

PRELIMINARY PLAT OF  
"GOD'S COUNTRY"

AN ADDITION TO SEDGWICK COUNTY, KANSAS  
IN THE SOUTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH P.M.

PROPERTY IS SUBJECT TO THE FOLLOWING:

Right-of-Way Agreement to Cities Service Oil Company,  
Blanket Easement over SW Quarter of Section 23,  
Township 26 South, Range 3 West of the 6th P.M.  
(Book 371, Page 492, Recorded June 14, 1956)

Pipe Line Order for 4 inch L.P.G. Pipe Line  
(Book 373, Pages 472-473)

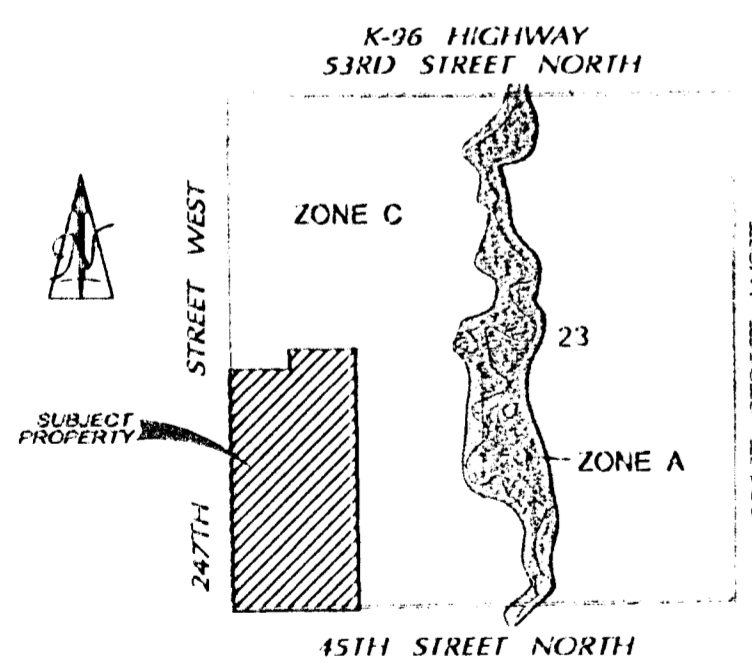
Assignment, Conveyance and Bill of Sale  
From Frident NGL, Inc. to Koch Pipelines, Inc.  
Referencing the above Right-of-Way Agreement  
(Film 1356, Page 1933, Recorded July 16, 1933)

Existing Street Right-of-Way:

- 247th Street West:  
30' Half-Street Right-of-Way  
(No Road Record)
- 40' Half-Street Right-of-Way  
(Right-of-Way Agreement, Misc. Bk. 514, Page 39,  
Recorded February 26, 1963)
- 15th Street North:  
30' Half-Street Right-of-Way  
(Road Record Book C, Page 130, Recorded July 7, 1892)

FLOOD ZONE MAP

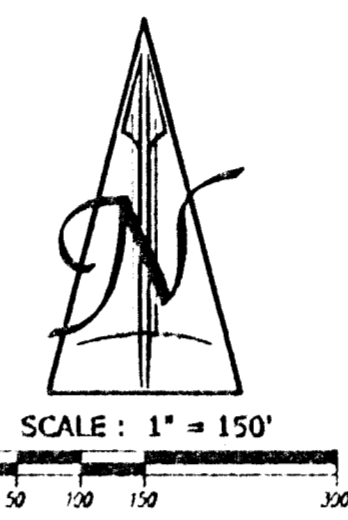
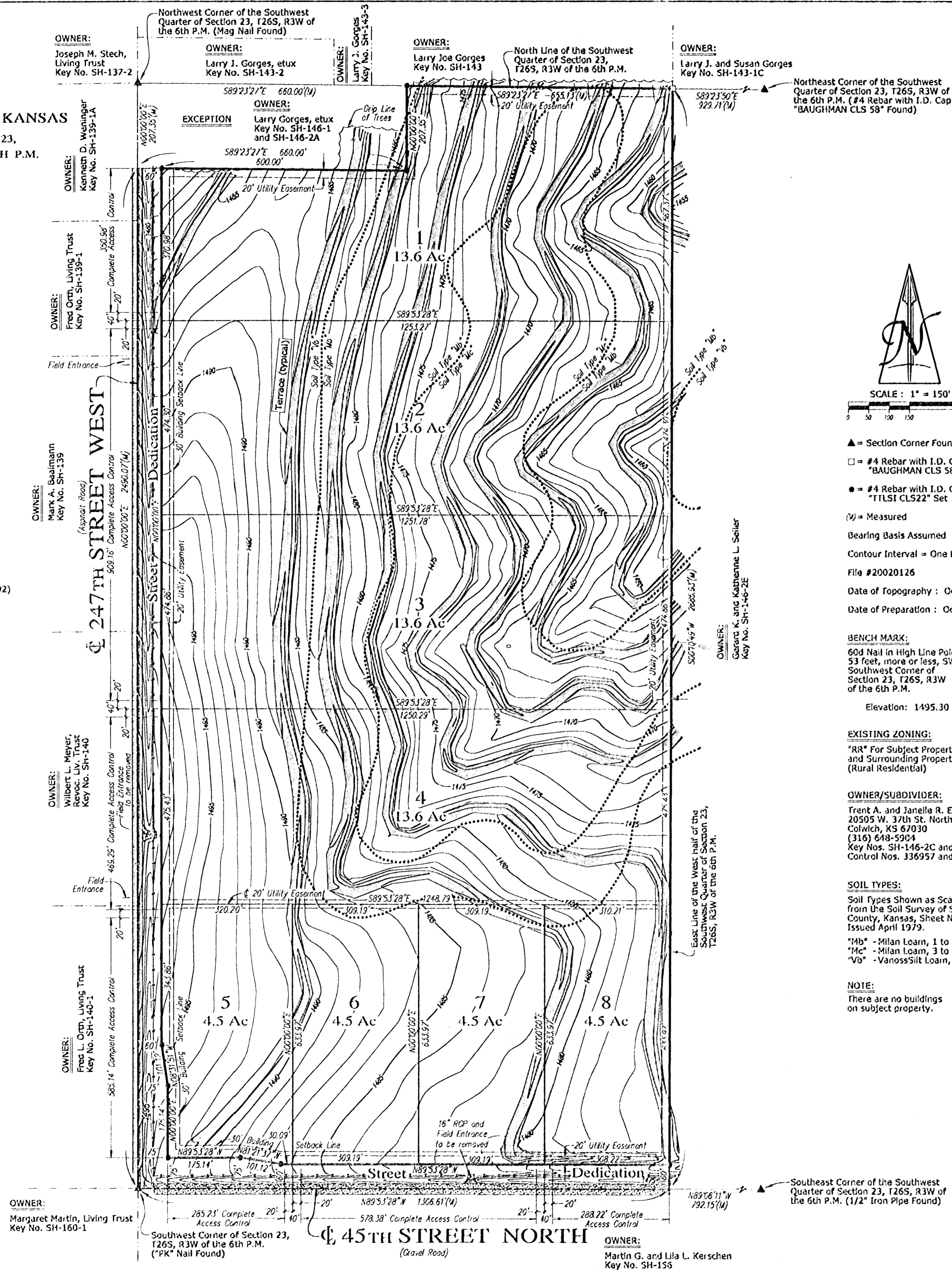
Sec. 23, T26S, R3W



SCALE: 1" = 2,000'

FLOOD ZONE:

Subject property is in Zone C, as shown of  
Federal Emergency Management Agency  
(FEMA) Flood Insurance Rate Map (FIRM) for  
Sedgwick County, Kansas, Community Panel  
Number 200321 0100 A, effective June 3, 1986.



- ▲ = Section Corner Found as noted
- = #4 Rebar with I.D. Cap "BAUGHMAN CLS 58" Found
- = #4 Rebar with I.D. Cap "TILSI CLS22" Set
- (M) = Measured
- Bearing Basis Assumed
- Contour Interval = One Foot
- File #20020126
- Date of Topography : October 11, 2002
- Date of Preparation : October 31, 2002

BENCH MARK:  
60d Nail in High Line Pole  
53 feet, more or less, SW of  
Southwest Corner of  
Section 23, T26S, R3W  
of the 6th P.M.  
Elevation: 1495.30 MSL

EXISTING ZONING:  
"RR" For Subject Property  
and Surrounding Properties  
(Rural Residential)

OWNER/SUBDIVIDER:  
Trent A. and Janella R. Edelman  
20505 W. 37th St. North  
Colwich, KS 67030  
(316) 648-5904  
Key Nos. SH-146-2C and SH-146-2D  
Control Nos. J36957 and J36958

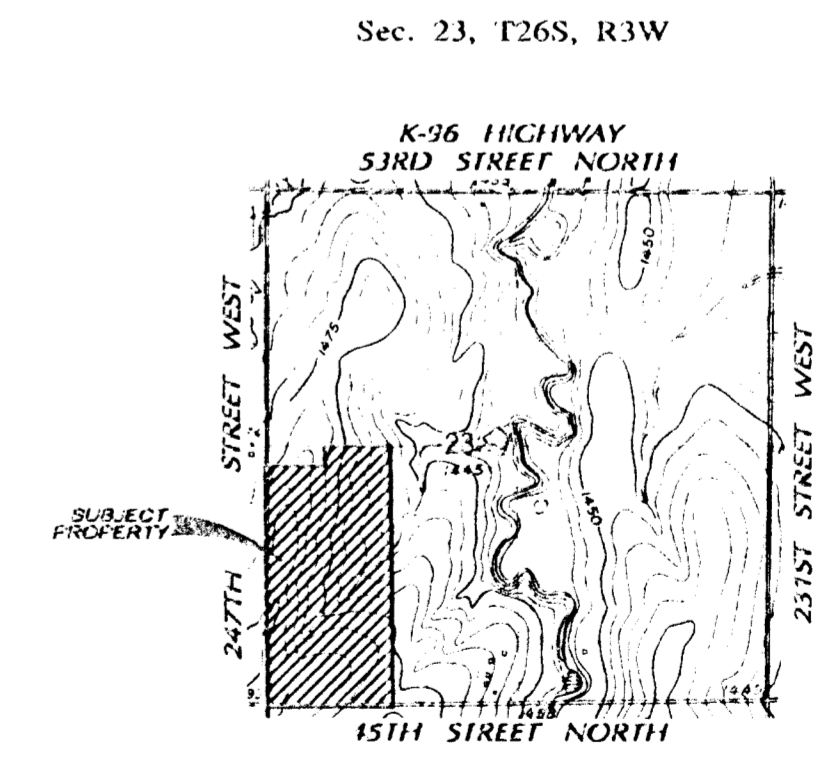
SOIL TYPES:  
Soil Types Shown as Scaled  
from the Soil Survey of Sedgwick  
County, Kansas, Sheet No. 23,  
Issued April 1979.  
"Mb" - Milan Loam, 1 to 3 percent slopes  
"Mc" - Milan Loam, 3 to 6 percent slopes  
"Vb" - Vanossilt Loam, 1 to 3 percent slopes

NOTE:  
There are no buildings  
on subject property.

LEGAL DESCRIPTION FOR  
"GOD'S COUNTRY"

The West Half of the Southwest Quarter of Section 23, Township 26 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas, **EXCEPT** that part described as: **Beginning** at the Northwest corner of said Southwest Quarter; thence with an assumed bearing of South 89°23'27" East, on the North line of said Southwest Quarter, a distance of 660 feet; thence South 0°00'00" West, parallel with the West line of said Southwest Quarter a distance of 207.35 feet; thence North 89°23'27" West, a distance of 660 feet to a point on the West line of said Southwest Quarter; thence North 0°00'00" East, on said West line, a distance of 207.35 feet to the **Point of Beginning**. Said tract contains 77.86 acres, more or less, and is subject to public road rights-of-way on the South and West, and is also subject to any easements and restrictions of record.

VICINITY MAP OF  
"GOD'S COUNTRY"



COLWICH QUADRANGLE  
MOUNT HOPE QUADRANGLE  
7.5 Minute Series

SCALE: 1" = 2,000'