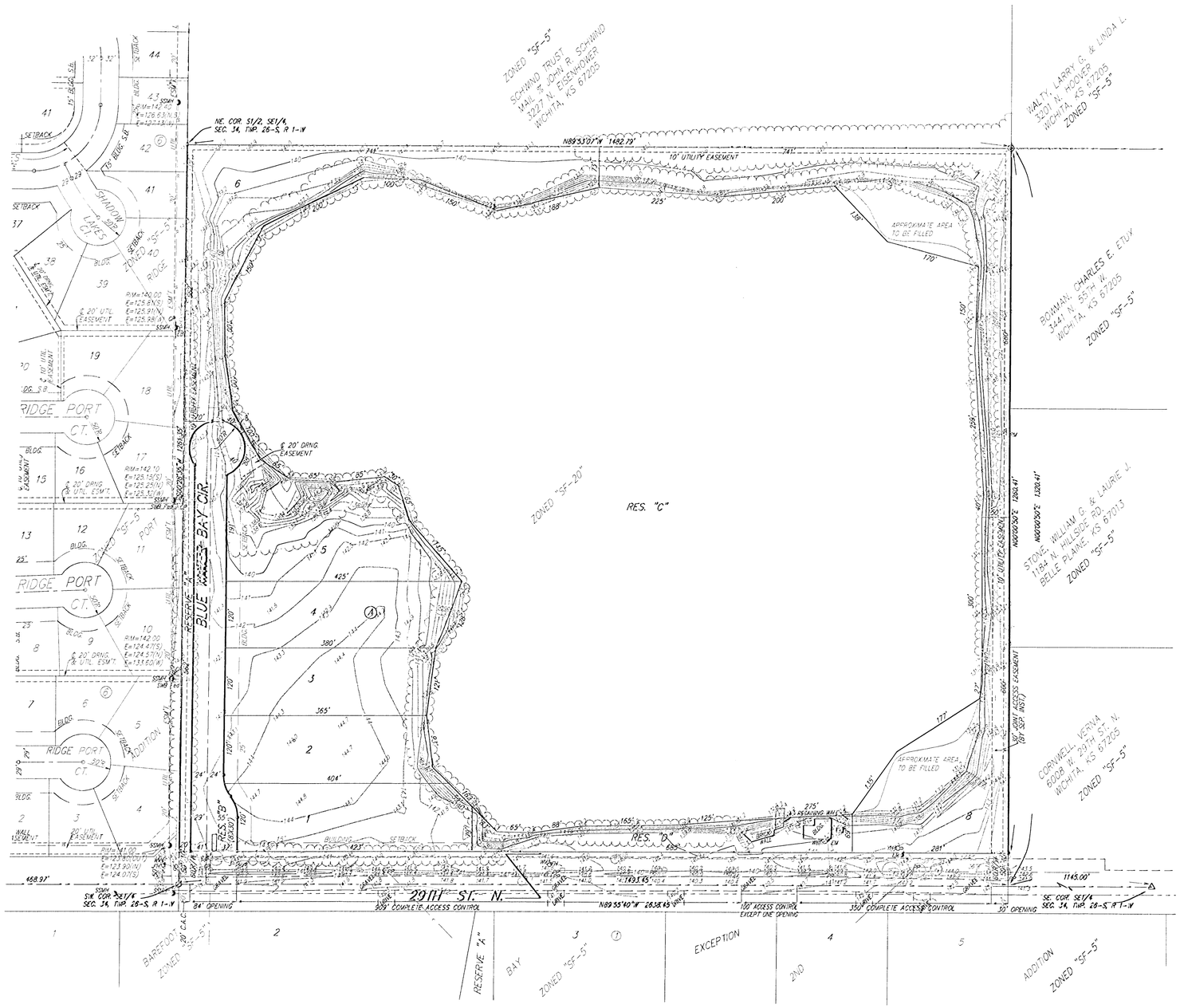
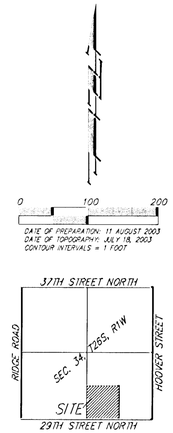
PRELIMINARY PLAT

BLUE WATER BAY

WICHITA, SEDGWICK COUNTY, KANSAS





VICINITY MAP

OWNER:
John R. Pfister
PO Box 550
Wichita, KS 67201-0796
316-264-2208

LEGAL DESCRIPTION:
The Southwest Quarter of the Southeast Quarter of Section 34, Township 26, South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, AND beginning at a point on the South line of said Southeast Quarter of Section 34, Township 26 South, Range 1 West, 1145 feet West of the Southeast corner of said Southeast Quarter, thence North parallel with the East line of said Southeast Quarter, 1320.17 feet to a point 1145 feet West of the Northeast corner of the Southeast Quarter of the Southeast Quarter, thence West 168.8 feet more or less to the Northeast corner of the Southwest Quarter of the Southeast Quarter, thence South 1320.3 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter, thence East 174 feet to the point of beginning.

BENCHMARK:
COW benchmark 0.5 miles east of Ridge Rd. on 29th St. N. North R/W.
43.44' North of 1/4 section corner iron.
59.60' WNW of face of PP north side.
5.20' South of fence corner post.
Elev. = 141.07 City Datum (1328.47 NGVD29)

CP = Cable TV Pedestal
EB = Electric Box
FH = Fire Hydrant
Guy = Guy Anchor
PM = Pipeline Marker
EM = Electric Meter
pp = Power Pole
SSMH = Sanitary Sewer Manhole
SWB Ped = Southwestern Bell Pedestal
T = Tree
Well = Cased Well
WV = Water Valve
YH = Yard Hydrant(Spigot)

▲ = ¼ REBAR W/ "BAUGHMAN" CAP (FOUND)
● = ¼ REBAR W/ "BAUGHMAN" CAP (SET)
⊗ = ¼ REBAR W/ "SRB" CAP (FOUND)
⊘ = 3/4" IRON (FOUND)
○ = 1/2" IRON (FOUND)
△ = ¼ REBAR (FOUND)
(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED

NOTE:
ALL SANITARY SEWER INFORMATION IS PER PLAN.

RESERVES "A", "B", "C", AND "D" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE ADDITION.

RESERVED "A" IS RESERVED FOR LANDSCAPING, BERMS, ENTRY MONUMENTS, SCREENING WALLS, DRAINAGE PURPOSES, AND UTILITIES.

RESERVED "B" IS RESERVED FOR LANDSCAPING, ENTRY MONUMENTS, DRAINAGE PURPOSES, AND UTILITIES.

RESERVE "C" IS RESERVED FOR LANDSCAPING, BERMS, LAKES AND DRAINAGE PURPOSES.

RESERVE "D" IS RESERVED FOR LANDSCAPING, BERMS, LAKES, GAZEBOS, DRAINAGE PURPOSES, RECREATION FACILITIES, BUILDINGS, A BOAT RAMP, AND UTILITIES AS CONFINED TO EASEMENTS.

11 AUGUST 2003

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211