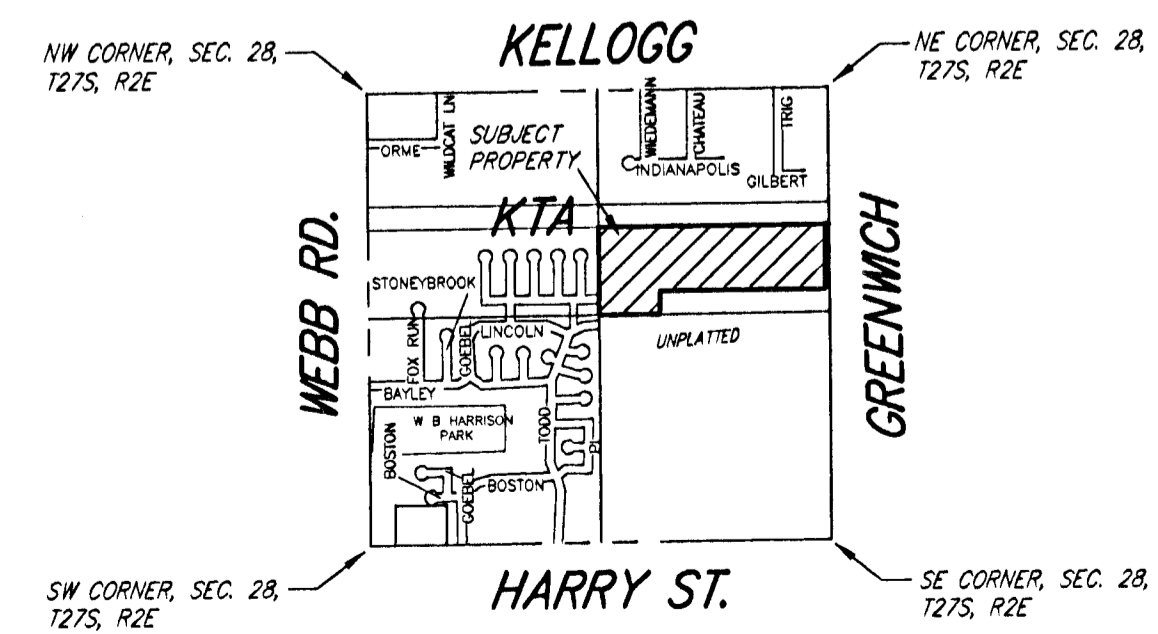
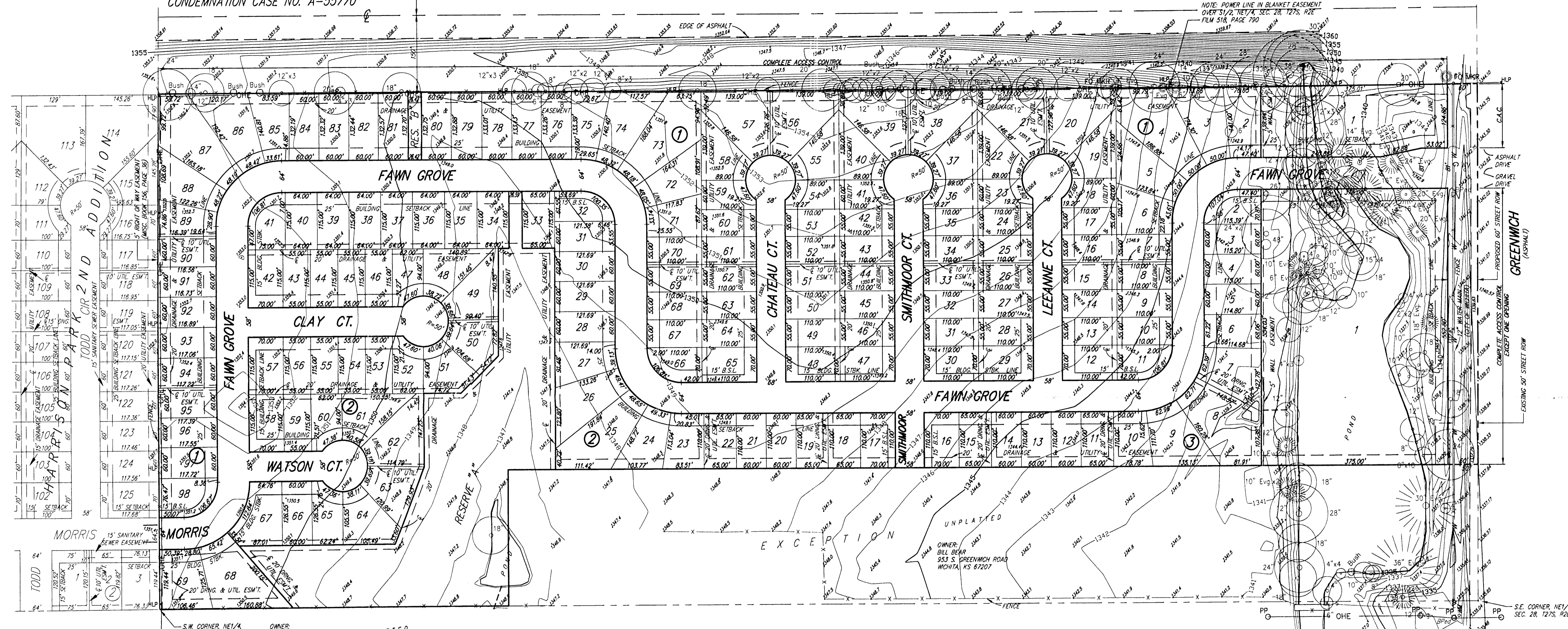


Preliminary Plat

FAWN GROVE AT SUNSET LAKES

an Addition to Wichita, Sedgwick County, Kansas

KANSAS TURNPIKE AUTHORITY RIGHT-OF-WAY
CONDEMNATION CASE NO. A-55770



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
The South Half of the Northeast Quarter of Section 28, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT that part taken for turnpike in District Court Case A-55770 and EXCEPT the East 50.00 feet for road, and EXCEPT that part of said South Half described as commencing at the southeast corner of said Northeast Quarter; thence West along the south line of said Northeast Quarter, 50.00 feet for a place of beginning; thence continuing West along the south line of said Northeast Quarter, 1898.00 feet thence North, parallel with the east line of said Northeast Quarter, 270.00 feet; thence East, parallel with the south line of said Northeast Quarter, 1898.00 feet; thence South, parallel with the east line of said Northeast Quarter, 270.00 feet to the place of beginning, containing 11.76 acres more or less.

OWNER:
Clint Miller Homes, L.L.C.
1907 S. Hydraulic
Wichita, KS 67211
Ph. (316) 269-3322

SUBDIVIDER & ENGINEER:
Ruggles & Bohm P.A.

EXISTING ZONING:
Subject property and the property to the south are zoned SF-20.
The property to the west is zoned SF-5.
Existing use is agricultural.

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:
2,153,857.5 Sq. Ft.±
49.45 Acres±

DATE OF TOPOGRAPHY:
JULY 21, 2003

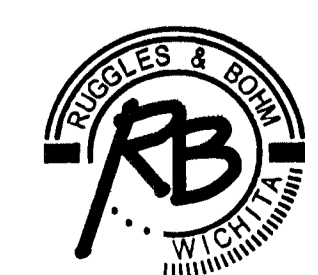
- LEGEND**
- OHE OVERHEAD ELECTRIC (NESTAR)
 - G GAS LINE (KANSAS GAS SERVICE)
 - W WATER LINE (CITY OF WICHITA)
 - °WV WATER VALVE
 - ▷ GUY ANCHOR
 - BPed TELEPHONE PEDESTAL
 - °FO MKR UNDERGROUND FIBER OPTIC
 - PP POWER POLE
 - *HLP HIGHLINE POWER POLE
 - LOCATION OF SPOT ELEVATION
 - DECIDUOUS TREE (CALIPER INDICATED)
 - ⊙ CONIFER TREE (CALIPER INDICATED)

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning

924 North Main
Wichita, Kansas 67203
www.rbkansas.com

(316) 264-8008
(316) 264-4821 fax
E-mail: info@rbkansas.com

DWG FILE: 2422P-W.C.
PROJECT NO. 2422P
SEPTEMBER 25, 2003



BENCH MARK: COW BENCHMARK AT GREENWICH AND LINCOLN, NORTHWEST CORNER OF DOUBLE 4'x6' RCGB, ON HUBGUARD, IN FRONT OF 930 S. GREENWICH. ELEV.=1334.02 (NGVD)