



- LEGEND:**
- △ SECTION CORNER FOUND PER OFFICE OF THE SEDGWICK COUNTY REGISTER OF DEEDS
 - MONUMENT FOUND, ORIGIN UNKNOWN
 - 1/2" BAR W/ CLS #20 CAP SET
 - (D) DESCRIBED
 - STREET/TRAFFIC SIGN
 - BUSINESS SIGN
 - AIR CONDITIONER PAD
 - ELECTRIC METER
 - UTILITY MANHOLE
 - UTILITY POLE W/ LIGHT
 - UTILITY POLE W/ TRANSFORMER
 - TRAFFIC SIGNAL POLE
 - LIGHT POLE
 - DEADMAN ANCHOR
 - (1) OVERHEAD POWER LINES (# OF LINES)
 - STORM SEWER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - WATER LINE
 - GAS METER
 - GAS LINE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER LINE
 - TELEPHONE PEDESTAL
 - UNDERGROUND TELEPHONE LINE
 - OVERHEAD TELEPHONE LINE
 - DECIDUOUS TREE (SIZE)
 - TREE LINE
 - CHAIN LINK FENCE
 - MAIL BOX
 - TOP OF CURB (ADD 1300)
 - FLOWLINE OF CURB (ADD 1300)
 - SPOT ELEVATION
 - 1' CONTOUR INTERVAL
 - ⓐ ENCROACHMENT IDENTIFIER

LEGAL DESCRIPTION:
 A TRACT OF LAND BEING A PORTION OF LOT 1, KNIGHT ACRES TO SEDGWICK COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, SAID POINT ALSO BEING ON THE CENTERLINE OF CENTRAL AVENUE RIGHT-OF-WAY;
 THENCE S 90°00'00" W ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SAID CENTERLINE OF CENTRAL AVENUE, A DISTANCE OF 40.37 FEET;
 THENCE S 00°00'00" W A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID CENTRAL AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;
 THENCE S 44°47'17" E CONTINUING ALONG SAID SOUTH R/W LINE A DISTANCE OF 21.14 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF SHERIDAN STREET;
 THENCE S 00°25'26" W ALONG THE WEST RIGHT-OF-WAY LINE, A DISTANCE OF 187.74 FEET;
 THENCE N 89°57'54" W A DISTANCE OF 326.51 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;
 THENCE N 00°25'26" E ALONG SAID WEST LINE A DISTANCE OF 75.00 FEET;
 THENCE S 89°57'54" E A DISTANCE OF 85.00 FEET;
 THENCE N 00°25'26" E A DISTANCE OF 127.59 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE;
 THENCE N 90°00'00" E ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 228.51 FEET TO THE POINT OF BEGINNING, CONTAINS 55,226 SF, 1.27 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESERVATIONS, AND RESTRICTIONS NOW OF RECORD.
 END OF DESCRIPTION

THE PROPERTY DESCRIBED ABOVE IS THE SAME AS THE PROPERTY DESCRIBED IN DEED BOOK 738, PAGE 0949, DOC#/FLM-PG: 28726062, & DOC#/FLM-PG: 28666299 IN OFFICE OF THE SEDGWICK COUNTY REGISTER OF DEEDS.

- BENCHMARKS:**
 BM #1: CITY OF WICHITA BENCHMARK - BRASS CAP IN CONC AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 9TH STREET AND SHERIDAN STREET. ELEV=1308.10
 TBM #1: SET "H" IN WEST CAP BOLT OF FIRE HYDRANT IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF SHERIDAN STREET AND ELM STREET. ELEV=1308.22
 TBM #2: SET "H" IN THE SOUTHWEST CAP BOLT OF FIRE HYDRANT IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF SHERIDAN STREET AND CENTRAL AVENUE. ELEV=1311.15
 TBM #3: SET SPIKE STEP IN EAST FACE OF POWER POLE 250'± SOUTH OF CENTERLINE OF CENTRAL AVENUE AND 5'± WEST OF BACK OF CURB, WEST SIDE OF SHERIDAN STREET. ELEV=1312.01
- NOTE: CITY OF WICHITA DATUM IS 1187.4' LOWER THAN USGS.

BASIS OF BEARINGS: WAS AN ASSUMED BEARING OF N 90°00'00" W ON THE NORTH LINE OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 1 WEST, WICHITA, SEDGWICK COUNTY, KANSAS.

FLOOD STATEMENT: EXISTING PROPERTY IS LOCATED IN "ZONE B" ON THE FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS, COMMUNITY PANEL NO. 200328 0025 B, EFFECTIVE DATE MAY 15, 1986. "ZONE B" IS DEFINED AS "AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD."

KANSAS ONE-CALL SYSTEMS, INC.
 CALL BEFORE YOU DIG - DRILL - BLAST
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 (DIG-SAFE)
 (316) 687-3753
 (FAX)
 KANSAS ONE CALL SYSTEM, INC.

SURVEYOR/ENGINEER:
 KAW VALLEY ENGINEERING, INC.
 LEON D. OSBOURN, PE
 2319 NORTH JACKSON
 P.O. BOX 1304
 JUNCTION CITY, KANSAS
 785-762-5040 (PHONE)
 785-762-7744 (FAX)

DEVELOPER/OWNER:
 FAMILY VIDEO CLUB, INC.
 KEITH HOOGLAND, PRESIDENT
 1022 EAST ADAM STREET
 SPRINGFIELD, ILL 62703
 217-544-2001

- ZONING:**
 LC - "LIMITED COMMERCIAL"
 SF-5 - "SINGLE FAMILY: 5000"
- NOTES:**
 1. ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY ARE TO BE REMOVED.
 2. ALL IMPROVEMENTS TO BE FINANCED PRIVATELY.
 3. DRAINAGE TO BE SHEET FLOW INTO CURB & GUTTER ON THE WEST SIDE OF THE PROJECT. THE EAST SIDE OF THE PROJECT TO BE COLLECTED IN A CURB INLET AND CONNECTED TO EXISTING INLET ON SHERIDAN STREET.
 4. DATE OF SURVEY: JUNE 20, 2006
 5. IMPROVEMENTS TO BE COMMERCIAL IN NATURE

UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

KANSAS ONE-CALL
 KANSAS GAS SERVICE
 WESTAR ENERGY
 SOUTHWESTERN BELL TELEPHONE COMPANY
 CITY OF WICHITA WATER DEPARTMENT
 CITY OF WICHITA SEWER MAINTENANCE

1-800-344-7233
 1-316-832-3177
 1-316-261-6320
 1-316-268-2222
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PRELIMINARY PLAT
THE FAMILY VIDEO ADDITION
 A REPLAT OF A PORTION OF LOT 1, KNIGHT ACRES ADDITION
 SEDGWICK COUNTY, KANSAS
 IN THE NW 1/4, SEC. 24, T-27-S, R-1-W
 KAW VALLEY ENGINEERING, INC.
 2319 NORTH JACKSON - PO BOX 1304
 JUNCTION CITY, KANSAS 66441
 785-762-5040

PROJ. NO.	A06_2911
DATE	NOV 22, 2006
DESIGNER	LDO
DRAWN BY	LDO
CFN	2911PRLM
SHEET	1 OF 1
REV	0
LR	
LS	
LD	
DSN	
DWN	
CHK	
REV	DATE DESCRIPTION
0	06-07-06 INITIAL ISSUE

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KAW VALLEY ENGINEERING, INC. - CONSULTING ENGINEERS
 Offices: Junction City, Ks. Lenexa, Ks.

FAMILY VIDEO
 CENTRAL AVENUE & SHERIDAN STREET
 WICHITA, KANSAS

PRELIMINARY PLAT

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