



LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, T27S, R4W OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE EAST ON THE NORTH LINE OF SAID NORTHEAST QUARTER ON AN ASSUMED BEARING OF N90°00'00"E A DISTANCE 442.8 TO THE POINT OF BEGINNING; THENCE CONTINUING N90°00'00"E A DISTANCE OF 70 FEET; THENCE S05°23'30"W PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 150 FEET; THENCE N90°00'00"W, 70 FEET; THENCE N05°23'30"E A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 60 FEET FOR ROAD RIGHT-OF-WAY.

NOTES:

- OWNER SUBDIVIDER: Don R. Albers & Virginia Albers (Seller)
P.O. Box 730
Cheney, Ks. 67205

Cox Communications Kansas, LLC (Buyer)
C/O Linda Jurgenson
701 E. Douglas
Wichita, Kansas. 67202

It is anticipated that Cox Communications will be the owner when the final plat is recorded.
- Existing Zoning is RR, Rural Residential District with a conditional use for Major Utility.
- Prepared by Reiss & Goodness Engineers c/o Robert G. Prevlitera, LS#1146.
- Bench Mark: Brass plate on State project marker 200 feet south and 34 feet east of the north quarter corner Section 32, T27S, R4E. Elev. 1388.41 m.s.l.
- Date of topography survey: December 2000.
- Proposed Improvements: Unmanned pre-cast building, parking and driveway.
- Gas line is 4" belonging to the City of Garden Plain.
- Water line is 8" belonging to City of Garden Plain, Kansas.

LEGEND

- UGT
- TELE. MH. ○ TELE. MH
- W.L.
- GAS
- GM GAS METER
- m = MEASURED DISTANCE
- d = DESCRIBED DISTANCE

**PRELIMINARY PLAT/VICINITY MAP
COX COMMUNICATIONS ADDITION
SEDGWICK COUNTY, KANSAS
2001**

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