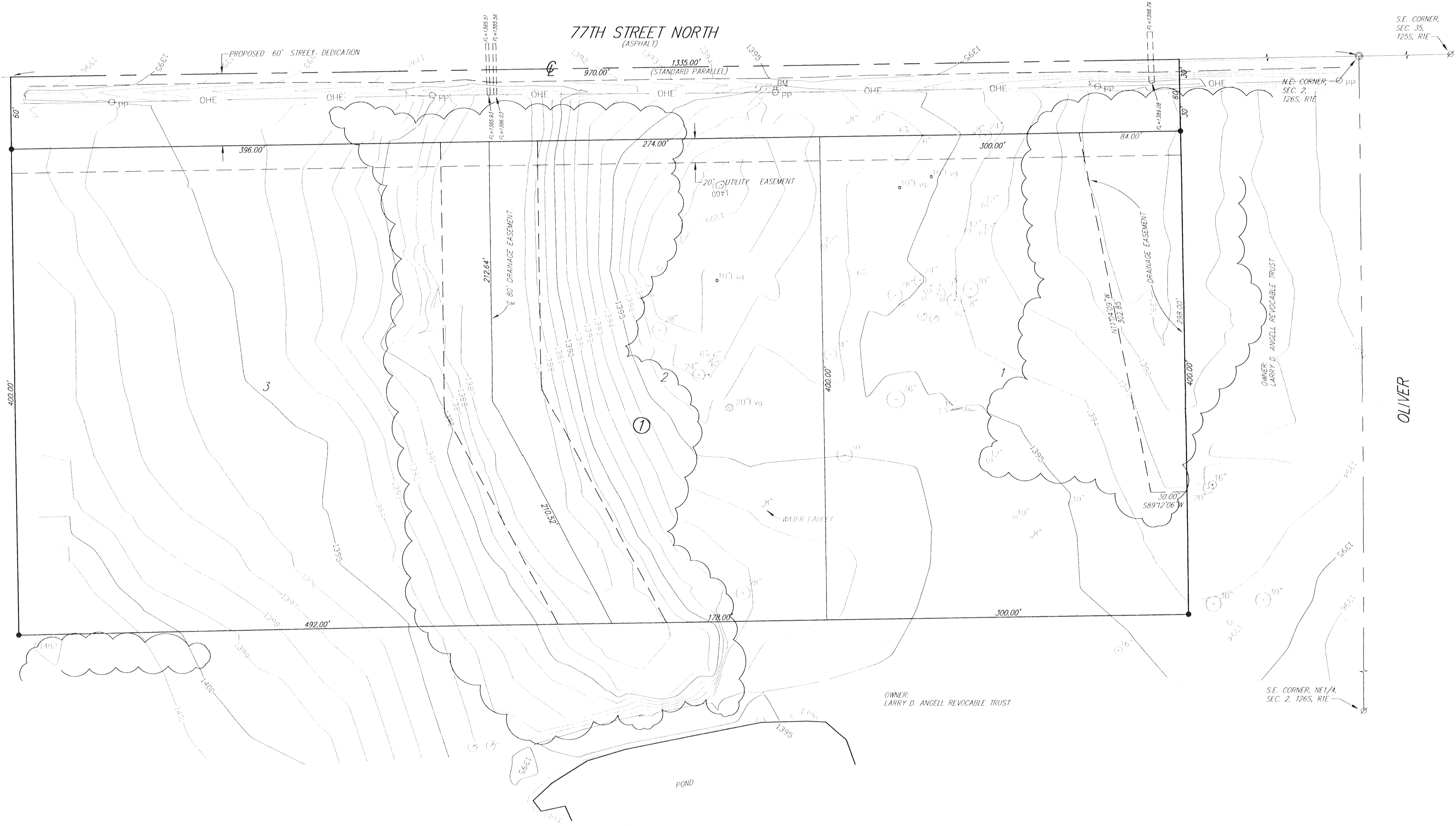


# Preliminary Plat ANGELL ESTATES Sedgwick County, Kansas

OWNER:  
OCHS, PETER L & DEBORAH K



OWNER:  
LARRY D. ANGELL REVOCABLE TRUST

OLIVER

OWNER:  
LARRY D. ANGELL REVOCABLE TRUST

**LEGAL DESCRIPTION:**  
That part of Sec. 2, T26S, R1E of the 6th P.M., Sedgwick County, Kansas described commencing at the N.E. corner of said Sec. 2; thence S89°12'06"W along the north line of said Sec. 2, 1335.00 feet for a place of beginning; thence S00°47'54"E, 460.00 feet; thence N89°12'06"E, parallel with said north line, 970.00 feet; thence N00°47'54"W, 460.00 feet to said north line; thence S89°12'06"W along said north line, 970.00 feet to the place of beginning.

**OWNER:**  
Larry D. Angell Revocable Trust  
Attn: Larry D. and Susan J. Angell  
7633 N. Oliver  
Valley Center, KS 67147

Ph. (316) 744-3931

**SUBDIVIDER & ENGINEER:**  
Ruggles & Bohm P.A.

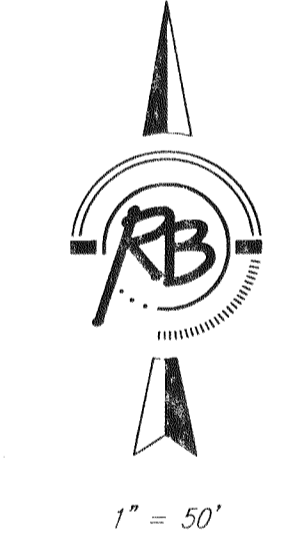
**PROPOSED ZONING:**  
RR

**EXISTING ZONING:**  
Subject property and the surrounding property is zoned RR.  
Existing use is agricultural

**FLOOD ZONE:**  
According to the FEMA/FIRM Community Panel No. 200321 0150 A, effective June 3, 1986; the property shown hereon is located in Zone C

**GROSS AREA:**  
446,200.0 Sq. Ft.±  
10.24 Acres±

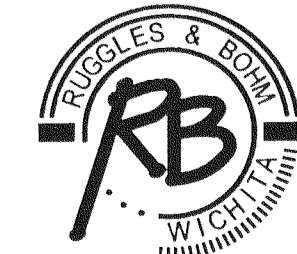
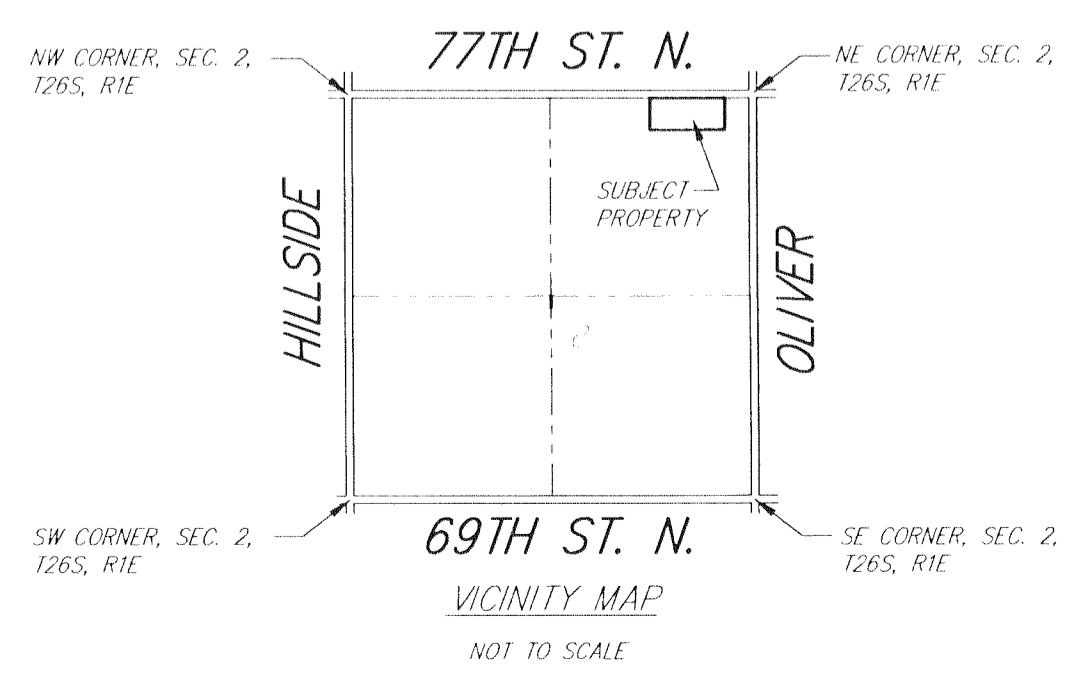
**DATE OF TOPOGRAPHY:**  
APRIL 12, 2006



- LEGEND**
- OHE . . . . . OVERHEAD ELECTRIC (WESTAR)
  - BM . . . . . BENCH MARK
  - PP . . . . . POWER POLE (WESTAR)
  - (C) . . . . . DECIDUOUS TREE (CALIPER INDICATED)
  - (N) . . . . . CONIFER TREE (CALIPER INDICATED)

BUILDING SETBACKS PER ZONING REGULATIONS

BENCH MARK: BRASS PLATE ON N.W. CORNER OF WEST HUB-GUARD OF R.C.B.C. ON OLIVER CURVE ELEV = 1400.62 M.S.L.



**Ruggles & Bohm, P.A.**  
Engineering, Surveying, Land Planning

DWG FILE: SURVEY BASE  
PROJECT NO. 2852P  
MAY 20, 2006

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