

# PRELIMINARY PLAT SHADYBROOK ESTATES

SEDGWICK COUNTY, KANSAS

**DESCRIPTION:**

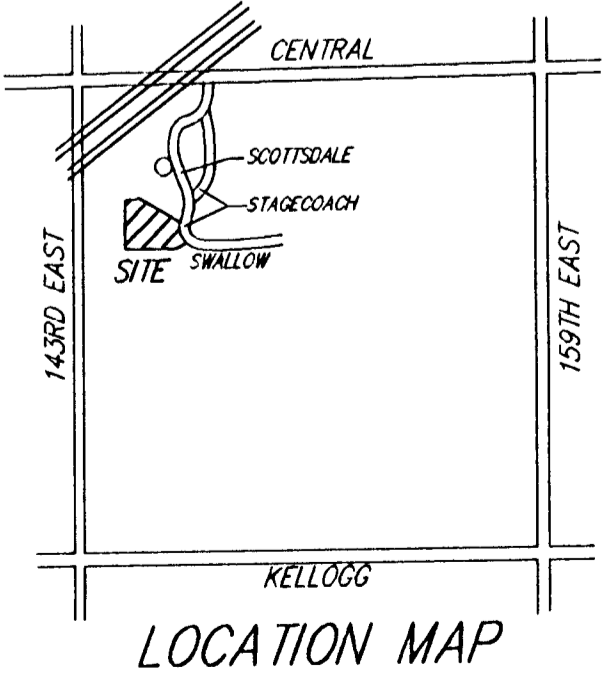
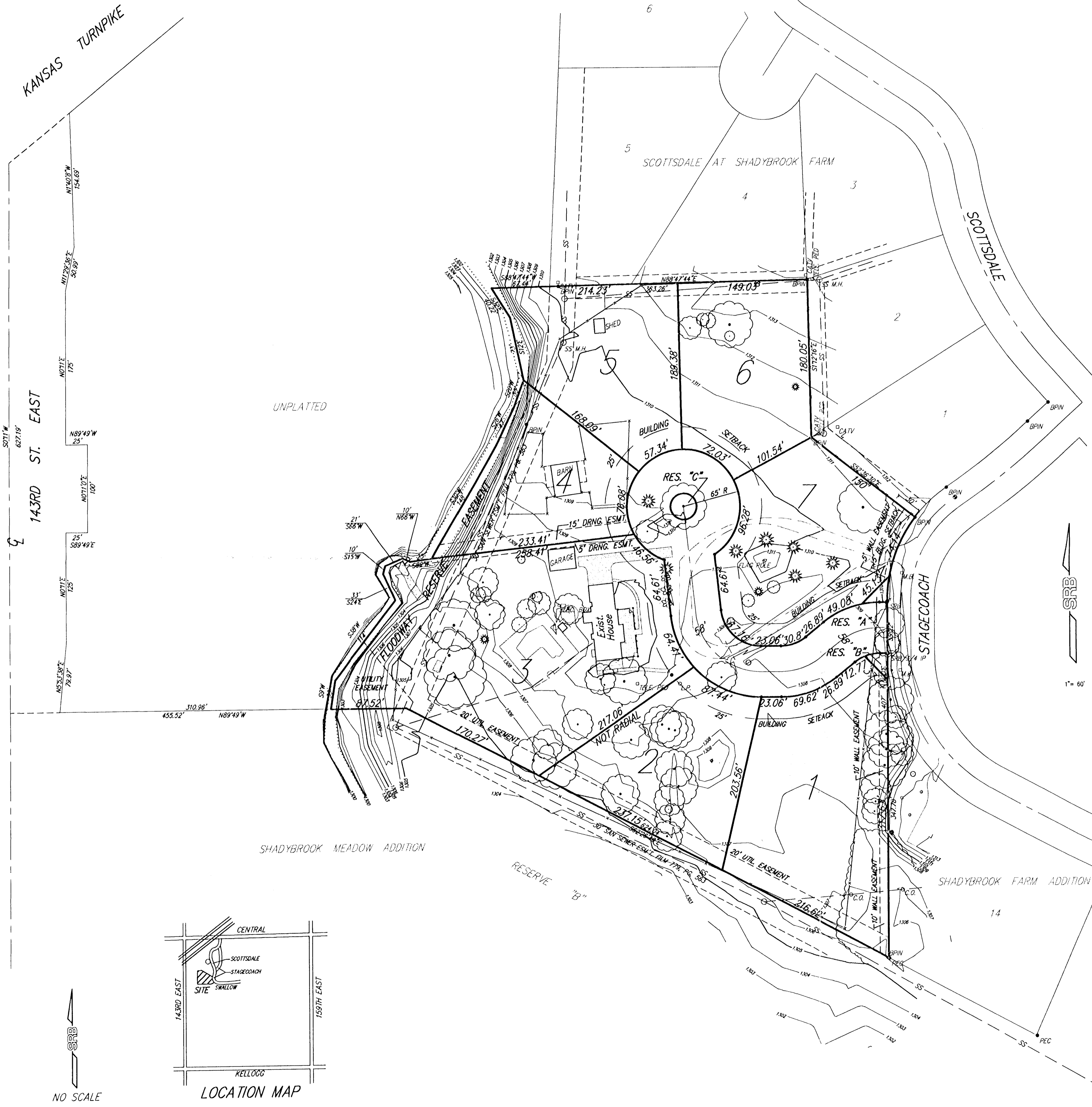
That part of the NW1/4 of Sec. 24, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the S.W. Corner of said NW1/4; thence N00°11'E, along the west line of said NW1/4, 1153.27 feet to the intersection of the north line of Shadybrook Meadows, an Addition to Sedgwick County, Kansas, extended west; thence S89°49'E, along the north line of said Shadybrook Meadows, 368 feet for a place of beginning; thence S89°49'00"E, 87.52 feet; thence S62°26'40"E, along the northeasterly line of said Shadybrook Meadows, 624.04 feet to the S.W. Corner of Lot 14, Block 8, in Shadybrook Farm Addition, Sedgwick County, Kansas; thence N00°E, along the west line of said Shadybrook Farm Addition, 407 feet to the P.C. of a curve to the right, having a radius of 157.48 feet; thence northeasterly, along said curve and through a central angle of 37°23'30", an arc distance of 102.78 feet to the southern most corner of Lot 1, Block 1, in Scottsdale at Shadybrook Farm, Sedgwick County, Kansas; thence N52°36'30"W, along the southwesterly line of said Scottsdale at Shadybrook Farm, 150 feet to the S.W. Corner of Lot 2, Block 1, in said Scottsdale at Shadybrook Farm; thence N01°12'16"W, along the west line of said Scottsdale at Shadybrook Farm, 180.05 feet to the N.W. Corner of Lot 2, Block 1, of said Scottsdale at Shadybrook Farm; thence S88°47'44"W, along the south line of said Scottsdale at Shadybrook Farm, 295.82 feet to the S.W. Corner of Lot 5, Block 1, in said Scottsdale at Shadybrook Farm; thence S88°47'44"W, along the last described line extended west, 67.44 feet; thence S32°E, 40.22 feet; thence S12°E, 73 feet; thence S20°W, 33 feet; thence S26°W, 47 feet; thence S30°W, 148 feet; thence S82°W, 25 feet; thence N66°W, 10 feet; thence S66°W, 21 feet; thence S15°W, 10 feet; thence S24°E, 33 feet; thence S38°W, 114 feet; thence S09°W, 33 feet to the place of beginning.

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Gross Size:  
306,094.49 Sq. Ft.  
7.03 Acres

**NOTES:**

- BENCH MARK: "□" CUT ON TOP OF CURB AT P.C. NEAR S.E. CORNER OF LOT 1, BLOCK 1, SCOTTSDALE AT SHADYBROOK FARM ADDITION. ELEV.=1312.60 (M.S.L.)
- Topography 1997 BY SAVOY, RUGGLES, & BOHM P.A. Elevation = U.S.G.S. DATUM
- Reserves "A", "B", "C" shall permit entry features, signage, irrigation, walls and entry monuments, walks, lighting, landscaping berms, and utilities confined to easements.



NO SCALE