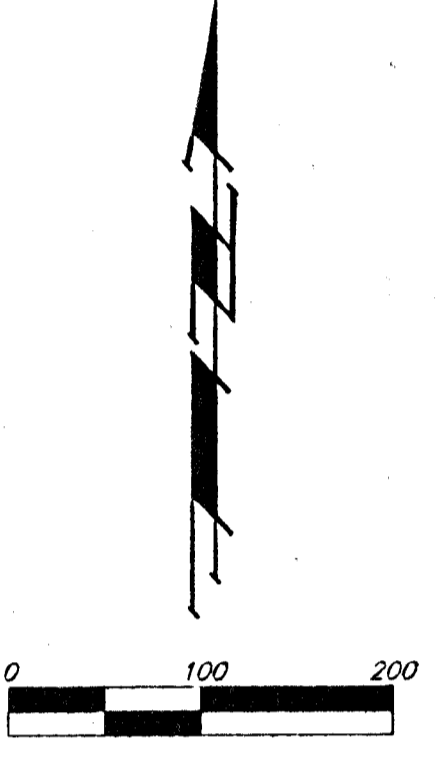


PRELIMINARY PLAT  
**BRIDGEFIELD ADDITION**  
 WICHITA, SEDGWICK COUNTY, KANSAS



NW COR., NW 1/4 SEC. 23,  
 T-27-S, R-2-E

NE COR., NW 1/4 SEC. 23,  
 T-27-S, R-2-E



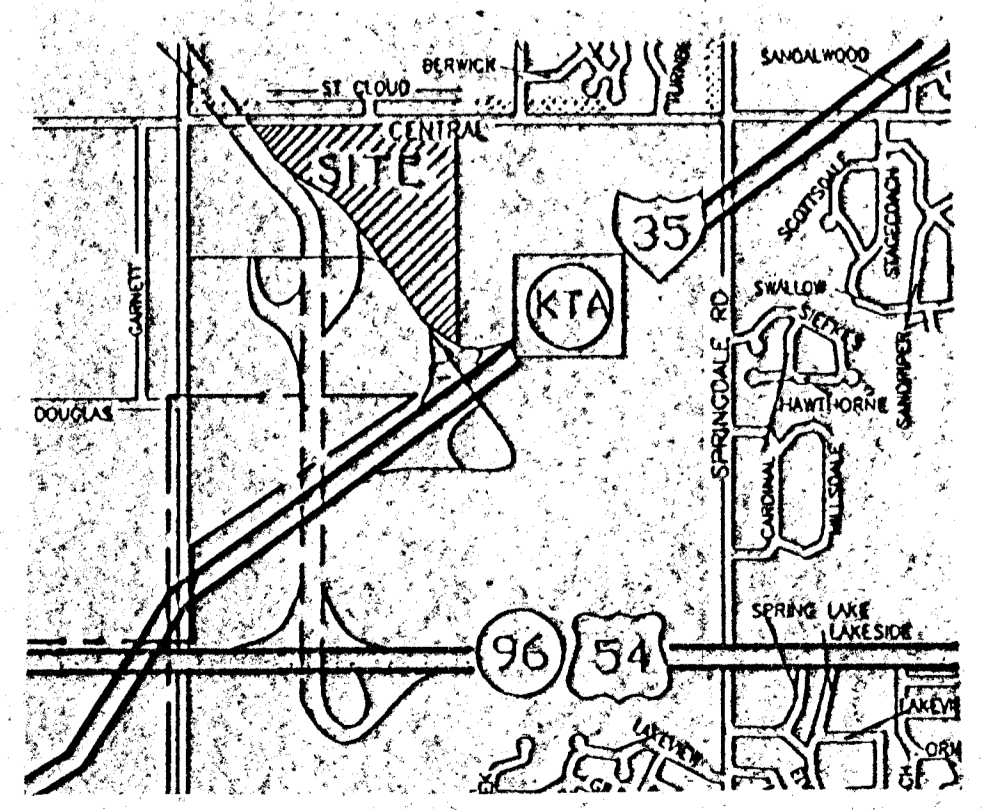
CONTOUR INTERVAL = 1'  
 • = 1/4 REBAR W/ "BAUGHMAN" CAP (SET)  
 □ = POWER POLE

**LEGAL DESCRIPTION:**  
 A TRACT IN THE NW 1/4 OF SEC. 23, TWP. 27-S,  
 R-2-E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS,  
 DESCRIBED AS COMMENCING AT THE NW CORNER OF SAID  
 NW 1/4; THENCE N88°49'35"E ALONG THE NORTH LINE  
 OF SAID NW 1/4, 863.28 FEET FOR A PLACE OF BEGINNING;  
 THENCE S01°10'25"E, 50 FEET TO A POINT ON THE  
 EASTERLY RIGHT-OF-WAY LINE OF THE K-96 BYPASS AS  
 CONDEMNED IN CASE NO. 91C 768, SAID POINT BEING  
 863.57 FEET EAST OF THE WEST LINE OF SAID NW 1/4 AS  
 MEASURED AT RIGHT ANGLES TO SAID WEST LINE; THENCE  
 S40°44'4"E ALONG SAID RIGHT-OF-WAY LINE, 508.98 FEET;  
 THENCE S49°35'57"E, ALONG SAID RIGHT-OF-WAY LINE,  
 661.39 FEET; THENCE S29°28'04"E ALONG SAID RIGHT-  
 OF-WAY LINE, 998.59 FEET; THENCE S80°56'41"E, ALONG  
 SAID RIGHT-OF-WAY LINE, 567.02 FEET TO THE EAST LINE  
 OF SAID NW 1/4; THENCE N00°52'43"W, ALONG THE EAST  
 LINE OF SAID NW 1/4, 2193.51 FEET TO THE NE CORNER OF  
 SAID NW 1/4; THENCE S88°49'35"W ALONG THE NORTH LINE  
 OF SAID NW 1/4, 1782.82 FEET TO THE PLACE OF BEGINNING,  
 EXCEPT THE NORTH 60 FEET THEREOF FOR RIGHT-OF-WAY  
 FOR CENTRAL AVENUE.

**OWNER:**  
 SCOTT DEVELOPERS, LLC  
 ATTN: DON & PAT SCOTT  
 21 SCOTTSDALE  
 WICHITA, KS 67230

**BENCHMARK:**  
 □ CUT ON TRAFFIC SIGNAL POLE  
 SE CORNER 127TH AND CENTRAL  
 ELEV. = 1368.50 M.S.L.

**NOTES:**  
**RESERVE USES**  
 Reserves A and B are reserved for landscaping, irrigation, utilities  
 confined by easements, berms, gazebos, parking, water features,  
 signage, limited recreational facilities, sidewalks, and lighting.  
 Reserves C, E, & F are reserved for entry signs, lighting, utilities  
 confined by easements, landscaping, berms, irrigation, sidewalks,  
 entry features and screening walls.  
 Reserves D, G, & H are reserved for signage, irrigation, landscaping  
 and lighting.  
 Reserves G and H are reserved for drainage, drainage structures,  
 utilities confined to easements, landscaping, sidewalks, irrigation  
 and gazebos.  
**NOTE:**  
 A minimum pad elevation will be established on the final plat for  
 lots adjacent to the 50' drainage easement and reserves G and H.  
**NOTE:**  
 Drainage and utility concepts have been submitted with the Preliminary Plat.



VICINITY MAP