwest Quarter (NW/4) to the Southwest corner of the Northeast Quarter (NE/4) of said Northwest Quarter (NW/4); thence North along the West line of the Northeast Quarter (NE/4) of said Northwest Quarter (NW/4) to the North line of said Northwest Quarter (NW/4); thence East along the North line of said Northwest Quarter (NW/4) to the point of beginning.

BASE FLOOD ELEVATION: 1415.9 - 1416.0 (NAVD88)
ZONE: AE & AE FLOODWAY
MAP PANEL: 20079C0155E
EFFECTIVE DATE: 10/06/2010
NOTE: BFE is from FIS Profile

BENCHMARK:
OPUS-20110419:
 5/8" Rebar w/Green GSS Cap located ±1300.5 feet East and ±20 feet South of the intersection of West 1st Street and South Ridge Road, Harvey County, Kansas.
 Elevation=1417.74 (NAVD88)

GENERAL NOTE:
 Contractor shall construct pad in compliance with FEMA Technical Bulletin 10-01 and any KDOT earthwork and seeding specifications.
 The fill material must be compacted to at least 95 percent of Standard Laboratory Maximum Dry Density (Standard Proctor), according to ASTM Standard D-698. Fill soils must be fine-grained soils of low permeability, such as those classified as CH, CL, SC, or ML according to ASTM Standard D-2487, Classification of Soils for Engineering Purposes. See Table 1804.2 in the 2000 International Building Code (IBC) for descriptions of these soil types.

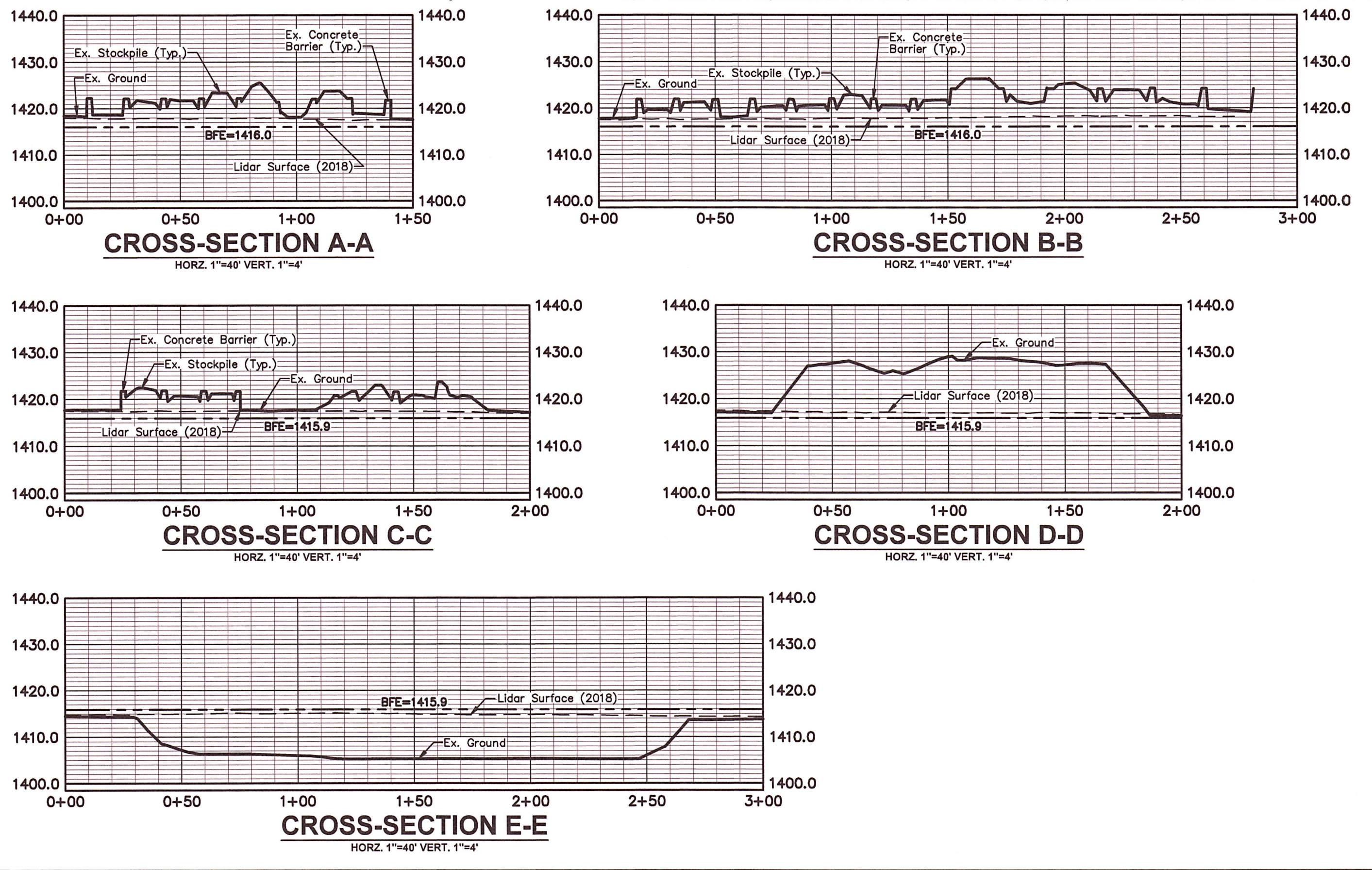
ZONING CLASSIFICATION:
 A-1 "Agricultural Zoning District"
MAXIMUM BUILDING HEIGHT:
 35 feet for dwelling units, all structures must meet F.A.A. Regulations with a finding of no adverse effect to aeronautical navigation.
MINIMUM FRONT YARD:
STATE OR FEDERAL HIGHWAY: 200 feet from centerline
COUNTY ROAD: 150 feet from centerline
TOWNSHIP/OTHER PUBLIC ROAD: 80 feet from centerline
 A new accessory structure may be constructed as close to the road right-of-way as any existing principle structure when located within 100 feet of said existing structure.

MINIMUM SIDE YARD:
PRINCIPAL: 75 feet or not less than 40 feet if waiver is obtained from adjacent property owner
RESIDENTIAL ACCESSORY: 25 feet
AGRICULTURAL ACCESSORY: 0 feet
MINIMUM REAR YARD:
PRINCIPAL: 75 feet
RESIDENTIAL ACCESSORY: 25 feet
AGRICULTURAL ACCESSORY: 0 feet
MINIMUM LOT FRONTAGE:
STATE OF FEDERAL HIGHWAY: 200 feet
COUNTY ROAD: 150 feet
TOWNSHIP ROAD: 80 feet

INDIVIDUAL SEPTIC TANK ABSORPTION FIELD:
 Septic tank waste absorption fields shall be a minimum of 100 feet from a property line and not less than 25 feet from the residence it serves. In addition, the lateral field must be at least 100 feet from a body of water (stream, pond, etc.)

WASTE STABILIZATION POND:
 Waste stabilization ponds shall be a minimum of 100 feet from a property line or not less than 50 feet with a waiver from the adjacent property owner; and not less than 100 feet from the residence it serves, and shall be no less than 250 feet from any other residential structure. In addition, the lateral field must be at least 100 feet from a body of water (stream, pond, etc.)

PRIVATE WATER WELLS:
 Water wells shall be a minimum of 25 feet from a property line; 25 feet from a house; and not less than 100 feet from a sewage disposal system.
 The above information was obtained from Article 9 of the Harvey County, Kansas Unified Development Code. Adopted by the Planning Commission July 2, 2002. Adopted by the Board of County Commission, July 22, 2002. Resolution No. 2002-17. This data should be verified before any improvements are made by contacting the Harvey County Planning, Zoning and Environmental Department. (316-284-6940)



SURVEYOR'S CERTIFICATE:
 I hereby certify this plat to be a true, correct and complete representation of the property described hereon and the improvements and elevations thereon, as surveyed under my supervision, this 11th day of April, 2024.

David E. Garber
 LICENSED PROFESSIONAL SURVEYOR
 PS-683
 KANSAS
 PROFESSIONAL SURVEYOR

Prepared For: NEWTON ROCK & MULCH		Description: A PORTION OF THE NW 1/4 SECTION 22, T23S, R1W HARVEY COUNTY, KANSAS	
Prepared By: GSS HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 NEWTON Ph. 316-283-5053 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933	
Drawn By: JAK	Scale: 1"=60'	Date of Field Work: February 21, 2024	Job No: G2024-34
Checked By: DEG	Date: 04/11/2024	Sheet 1 of 1 Sheet(s)	