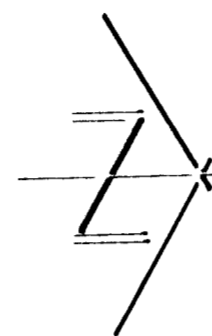


PRELIMINARY PLAT OF  
**"BROTMAN ESTATES"**  
 SEDGWICK COUNTY, KANSAS  
 (SE1/4 OF SEC. 28, T28S, R3W OF THE 6TH P.M.)

**LEGAL DESCRIPTION**

The East Half of the Southeast Quarter of Section 28, Township 28 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT that part described as: Beginning at the Southwest corner of East Half of said Southeast Quarter; thence North 2°18'23" East, an assumed bearing, on the West line of said East Half, a distance of 720.00 feet; thence North 90°00'00" East, on a line parallel with the South line of said Section 28, a distance of 860.00 feet; thence South 2°18'23" West, on a line parallel with said West line of said East Half, a distance of 720.00 feet to a point on said South line of said Section 28; thence South 90°00'00" West, on said South line also being the centerline of 63rd Street South, a distance of 860.00 feet to said Point of Beginning. AND EXCEPT that part described as: Commencing at the Southeast corner of said Section 28; thence North 2°03'32" East, on the East line of said Section 28, a distance of 1709.89 feet to the Point of Beginning; thence South 90°00'00" West, on a line parallel with the South line of said Section 28, a distance of 660.00 feet; thence South 2°03'32" West, on a line parallel to said East line of said Section 28, a distance of 990.00 feet; thence South 90°00'00" West, on a line parallel with said South line of said Section 28, a distance of 663.37 feet to a point on the West line of the East Half of the Southeast Quarter of said Section 28; thence North 2°18'23" East, on said West line, a distance of 1020.17 feet; thence South 90°00'00" East, on a line parallel with said South line of said Section 28, a distance of 1318.96 feet to a point on said East line of said Section 28; thence South 2°03'32" West, on said East line, a distance of 30.00 feet to said Point of Beginning. Said tract contains 48.4 acres, more or less, and is subject to public road rights-of-way on the East and South.



SCALE: 1" = 100'

o = Property Corner Found

» = Property Corner Set

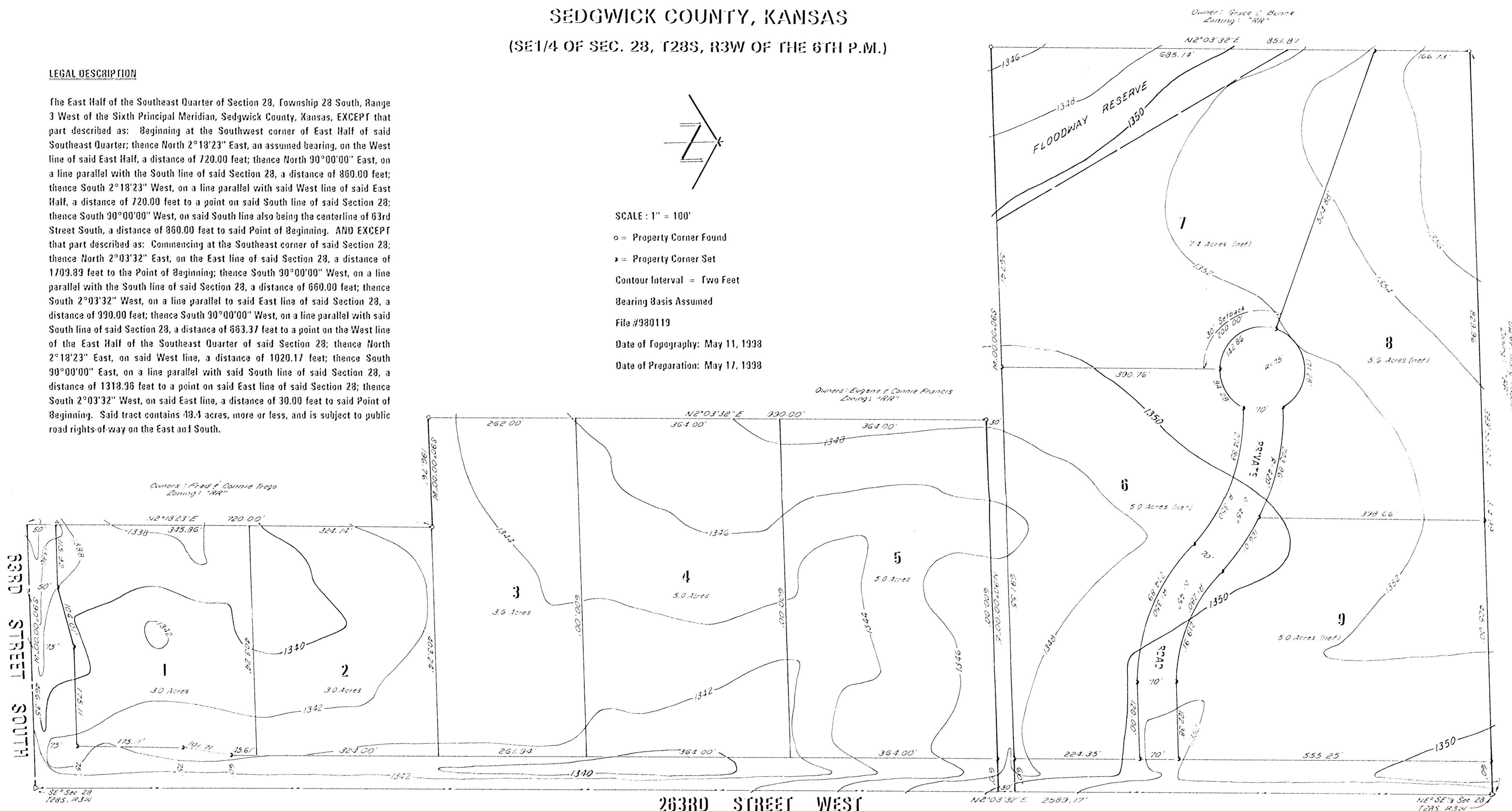
Contour Interval = Two Feet

Bearing Basis Assumed

File #980119

Date of Topography: May 11, 1998

Date of Preparation: May 17, 1998



**RIGHT-OF-WAY NOTES:**

- Existing road right-of-way on 63rd Street South is 30' from section line. See Road Record Book 8, Page 318, dated May 7, 1989.
- Existing road right-of-way on 263rd Street South is 10' from section line. See Right-of-way agreement recorded March 28, 1956.

**BENCH MARK:**

County Benchmark: Railroad spike in high line pole 35' Northwest of the the Southwest corner of Section 28, Township 28 South, Range 3 West.  
 Elevation: 1353.10 MSL

**FLOOD ZONE:**

Subject property is in Zones C and A, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0175A, effective date June 3, 1988.

**VICINITY MAP**

Sec. 28, T28S, R3W



**LAKE AFTON QUADRANGLE**

7.5 Minute Series

SCALE: 1" = 2000'

Location of Proposed Plat of "Brotman Estates", Sedgwick County, Kansas

**OWNER / SUBDIVIDER:**

Charlene Brotman  
 22 Howard Street  
 Newton, MA 02158

(617) 332-5616

Existing zoning of subject property is "RR".