SKETCH PLAT OF
"BAALMANN THIRD ADDITION"
SEDGWICK COUNTY, KANSAS

SCALE: 1"=60'

LEGEND:

○ = MONUMENT FOUND AS NOTED
△ = SECTION CORNER FOUND AS NOTED
□ = #4 REBAR WITH 1" OD CAP "TTLS CLS22" SET
(P) = PLATTED
(D) = DESCRIBED
(M) = MEASURED
(C) = CALCULATED FROM MEASUREMENTS
(A) = ASSUMED BEARING BASIS
PP = POWER POLE

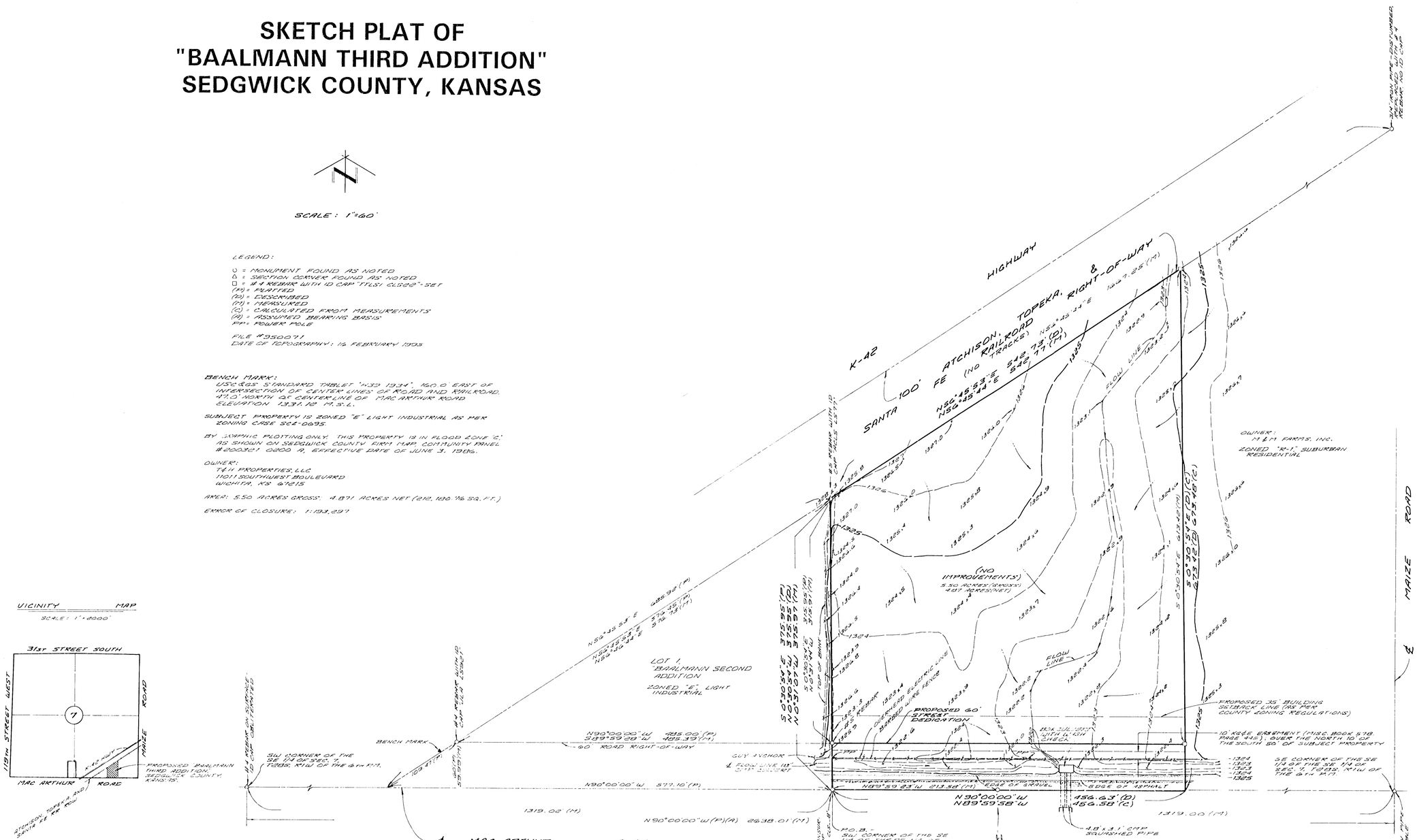
FILE #950071
DATE OF TOPOGRAPHY: 14 FEBRUARY 1995

BENCH MARK:
USC&GS STANDARD TABLET "H33 1934", 160.0' EAST OF INTERSECTION OF CENTER LINES OF ROAD AND RAILROAD, 47±' NORTH OF CENTERLINE OF MAC ARTHUR ROAD
ELEVATION 1331.12 M.S.L.

SUBJECT PROPERTY IS ZONED "E" LIGHT INDUSTRIAL AS PER ZONING CASE SCZ-0695.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN FLOOD ZONE "C" AS SHOWN ON SEDGWICK COUNTY FIRM MAP COMMUNITY PANEL #200321 0200 A, EFFECTIVE DATE OF JUNE 3, 1986.

OWNER:
T&H PROPERTIES, LLC
11011 SOUTHWEST BOULEVARD
WICHITA, KS 67215

AREA: 5.50 ACRES GROSS; 4.871 ACRES NET (212,130.76 SQ. FT.)

ERROR OF CLOSURE: 1:193,297