

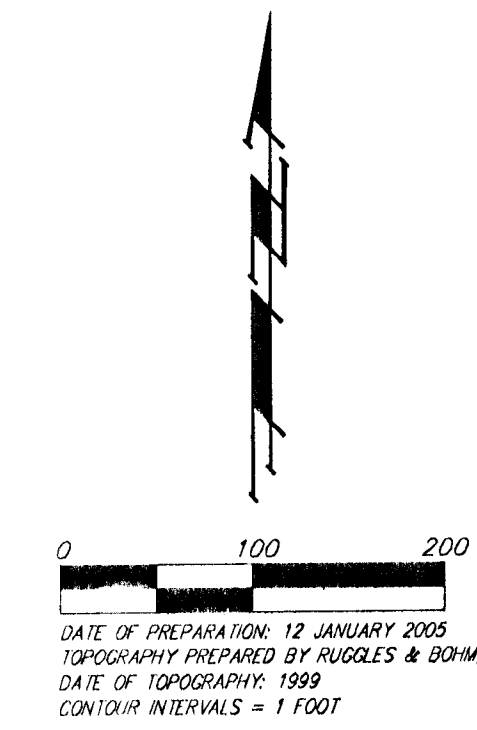
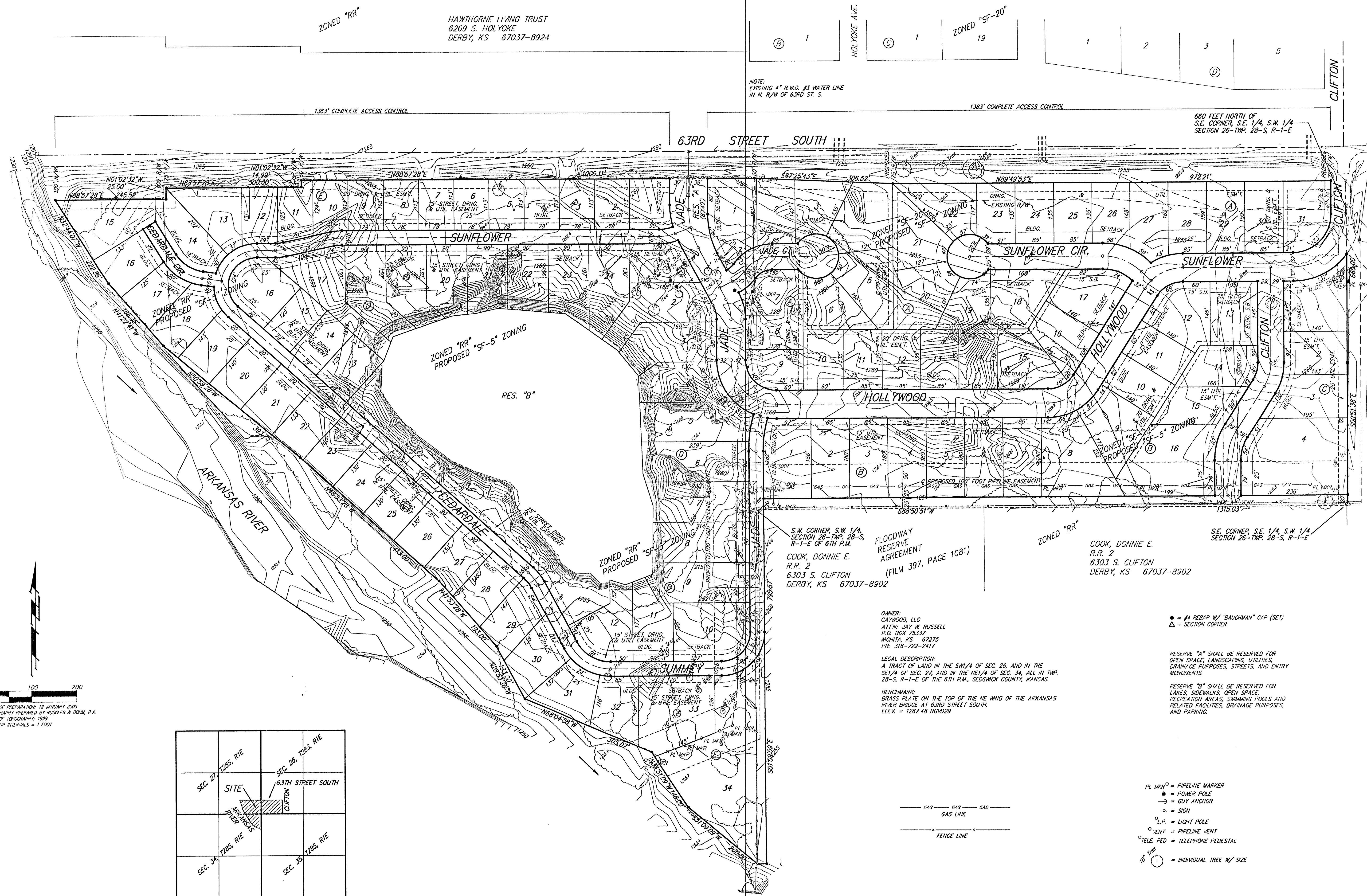
PRELIMINARY PLAT
CLIFTON COVE ADDITION
 SEDGWICK COUNTY, KANSAS

ZONED "RR"

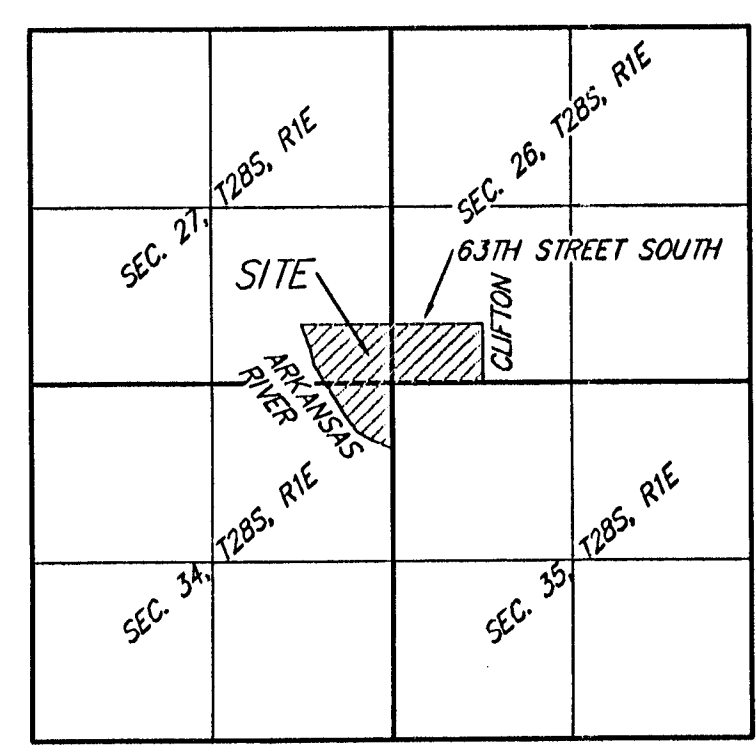
HAWTHORNE LIVING TRUST
 6209 S. HOLYOKE
 DERBY, KS 67037-8924

HOLYOKE AVE.
 ZONED "SF-20"
 19

NOTE:
 EXISTING 4" R.W.D. #3 WATER LINE
 IN N. R/W OF 63RD ST. S.



DATE OF PREPARATION: 13 JANUARY 2005
 TOPOGRAPHY PREPARED BY: RUGGLES & BORN, P.A.
 DATE OF TOPOGRAPHY: 1999
 CONTOUR INTERVALS = 1'00"



VICINITY MAP

S.W. CORNER, S.W. 1/4,
 SECTION 26-TWP. 28-S, R-1-E OF 6TH P.M.
 COOK, DONNIE E.
 R.R. 2
 6303 S. CLIFTON
 DERBY, KS 67037-8902

FLOODWAY
 RESERVE
 AGREEMENT
 (FILM 397, PAGE 1081)

COOK, DONNIE E.
 R.R. 2
 6303 S. CLIFTON
 DERBY, KS 67037-8902

OWNER:
 CAYWOOD, LLC
 ATTN: JAY W. RUSSELL
 P.O. BOX 72337
 WICHITA, KS 67275
 PH: 316-722-2417

LEGAL DESCRIPTION:
 A TRACT OF LAND IN THE SW 1/4 OF SEC. 26, AND IN THE
 SE 1/4 OF SEC. 27, AND IN THE NE 1/4 OF SEC. 34, ALL IN TWP.
 28-S, R-1-E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.

BENCHMARK:
 BRASS PLATE ON THE TOP OF THE NE WING OF THE ARKANSAS
 RIVER BRIDGE AT 63RD STREET SOUTH.
 ELEV. = 1267.48 NGVD29

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 Δ = SECTION CORNER

RESERVE "A" SHALL BE RESERVED FOR
 OPEN SPACE, LANDSCAPING, UTILITIES,
 DRAINAGE PURPOSES, STREETS, AND ENTRY
 MONUMENTS.

RESERVE "B" SHALL BE RESERVED FOR
 LAKES, SIDEWALKS, OPEN SPACE,
 RECREATION AREAS, SWIMMING POOLS AND
 RELATED FACILITIES, DRAINAGE PURPOSES,
 AND PARKING.

- PL MKG = PIPELINE MARKER
- = POWER POLE
- = CUT ANCHOR
- △ = SIGN
- = LIGHT POLE
- = VENT = PIPELINE VENT
- TELE. PED = TELEPHONE PEDESTAL
- 18" Tree = INDIVIDUAL TREE W/ SIZE

