

NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 19 - T. 25 S. - R. 1 E. OF THE 6TH P.M. (P. 3/4" 1/2" 1/2" 1/2")

SOUTHWEST CORNER OF FIRST ADDITION TO BENTLEY FARMS (P. 1/4" 1/2" 1/2" 1/2")

(S. 89°48'33" E. 2643.70' N. 89°25'36" E. 2643.62) 101ST STREET NORTH

NORTHEAST CORNER OF SECTION 19 - T. 25 S. - R. 1 E. OF THE 6TH P.M. (P. 3/4" 1/2" 1/2" 1/2")

# 4.5 ACRE LOT VERSION OF PRELIMINARY PLAT OF SECOND ADDITION TO BENTLEY FARMS

IN THE N. 1 - OF SECTION 19 - T. 25 S. - R. 1 W. OF THE SIXTH P.M. SEDGWICK COUNTY, KANSAS

LAND SURVEYOR'S DESCRIPTION THAT PART OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, LYING SOUTH OF THE CENTERLINE OF THE ABANDONED SAINT LOUIS AND SAN FRANCISCO RAILROAD (CONTAINING 106.6 ACRES MORE OR LESS, INCLUSIVE OF COUNTY ROAD RIGHT-OF-WAY.

GENERAL NOTES:  
1. ALL BEARINGS, DISTANCES, AND AREAS WERE COMPUTER GENERATED AND WILL NOT BE MANUALLY CHECKED UNTIL FINAL PLATING.  
2. NO PROPERTY CORNERS WERE SET.  
3. ADDITIONAL EASEMENTS WILL BE GIVEN ON THE FINAL PLAT IF THE UTILITY COMPANIES DEEM THEM NECESSARY.

LEGEND table with symbols for various features like FOUND 1/2" 20 BAR WITH 1/4" 1/2" 1/2" CAP, PROPERTY LINE, EASEMENT, etc.

DATE OF PHOTOGRAPHY: DECEMBER, 2001  
DATE OF PREPARATION: APRIL, 2002  
CONTOUR INTERVAL = ONE FOOT

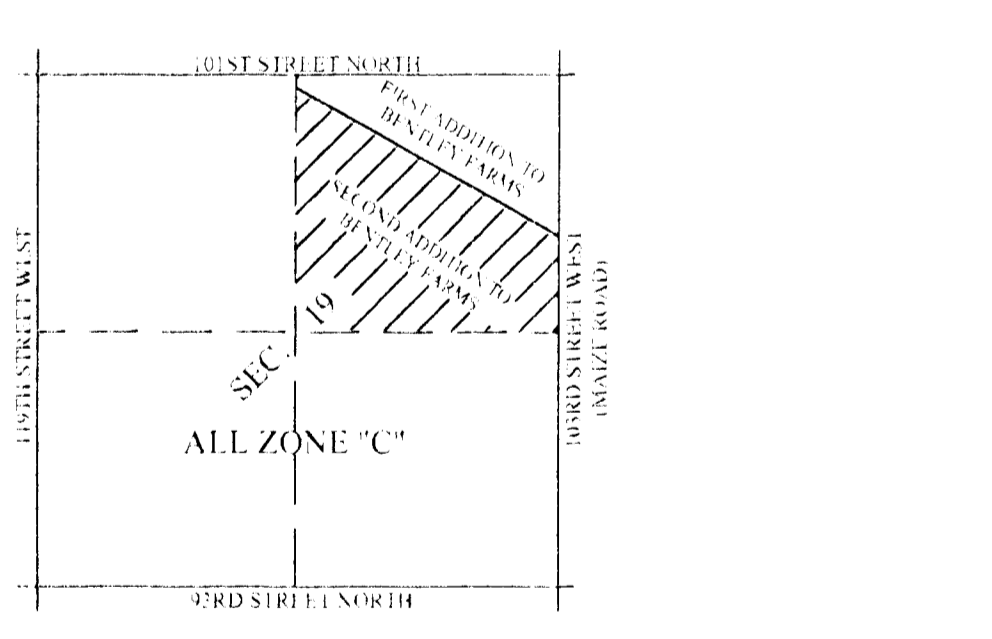
REMARKS:  
EXISTING RAILROAD SPIKE IN CORNER PINS POST AT SOUTHWEST CORNER OF INTERSECTION OF 101ST ST. AND 103RD ST. S. 88 CORNER OF SECTION 19, T. 25 S. - R. 1 E. OF THE 6TH P.M.

REVISION: 1999 23 NOV 23 (1999) 2 P.M. SEDGWICK COUNTY (P. 1/4" 1/2" 1/2" 1/2")

OWNER/SUBDIVIDER:  
BENTLEY FARMS, LLC  
C/O JAMES BOGGS  
3724 S. ST. CLAIR  
P.O. BOX 4724  
(316) 833-4724

NOTES:  
THERE ARE NO BUILDINGS ON SUBJECT PROPERTY.  
THERE IS NO MUNICIPAL SEWER OR WATER SERVICE AVAILABLE TO SERVE THIS SITE.  
BUILDING SETBACKS SHOWN REVERSED DUE TO DETERMINED BY ZONING.

### FLOOD ZONE MAP



FLOOD ZONE: SUBJECT PROPERTY IS IN ZONE C, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SEDGWICK COUNTY, KANSAS, COMMUNITY PANEL NUMBER 20021 0050 A, EFFECTIVE JUNE 3, 1999.



SOUTHWEST CORNER OF FIRST ADDITION TO BENTLEY FARMS AT P.M. LINE (P. 1/4" 1/2" 1/2" 1/2")

SOUTHWEST CORNER OF SECTION 19 - T. 25 S. - R. 1 E. OF THE 6TH P.M. (P. 3/4" 1/2" 1/2" 1/2")

SOUTHWEST CORNER OF SECTION 19 - T. 25 S. - R. 1 E. OF THE 6TH P.M. (P. 3/4" 1/2" 1/2" 1/2")

SOUTHWEST CORNER OF SECTION 19 - T. 25 S. - R. 1 E. OF THE 6TH P.M. (P. 3/4" 1/2" 1/2" 1/2")

SOUTHWEST CORNER OF SECTION 19 - T. 25 S. - R. 1 E. OF THE 6TH P.M. (P. 3/4" 1/2" 1/2" 1/2")

SOUTHWEST CORNER OF SECTION 19 - T. 25 S. - R. 1 E. OF THE 6TH P.M. (P. 3/4" 1/2" 1/2" 1/2")

SOUTHWEST CORNER OF SECTION 19 - T. 25 S. - R. 1 E. OF THE 6TH P.M. (P. 3/4" 1/2" 1/2" 1/2")

OWNER OF LAND ADJOINING ON THE SOUTH:  
DARYL A. SELLER  
3319 N. 103RD ST. # 1  
WALTON, KANSAS 67117

ENGINEERING PERFORMED BY:  
TERRY HUNSLY P.E.  
BOX 245  
RUSSELL, KS 66545  
785-482-2740

LAND SURVEYOR'S CERTIFICATION:  
I, STAVIN WAYS, NO. 1, - THE ENCL. LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT I PREPARED THIS PRELIMINARY PLAT OF THE SECOND ADDITION TO BENTLEY FARMS FROM AN ACTUAL SURVEY THAT I PERFORMED BASED UPON SEDGWICK COUNTY'S G.P.S. NETWORK.

ICB NUMBER: 0-33  
KEVIN WAYNE SOLLIS  
A TO Z LAND SURVEYING  
79 EAST BELSON  
DOCKRIDGE CITY, KANSAS 67001  
620-225-9100