

PRELIMINARY PLAT
SUNNYDALE FARMS ADDITION
SEDGWICK COUNTY, KANSAS



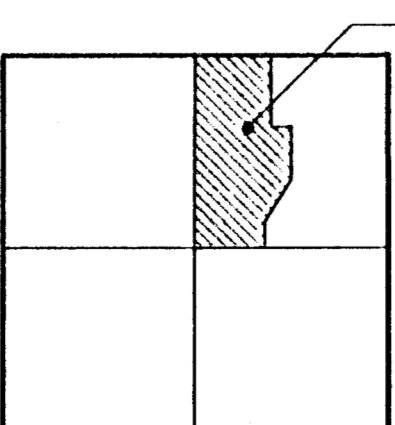
NE 1/4, NE 1/4, SEC. 22, T-25-S, R-1-E

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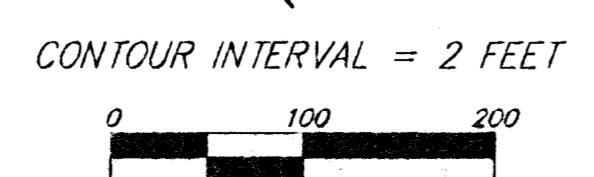
SW 1/4, NE 1/4, SEC. 22, T-25-S, R-1-E

SE 1/4, NE 1/4, SEC. 22, T-25-S, R-1-E

- LEGEND:**
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #5 REBAR (FOUND)
 - △ = CONTROL POINT
 - ⊕ = UTILITY POLE
 - = POLE
 - = POST
 - = SON
 - = TREE
 - = LARGE TREE



VICINITY MAP



LEGAL DESCRIPTION:
 COMMENCING AT THE NE CORNER OF THE NE 1/4 OF SEC. 22, TWP. 25-S, R-1-E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE S89°31'30"W ALONG THE NORTH LINE OF SAID NE 1/4, 1615 FEET FOR A POINT OF BEGINNING; THENCE S00°08'30"E PERPENDICULAR TO THE NORTH LINE OF SAID NE 1/4, 398.10 FEET; THENCE N89°31'30"E PARALLEL WITH THE NORTH LINE OF SAID NE 1/4, 192.28 FEET; THENCE S00°14'08"W PARALLEL WITH THE WEST LINE OF SAID NE 1/4, 700 FEET; THENCE S33°09'15"W 612.28 FEET; THENCE S00°14'08"W PARALLEL WITH THE WEST LINE OF SAID NE 1/4, 553.18 FEET TO A POINT ON THE SOUTH LINE OF SAID NE 1/4; THENCE S82°57'42"W, 260 FEET TO THE SW CORNER OF SAID NE 1/4; THENCE N07°14'00"E ALONG THE WEST LINE OF SAID NE 1/4, 2540.05 FEET TO THE NW CORNER OF SAID NE 1/4; THENCE N83°31'30"E ALONG THE NORTH LINE OF SAID NE 1/4, 1027 FEET TO THE POINT OF BEGINNING.

GROSS AREA: 296288.261 SQUARE FEET (68.02 ± ACRES)
 NET AREA: 2921772.14 SQUARE FEET (67.07 ± ACRES)
 (LESS EXISTING 40' R/W)

BENCH MARK:
 SUNNYDALE (101ST ST N) & 31ST STREET EAST (HILLSIDE)
 SEDGWICK COUNTY BENCH MARK
 "C1" ON NORTHWEST CORNER
 OF 1/4 ACRES QUAD OF RECORDED
 30' WEST & 24' NORTH
 N07°14'00"E ALONG THE WEST LINE OF SAID NE 1/4, 2540.05 FEET TO THE NW CORNER
 OF SAID NE 1/4; ELEVATION = 1414.90
 (PER COUNTY RECORD)

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