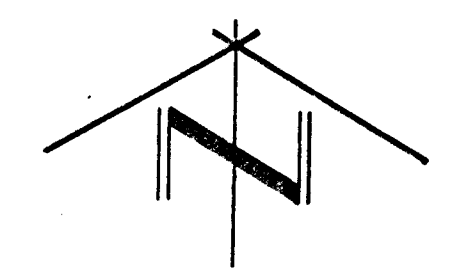
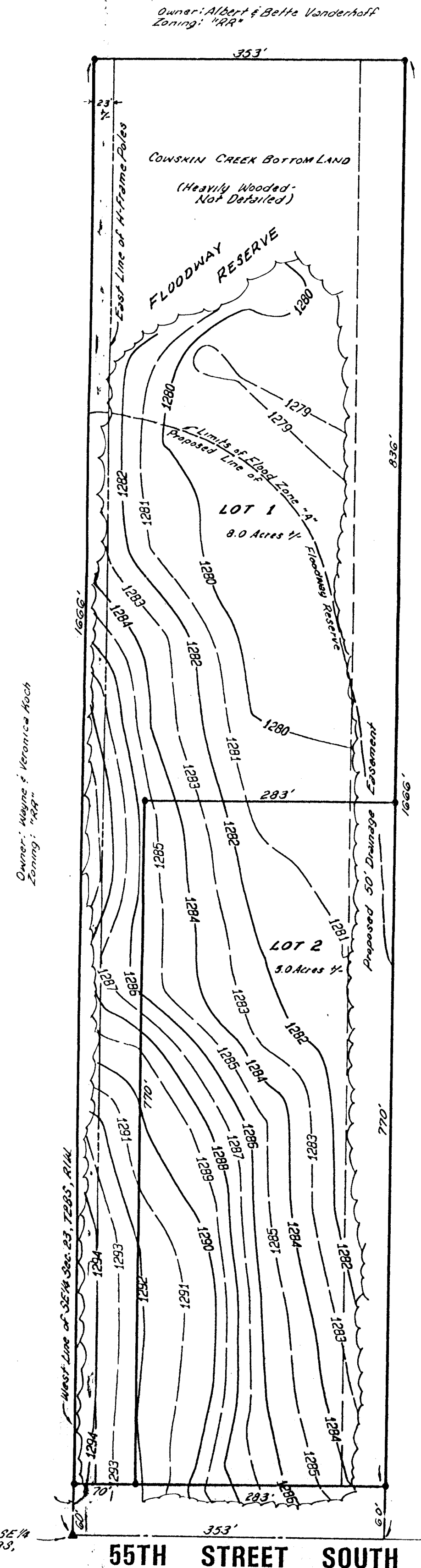


PRELIMINARY PLAT OF
"WOODROME ADDITION"
 SEDGWICK COUNTY, KANSAS
 (SE1/4 OF SEC. 23, T28S, R1W OF THE 6TH P.M.)

LEGAL DESCRIPTION:

That part of the Southeast Quarter of Section 23, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as:

Beginning at the Southwest corner of the Southeast quarter of said Section 23; thence East on the South line of said Quarter, a distance of 353 feet; thence North, parallel with the West line of said Quarter, a distance of 1,666 feet; thence West, parallel with the South line of said Southeast Quarter, a distance of 313 feet to the intersection with the West line of said Quarter; thence South on said West line, a distance of 1,666 feet to the Point of Beginning. Said tract contains 13.5 acres, and is subject to public road right-of-way on the South.



SCALE: 1" = 100'
 ▲ = Section Corner Found
 ● = #4 Rebar with I.D. Cap Set
 Contour Interval = One Foot
 Bearing Basis Assumed
 File #980189
 Date of Topography: July 5, 1998
 Date of Preparation: July 6, 1998

GENERAL NOTES:

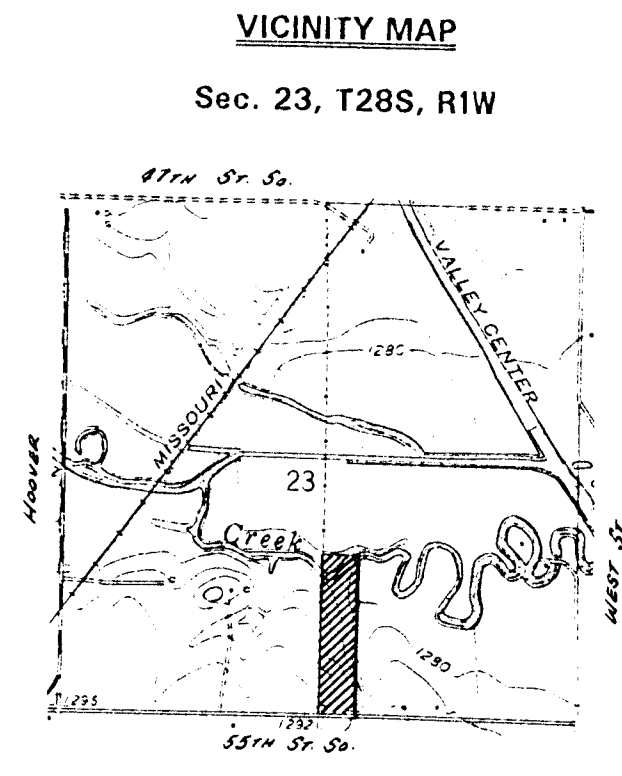
- 1) City water and sewer service are unavailable to serve these lots. Lots will be served by on-site water wells and sewage lagoons.
- 2) Overhead electric distribution lines are present in the south right-of-way of 55th Street South.
- 3) Overhead electric transmission lines (H-Frames) are present along the West property line of parent tract. An easement search has not yet been made, therefore the width of easement covering said lines has not been determined.
- 4) Floodway Reserve as shown is meant to cover all of Flood Zone "A" as scaled from the FEMA map referenced herein.
- 5) The drainage easement covers an existing field drain.
- 6) Contour lines were not shown in the street right-of-way for the purpose of clarity. Complete topography was provided to the engineer for use in preparation of the drainage plan.

OWNER:

Opal M. Woodrome
 1912 W. MacArthur, #27
 Wichita, Kansas 67217
 (316) 524-0273

SUBDIVIDER:

Dwight Pike
 5908 W. 37th Street South
 Wichita, Kansas 67215
 (316) 284-4314



BAYNEVILLE QUADRANGLE
 7.5 Minuta Series
 SCALE: 1" = 2000'

FLOOD ZONE:

Subject property is in Zones C and A, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0200 A, effective date June 3, 1988.

BENCH MARK:

City of Wichita Benchmark: Brass disc on northwest corner of hubguard of RCBC under 55th Street South, on the West side of flood control right-of-way

Elevation: 1289.98 MSL

