

# Preliminary Plat MILLS ESTATES

## An Addition to Sedgwick County, Kansas

**OWNERS:**  
Randy D. & Jane M. Mills  
511 Janet  
Clearwater, Kansas 67206  
Ph. (620) 584-2704

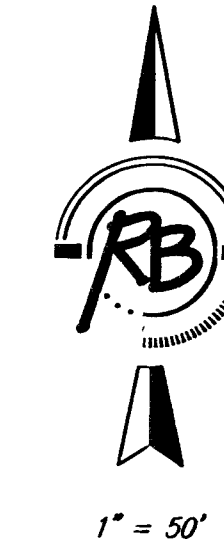
**SUBDIVIDER & ENGINEER:**  
Ruggles & Bohm P.A.

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

**GROSS AREA:**  
217,804.4 Sq. Ft.±  
5.00 Acres±

**DATE OF TOPOGRAPHY:**  
JULY 9, 2003

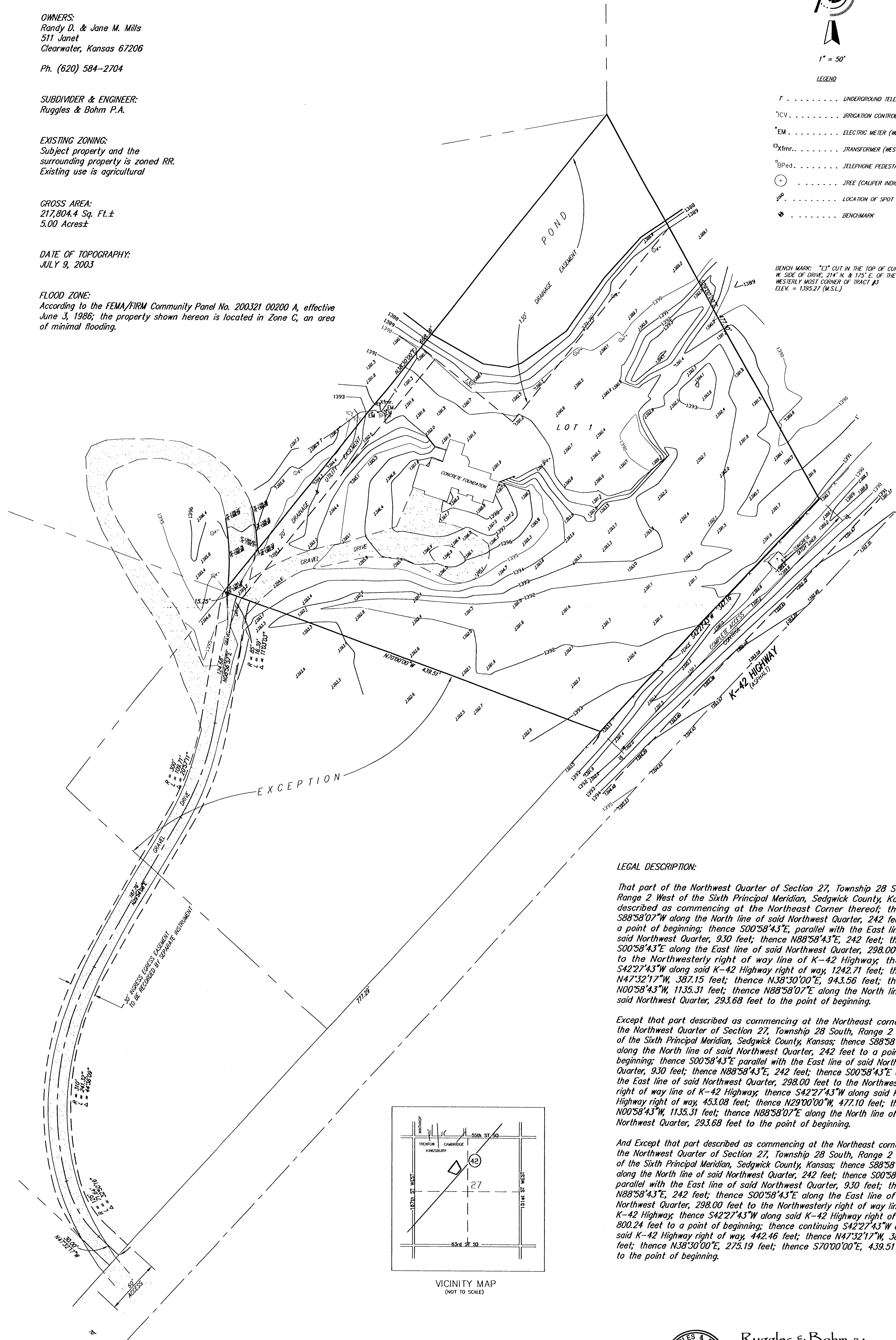
**FLOOD ZONE:**  
According to the FEMA/FIRM Community Panel No. 200321 00200 A, effective  
June 3, 1986, the property shown hereon is located in Zone C, an area  
of minimal flooding.



LEGEND

- T . . . . . UNDERGROUND TELEPHONE (SDC)
- TICV . . . . . IRRIGATION CONTROL VALVE
- \*EM . . . . . ELECTRIC METER (WESTAR)
- \*Xfmr. . . . . TRANSFORMER (WESTAR)
- BPed. . . . . TELEPHONE PEDESTAL (SDC)
- . . . . . TREE (CALIPER INDICATED)
- . . . . . LOCATION OF SPOT ELEVATION
- ◆ . . . . . BENCHMARK

BENCHMARK: "C" CUT IN THE TOP OF CURB  
W. SIDE OF DRIVE, 214' N. & 175' E. OF THE  
WESTERLY MOST CORNER OF TRACT #3  
ELEV. = 1355.27 (M.S.L.)

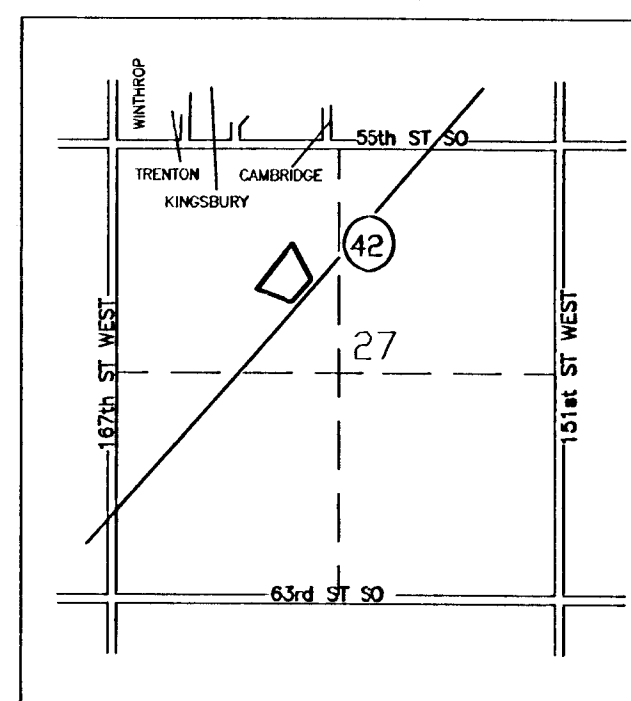


**LEGAL DESCRIPTION:**

That part of the Northwest Quarter of Section 27, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as commencing at the Northeast Corner thereof; thence  $S88^{\circ}58'07''W$  along the North line of said Northwest Quarter, 242 feet to a point of beginning; thence  $S00^{\circ}58'43''E$ , parallel with the East line of said Northwest Quarter, 930 feet; thence  $N88^{\circ}58'43''E$ , 242 feet; thence  $S00^{\circ}58'43''E$  along the East line of said Northwest Quarter, 298.00 feet to the Northwesterly right of way line of K-42 Highway; thence  $S42^{\circ}27'43''W$  along said K-42 Highway right of way, 1242.71 feet; thence  $N47^{\circ}32'17''W$ , 387.15 feet; thence  $N38^{\circ}30'00''E$ , 943.56 feet; thence  $N00^{\circ}58'43''W$ , 1135.31 feet; thence  $N88^{\circ}58'07''E$  along the North line of said Northwest Quarter, 293.68 feet to the point of beginning.

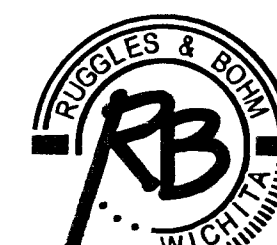
Except that part described as commencing at the Northeast corner of the Northwest Quarter of Section 27, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence  $S88^{\circ}58'07''W$  along the North line of said Northwest Quarter, 242 feet to a point of beginning; thence  $S00^{\circ}58'43''E$  parallel with the East line of said Northwest Quarter, 930 feet; thence  $N88^{\circ}58'43''E$ , 242 feet; thence  $S00^{\circ}58'43''E$  along the East line of said Northwest Quarter, 298.00 feet to the Northwesterly right of way line of K-42 Highway; thence  $S42^{\circ}27'43''W$  along said K-42 Highway right of way, 453.08 feet; thence  $N29^{\circ}00'00''W$ , 477.10 feet; thence  $N00^{\circ}58'43''W$ , 1135.31 feet; thence  $N88^{\circ}58'07''E$  along the North line of said Northwest Quarter, 293.68 feet to the point of beginning.

And Except that part described as commencing at the Northeast corner of the Northwest Quarter of Section 27, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence  $S88^{\circ}58'07''W$  along the North line of said Northwest Quarter, 242 feet; thence  $S00^{\circ}58'43''E$  parallel with the East line of said Northwest Quarter, 930 feet; thence  $N88^{\circ}58'43''E$ , 242 feet; thence  $S00^{\circ}58'43''E$  along the East line of said Northwest Quarter, 298.00 feet to the Northwesterly right of way line of K-42 Highway; thence  $S42^{\circ}27'43''W$  along said K-42 Highway right of way, 800.24 feet to a point of beginning; thence continuing  $S42^{\circ}27'43''W$  along said K-42 Highway right of way, 442.46 feet; thence  $N47^{\circ}32'17''W$ , 387.15 feet; thence  $N38^{\circ}30'00''E$ , 275.19 feet; thence  $S70^{\circ}00'00''E$ , 439.51 feet to the point of beginning.



VICINITY MAP  
(NOT TO SCALE)

DWG. FILE: 2419P-W.C.  
PROJECT NO. 2419P  
AUGUST 25, 2003



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