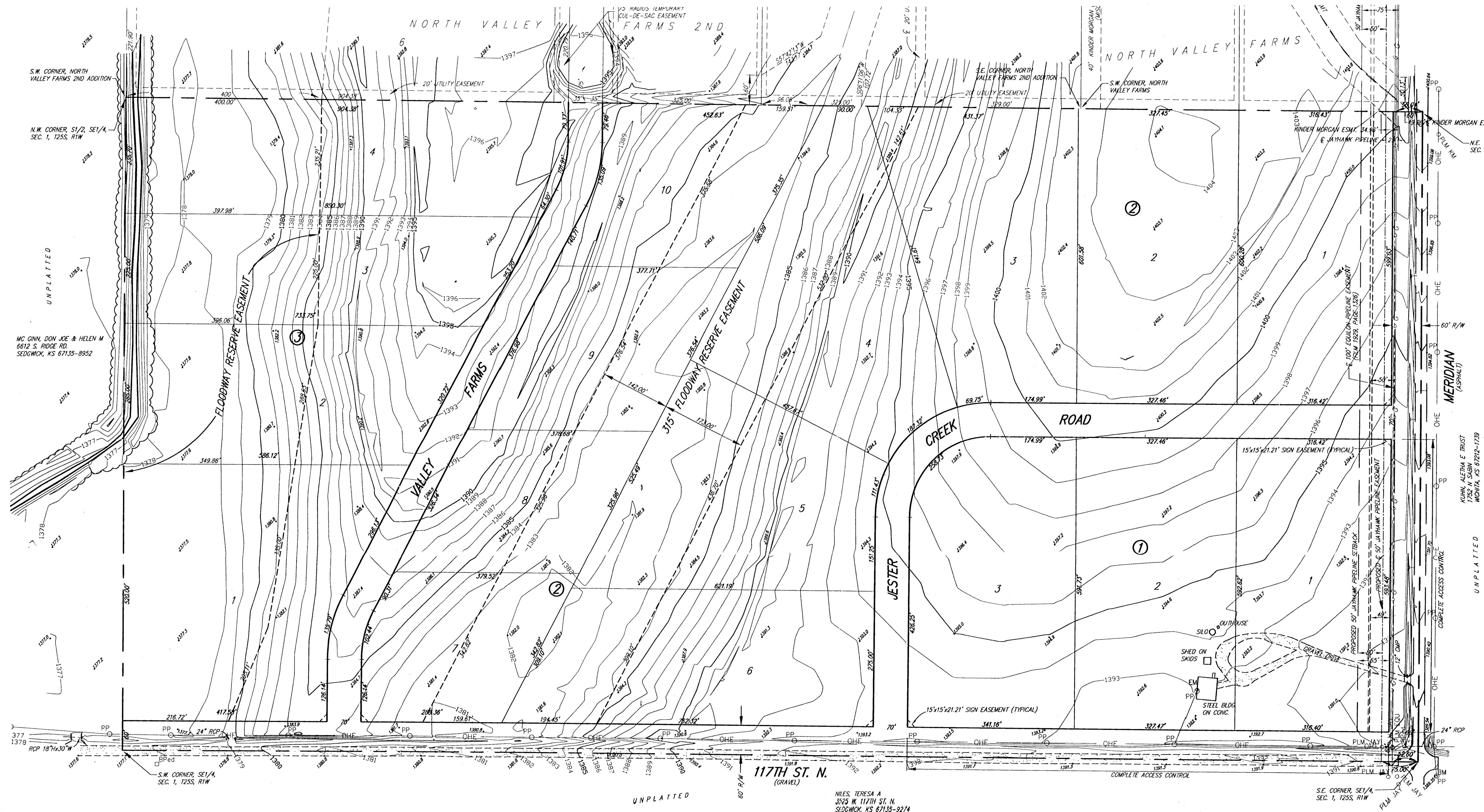


Preliminary Plat

JESTER CREEK ESTATES

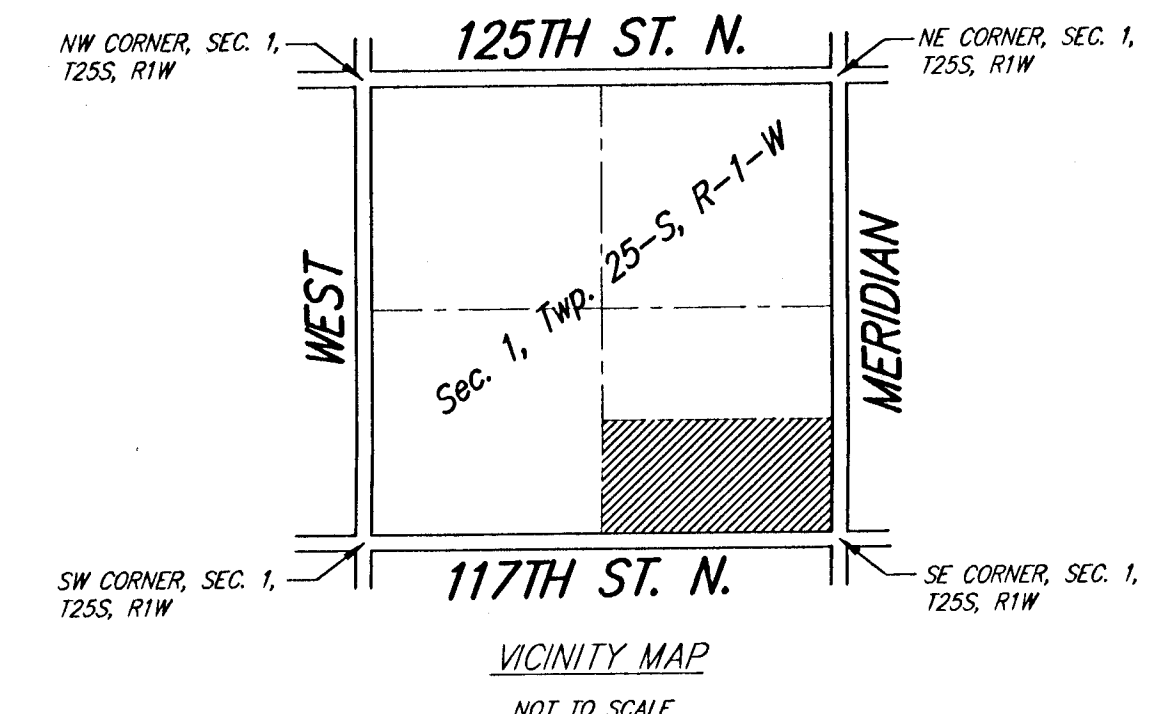
Sedgwick County, Kansas



BENCH MARK: ROD NAIL IN HIGHLINE ELECTRIC POLE
45' S.E. OF THE S.E. CORNER OF SEC. 1, T25S, R1W
ELEV.=1589.40 (M.S.L.)

LEGEND

- OHE OVERHEAD ELECTRIC (WESTAR)
- G GAS LINE
- T UNDERGROUND TELEPHONE (SBC)
- EM ELECTRIC METER
- BPed TELEPHONE PEDESTAL
- BM BENCH MARK
- PP POWER POLE
- PLM EQU EQUILON PIPELINE MARKER
- PLM JAY JAYHAWK PIPELINE MARKER
- PLM KM KINDER MORGAN PIPELINE MARKER
- SPOT LOCATION OF SPOT ELEVATION



LEGAL DESCRIPTION:
The South Half of the Southeast Quarter of Section 1, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

OWNER:
Jester Creek Partners
8701 E. 63rd St. S.
Derby, KS 67037

Ph. (316) 371-0556

SUBDIVIDER & ENGINEER:
Ruggles & Bohm P.A.

EXISTING ZONING:
Subject property and all the surrounding property are zoned RR.
Existing use is agricultural

FLOOD ZONE:
According to the FEMA/FIRM Community Panel No. 200321 0050 A, effective June 3, 1986; the property shown hereon is located in Zones A and C, an area of minimal flooding.

GROSS AREA:
3,512,481.8 Sq. Ft.±
80.64 Acres±

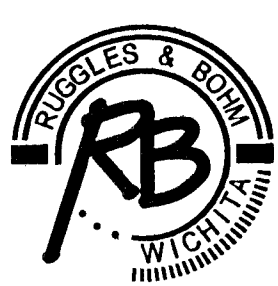
DATE OF TOPOGRAPHY:
JANUARY 13, 2004

PIPELINE EASEMENT OVER THE E1/2, SEC. 1, T25S, R1W GRANTED TO JAYHAWK PIPELINE, L.L.C. IN FILM 2367, PG. 1957

PIPELINE EASEMENT OVER THE E1/2, SEC. 1, T25S, R1W GRANTED TO KINDER MORGAN IN FILM 1943, PG. 0485

EASEMENT OVER THE SE1/4, SEC. 1, T25S, R1W GRANTED TO KANSAS GAS AND ELECTRIC COMPANY IN MISC. BK. 251, PG. 116

DWG FILE: SURVEY BASE
PROJECT NO: 253SP
APRIL 19, 2004



Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main (316) 284-8008
Wichita, Kansas 67203 (316) 284-4821 fax
www.rbkansas.com E-mail: info@rbkansas.com