

UNPLATTED

PRELIMINARY PLAT CREEKSIDE ESTATES

SEDGWICK COUNTY, KANSAS.

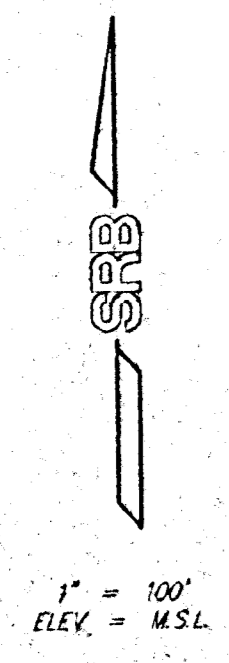
All of the NW 1/4 of the SE 1/4 of Sec. 36, Twp. 26-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, and that part of the SW 1/4 of Sec. 36, Twp. 26-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at the N.E. Corner of said SW 1/4, thence S00°00'16"W, along the east line of the NE 1/4 of said SW 1/4, 1324.29 feet to the S.E. Corner of the NE 1/4 of said SW 1/4 and being the N.W. Corner of Lot 1, Block A, Balmoral Briar Addition to Sedgwick County, Kansas; thence S00°00'25"W, along the east line of the SE 1/4 of said SW 1/4 (and the west line of said Addition), 266.19 feet to the approximate center of the Cowskin Creek; thence northwesterly, along the approximate center of said Cowskin Creek, along the following chords and bearings; thence N53°W, 125.03 feet; thence N18°W, 150 feet; thence N45°W, 100 feet; thence N60°W, 50 feet; thence N40°W, 55 feet; thence N67°W, 87.23 feet to the P.C. of a curve to the right, having a radius of 87.81 feet and a central of 81°; thence northerly, along said curve, 124.14 feet to the P.T. of said curve; thence N44°E, 80 feet; thence N10°E, 125 feet; thence N35°E, 75 feet; thence N42°E, 75 feet; thence N35°14'38"E, 25.50 feet; thence S54°45'22"E, at right angles to said Creek, 31.72 feet; thence S39°23'23"E, 95.70 feet; thence N21°23'09"E, 121.55 feet; thence N04°16'30"W, 108.84 feet; thence N14°12'30"W, 73.60 feet; thence N18°58'54"W, 36.78 feet; thence N28°59'44"W, 73.74 feet; thence N74°23'25"W, 160.07 feet; thence N44°14'49"W, 307.95 feet; thence N38°23'24"W, 95.36 feet; thence N00°16'16"W, 50.99 feet to the north line of said SW 1/4; thence N89°43'44"E, along the north line of said SW 1/4, 616.61 feet to the place of beginning.

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WEST ST
119TH ST

Δ = 81°
R = 87.81'
L = 75'
L = 124.14'

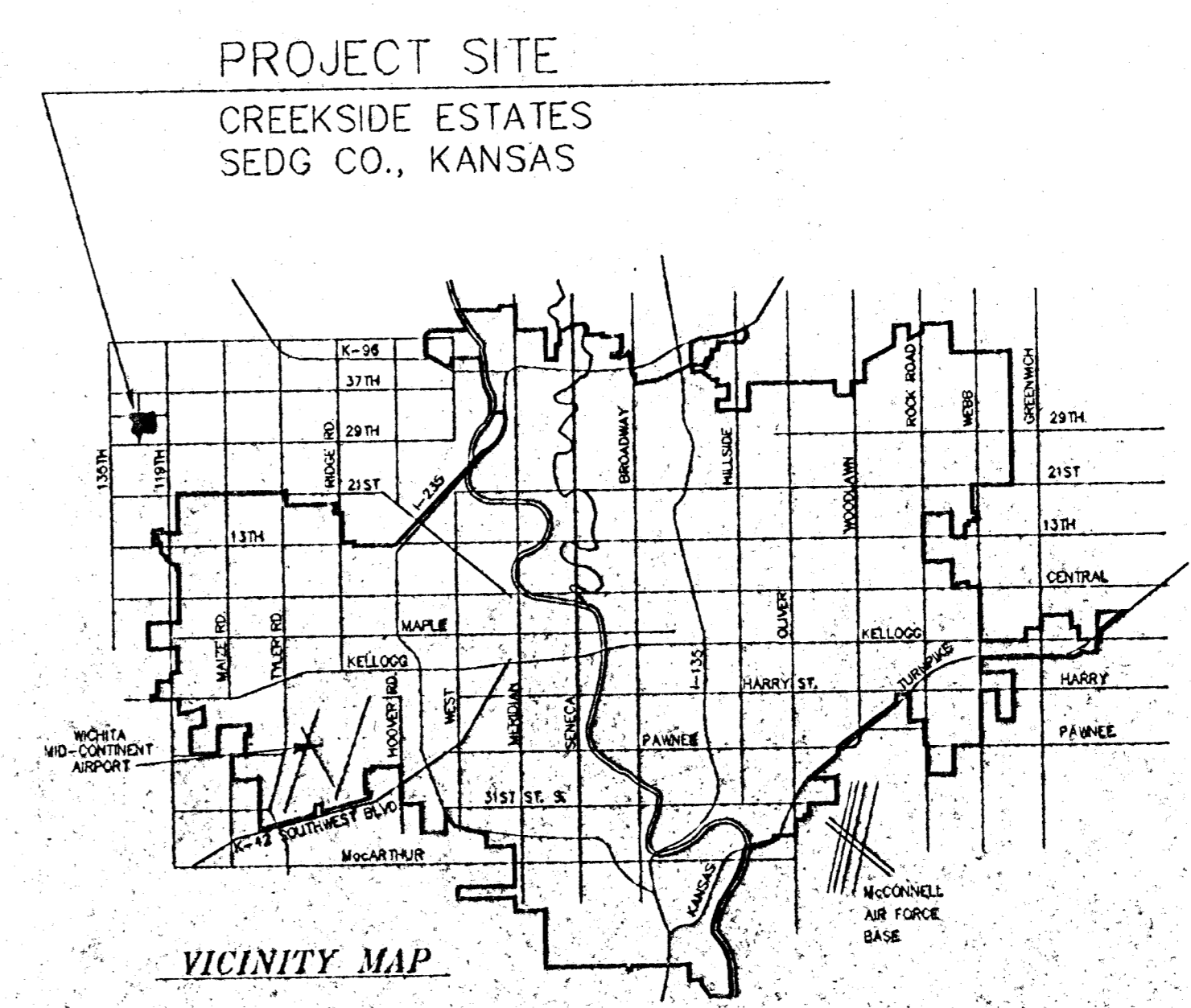


BENCH MARK
SEDGWICK COUNTY (29TH ST NO & 119TH ST W)
CORNER OF 1/4 SECTION 36, TWP. 26-S, R-2-W
ELEV. = 1361.93 MSL

MINIMUM LOT SIZE = 40,000.00 SQ. FT.
STREET WIDTH = 70 FT.
FRONT LINE EASEMENTS = 20 FT
FRONT SETBACK LINES = 25 FT

THE RESERVES ARE HEREBY RESERVED FOR DRAINAGE AND FLOODWAY PURPOSES.

RES "A" TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 16
RES "B" TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 17
RES "C" TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 18
RES "D" TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 19
RES "E" TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 20
RES "F" TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 21
RES "G" TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 22
RES "H" TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 23
RES "I" TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 24



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SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

23 SEP 1994