

Preliminary Plat

CLEAR CREEK ADDITION

Wichita, Sedgwick County, Kansas

LEGAL DESCRIPTION:

The NE1/4 of Sec. 26, T27S, R2E, Sedgwick County, Kansas, except: that part platted as Springdale Lakes Addition, Sedgwick County, Kansas; and except that part platted as Springdale Lakes 2nd Addition, Sedgwick County, Kansas; and except that part platted as Springdale Lakes Office Park, Sedgwick County, Kansas; and except that part condemned for highway in Case A-17549 and Case A-54089; and except that part described as beginning at the N.W. Corner of the NE1/4 of Sec. 26, T27S, R2E of the 6th P.M., Sedgwick County, Kansas; thence south along the west line of the NE1/4 of said Sec. 26, a distance of 475 feet; thence east 430 feet; thence north 475 feet to a point in the north line of the NE1/4 of said Sec. 26; thence west 430 feet to the point of beginning; and except that part described as beginning at the S.W. Corner of Lot 1, Block 8, Springdale Lakes Addition, Sedgwick County, Kansas; thence easterly along the south line of said Lot 1, 125.00 feet to the rear corner common to said Lot 1 and Lot 2, in said Block 8; thence easterly along the lot line common to said Lots 1 and 2, as extended southerly, 180.00 feet; thence westerly parallel with the south line of said Lot 1, 125.00 feet to the intersection with the west line of said Lot 1, as extended southerly; thence northerly along said extended west line, 180.00 feet to the point of beginning.

OWNER:
Brentwood Development, Inc.
527 N. Forrestview
Wichita, Kansas 67235

Attn: Steve Miller
Ph. (316) 259-2377

SUBDIVIDER & ENGINEER:
Ruggles & Bohm P.A.

EXISTING ZONING:
Subject property and property to the southwest and west is zoned SF-20. Property to the north (Springdale Lakes & Springdale Lakes 2nd Addition) and property to the south (Spring Valley Estates 2nd Addition) is zoned SF-5.

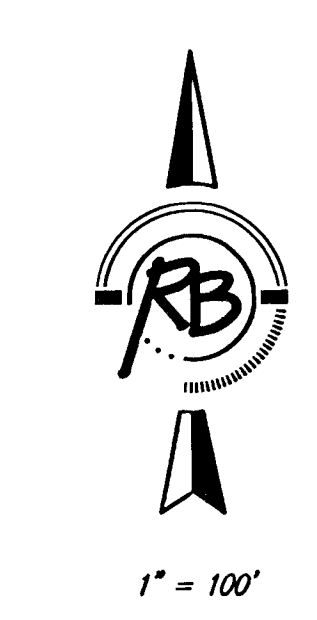
PROPOSED ZONING:
This addition will be zoned SF-5 by annexation to the City of Wichita

FLOOD ZONE:
According to the FEMA/FIRM Community Panel No. 200321 0225 A, effective June 3, 1986; the property shown hereon is located in Zone C, an area of minimal flooding.

GROSS AREA:
3,690,277.7 Sq. Ft. ±
84.72 Acres ±



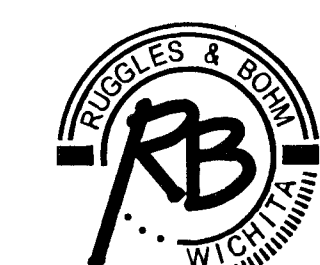
- LEGEND**
- W WATER LINE (CITY OF WICHITA)
 - G GAS LINE (KANSAS GAS SERVICE)
 - SS SANITARY SEWER (CITY OF WICHITA)
 - SW STORM WATER SEWER (CITY OF WICHITA)
 - OHE OVERHEAD ELECTRIC (WESTAR)
 - UGE UNDERGROUND ELECTRIC (WESTAR)
 - T OVERHEAD TELEPHONE (SWBT)
 - TVL UNDERGROUND CABLE TV (COX COMMUNICATIONS)
 - ° B/L BLOW OFF (CITY OF WICHITA)
 - PP POWER POLE
 - △ DIRT ANCHOR
 - ° SS M.H. SANITARY SEWER MANHOLE (CITY OF WICHITA)
 - Xfmr. TRANSFORMER (WESTAR)
 - Bped. TELEPHONE PEDESTAL (SWBT)
 - BENCHMARK



BENCH MARK: R.R. SPIKE WEST FACE POWER POLE 38 FEET WEST OF THE S.E. CORNER, SEC. 16, T27S, R2E ELEV. = 1314.88 NGVD

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main (316) 264-8008
Wichita, Kansas 67203 (316) 264-4621 fax
www.rbkansas.com E-mail: info@rbkansas.com

DWG FILE: 2266P-W.C.
PROJECT NO. 0202266P
DECEMBER 23, 2002



WIDIA SPRING VALLEY