

This portion of Reserve A, Reserve B, and Wood Wind Avenue currently deeded to Sedgwick County Recorded in Book 1407, Pg. 445

Reserve A Sunview Heights

OAKLAWN SUBDIVISION Zoned AA

Reserve 'B' Addition Oaklawn Zoned R-1

70' Wide offsite public road dedication to 47th St. South to be dedicated by separate instrument

30' offsite drainage easement to be recorded by separate instrument

Exist. Electric company easement over South 20' of plat. Established by plat of Sunview Heights.

**NOTES**

Owner: Darrell J. Hoskinson  
7505 Ida, Wichita, 67233

Subdivider: Earnie Shoaf  
963 Longfellow, Wichita, 67207  
Jack R. Pulley  
124 S. Baltimore, Derby, 67037

Date of Topographic Survey, June 1985, verified by topographic map of June 1979, provided by the City of Wichita.

BM: Christed "X" on curb approx. 21' South of E driveway of Oaklawn Christian Church on Juniper and Willow. Elev. 1270.96 USGS

PRELIMINARY PLAT

**WOOD RIVER ADDITION**

SEDGWICK COUNTY, KANSAS

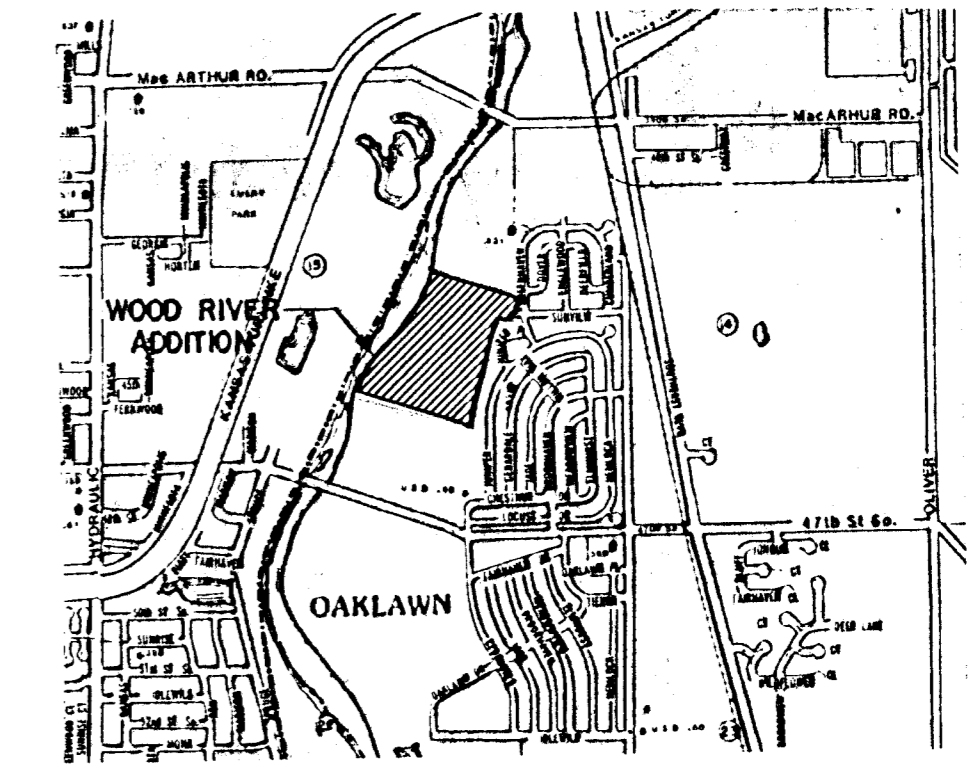
**REISS & GOODNESS ENGINEERS**

2100 WEST 21<sup>ST</sup> STREET  
WICHITA, KANSAS 67204  
(316) 832-0213

1987

Existing Zoning = R-1 & AA  
Proposed Zoning = AA with C.U. for 2 Family Dwellings  
Reserve A is to be used for a Floodway, Recreation, Landscaping, pedestrian access, drainage & utility construction and maintenance  
Reserves B, C, & D to be used for drainage & utility construction & maintenance, recreation, pedestrian access and landscaping.  
All easements are 20' foot wide drainage and utility easements  
All setbacks are 25 feet except as noted  
All Cul-de-Sac Right of Way are 100' diameter

**LEGEND**  
(ca) Top of Curb grades



VICINITY MAP  
NO SCALE