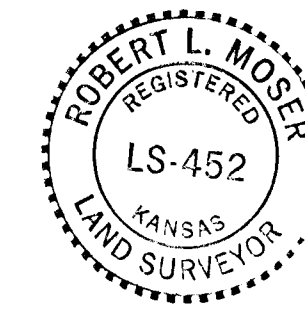


# GARDEN SPRING ESTATES

## PRELIMINARY PLAT

### LEGAL DESCRIPTION

A tract of land located in the Northwest One-Quarter (NW 1/4) of Section 18, Township 28 South, Range 3 West of the 6th P.M. Sedgwick County, Kansas described as follows:  
 Beginning at the Northwest Corner of said Section 18; thence S 00° 00' 00" W along the West line of said Section 18 for 2,150.76', thence S 90° 00' 00" E 630.00 feet, thence N 00° 00' 00" E 293.00 feet, thence N 90° 00' 00" W 165.00 feet, thence N 09° 06' 12" W 347.63 feet, thence N 02° 50' 32" W 105.87 feet, thence N 01° 24' 41" W 355.38 feet to the North line of said Section 18, thence N 89° 36' 47" W 355.94 feet to the point of beginning, containing 21.20 acres more or less.

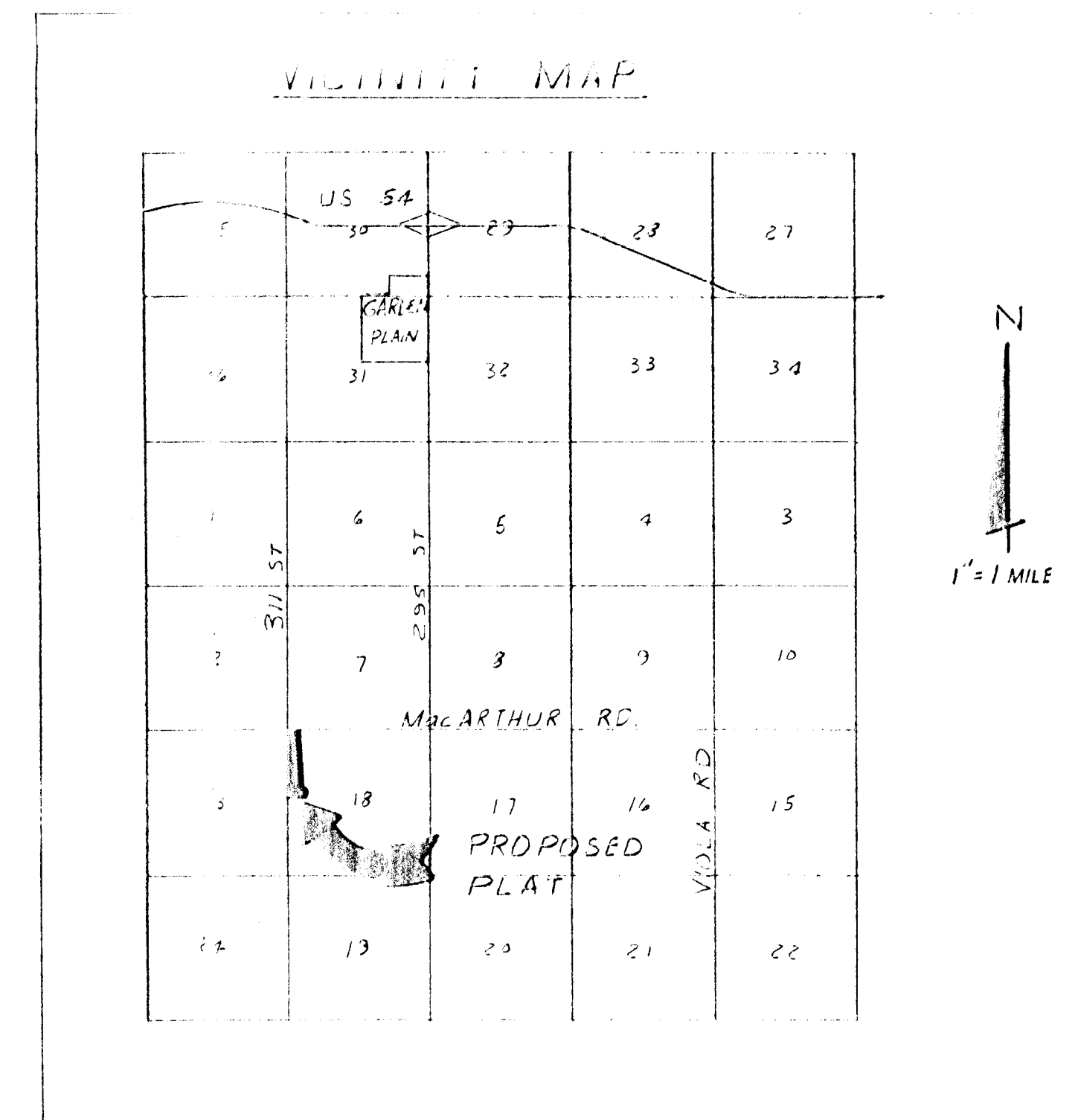


### LEGEND:

- Lot Number
- Block Number
- Utility Easement
- Lot Line
- Building set-back Line
- Present zoning
- Present zoning adjacent land
- Name of adjacent owners
- Direction of surface draining
- 100 year Flood plain
- Contour Lines

- BM #1 Railroad Spike 50 West & 40' North of the NW Corner 18-28-3W in Power Pole Elevation 1414.56 MSL (USGS Bench Mark)
- BM #2 60' spike in Power Pole 39' North of the N 1/4 Corner 18-28-3W Elevation 1415.50 MSL (USGS Bench Mark)
- BM #3 Top 1/2 REBAR at the W 1/4 COR 18-28-3W Elevation 1395.63 MSL

EXISTING USE OF PROPERTY: AGRICULTURE  
 STREETS: ALL LOTS ADJUT AN EXISTING PUBLIC ROAD  
 WATER: PRIVATE WELLS  
 SANITARY SEWER: SEPTIC TANK & LATERAL FIELD  
 MINIMUM LOT SIZE: 80 SF  
 BUILDING SET-BACK: 2'-0" DOWN  
 ENTRANCES: ONLY ONE ENTRANCE WILL BE ALLOWED.



MACON COMPANY  
 ENGINEERS-SURVEYORS  
 170 N. MAIN, NEOSHO, KS 67114  
 TELEPHONE: 316-284-2799

**PRELIMINARY PLAT**

OWNER & DEVELOPER  
 ALBERT F. LIES  
 3952 N. EDGEMORE, WICHITA, KS 67214  
 TELEPHONE: 316-744-2111

DATE: MARCH 30, 1989 SCALE: 1" = 100'