NW Corner Sec. 3-28-2W

CL PAWNEE

CL 167TH STREET WEST

Leonard L. Wingulat

Leonard L. Wingulat

Kenneth G. Nelson

Timothy L. Nelson

William M. Meinz

William M. Meinz

Larry J. Fasbender

John A. Scott

Joseph E. Brown

Don L. Ball

Grace C. Thorne Trust

Joseph Jr Ast Trust

70' R/W Easement By Separate Instrument

30' Drainage Easement

BLOCK 1

SANTA ANITA

SARATOGA

65' Ingress-Egress Easement Film 1252, Page 782

Drainage Easement

35' Building Setback

20' Utility Easement

70' Contingent Street Dedication

1 4.55 Acres

2 4.71 Acres

3 4.53 Acres

4 4.82 Acres

5 5.48 Acres

6 5.23 Acres

7 4.67 Acres

8 4.66 Acres

9 4.89 Acres

10 5.01 Acres

11 4.52 Acres

12 5.03 Acres

13 4.52 Acres

14 4.50 Acres

Scale in Feet

0 50 100 200 300

Notes

1. Zoning of this addition and all surrounding property is SR Rural Residential.
2. The street right-of-way dedication between Lots 9 and 10 is contingent upon the extension of Saratoga into the future development of the adjacent property.

Benchmarks

NGVD Datum - Date of Survey October 2005

1. 604 Nail in HLP 45' SW of NW Corner Section 3-28-2W Elev. 1431.15
2. 604 Nail in HLP 100' SE of N1/4 Corner Section 3-28-2W Elev. 1403.11

SW Corner NW1/4 Sec. 3-28-2W

US 54 Highway

Goddard

Pawnee

31st St. South

167th Street West

Bluegrass Estates

Section Nos.

Vicinity Map

Property Owner
Leonard L. Wingulat

Developer/Contract Purchaser
Olive Grove, LLC
911 N. Linden Ct.
Wichita, KS 67206

PRELIMINARY PLAT
BLUEGRASS ESTATES

AN ADDITION TO SEDGWICK COUNTY, KANSAS

DATE MARCH 9, 2008

POE AND ASSOCIATES, INC.
CONSULTING ENGINEERS
1410 E. Central, Suite 210 • Wichita KS 67206 • 316/685-4114 • Fax 316/685-4414

Z:\665\preliminary plat rev.dwg Kenny Hill, P.E. Poe & Assoc.