

# PRELIMINARY PLAT OF "AYRES ADDITION"

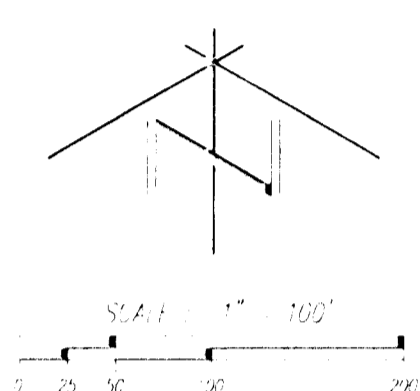
IN THE SW 1/4 OF SECTION 17, T28S, R3W OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS



Subject property and land adjoining on the East and South is owned by:  
Everett Ayres  
8840 S. 263rd Street West  
Viola, Kansas 67149

Land in the Quarter Section adjoining on the North is owned by:  
Ned & Teresa Bergkamp  
28801 W. 39th Street South  
Garden Plain, Kansas 67050

Land shown as the Exception is owned by:  
Eugene & Debra Friess  
1400 S. 295th Street West  
Cheney, Kansas 67025



- #1 Rebar set with 1/2" dia. cap 1/4" x 24" long
  - #1 Rebar found with 1/2" dia. cap 1/4" x 24" long
  - ▲ Section Corner found
- Bearing Basis Assumed  
Corner Interval 1/4 mile  
File #940-94  
Date of Conveyance 1/15/2014  
Date of Preparation 1/15/2014

**BENCH MARK:**  
295th Street West  
Location 1/4 mile W.

**EXISTING EASING:**  
None

**CURBER/SUBDIVIDER:**  
Lance Ayres  
8840 S. 263rd Street West  
Viola, MO 67149

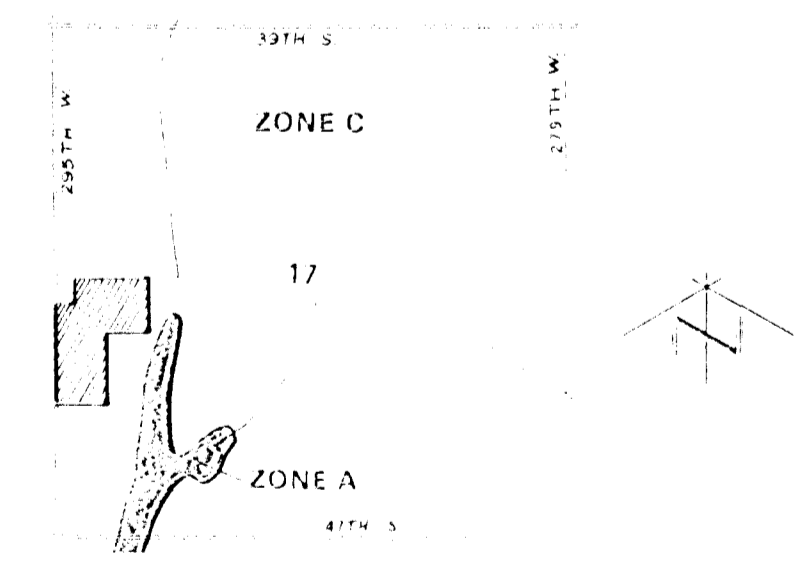
There are no buildings on subject property.



NOTE: Subject property and surrounding properties are all 1/4 acre.

## FLOOD ZONE MAP

Sec. 17, T28S, R3W



SCALE: 1" = 2,000'

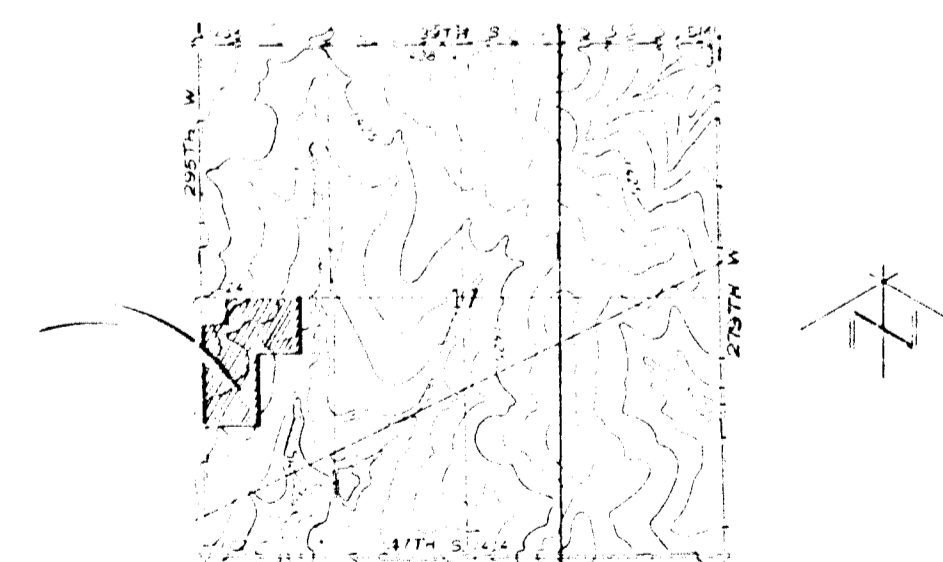
**FLOOD ZONE:**  
Zone A: Flood Hazard Zone  
Zone C: Flood Hazard Zone  
Zone 17: Flood Hazard Zone

## LEGAL DESCRIPTION OF "AYRES ADDITION"

A tract of land in the Southwest Quarter of Section 17, Township 28 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest corner of said Section 17; thence North with an assumed bearing of North 00°00'00" East, along the West line of the Southwest Quarter of said Section 17, a distance of 1318.17 feet to the **POINT OF BEGINNING**; thence continuing North along the same line, a distance of 1317.88 feet, more or less, to the Northwest corner of the Southwest Quarter of said Section 17; thence South 89°42'57" East, on the North line of said Southwest Quarter, a distance of 1018.87 feet; thence South 00°13'11" East, a distance of 562.38 feet; thence North 89°37'57" West, a distance of 443.00 feet; thence South 00°13'11" East, a distance of 757.02 feet; thence North 89°37'57" West, a distance of 580.94 feet, to the **POINT OF BEGINNING**; **EXCEPT** the West 255 feet of the North 256 feet thereof. Said tract contains 21.7 acres, more or less, and is subject to public road right-of-way on the West.

## VICINITY MAP OF "AYRES ADDITION"

Sec. 17, T28S, R3W



LAKE AFTON QUADRANGLE

7.5 Minute Series

SCALE: 1" = 2,000'