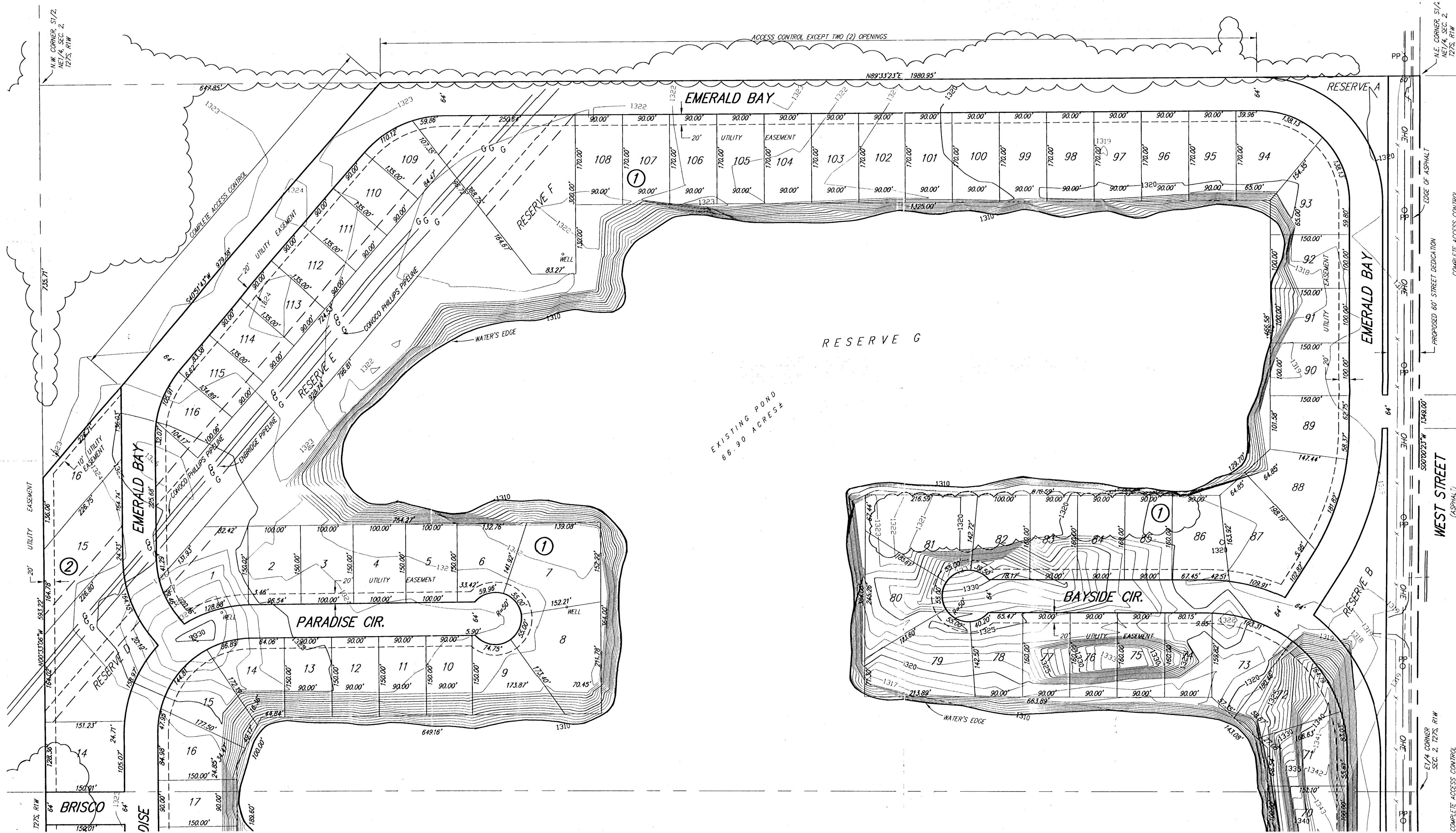


Preliminary Plat

EMERALD BAY ESTATES

Wichita, Sedgwick County, Kansas



LEGAL DESCRIPTION:

Parcel 1:
 The S1/2 of the NE1/4 of Sec. 2, T27S, R1W of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part of said S1/2 described as beginning at the N.W. corner thereof; thence East along the north line of said S1/2, 647.85 feet; thence Southwesterly, 979.38 feet to a point on the west line of said S1/2, said point being 735.71 feet South of the place of beginning; thence North along said west line to the place of beginning.

Parcel 2:
 The N1/2 of the SE1/4 of Sec. 2, T27S, R1W of the 6th P.M., Sedgwick County, Kansas, EXCEPT that portion condemned in District Court Cases A-31849 and C-30467.

OWNER:
 Netco Remodeling
 Attn: Gaylan Nett, Jr.
 1650 S. Meridian, Ste. 7
 Wichita, KS 67213

Ph. (316) 942-0446

SUBDIVIDER & ENGINEER:
 Ruggles & Bohm P.A.

PROPOSED ZONING:
 SF-5

EXISTING ZONING:
 Property to the north and east are zoned SF-5.
 Subject property and the rest of the surrounding property is zoned SF-20.
 Existing use is agricultural

FLOOD ZONE:
 According to the FEMA/FIRM Community Panel No. 200321 0125 A, effective June 3, 1986; the property shown hereon is located in Zones B and C

GROSS AREA:
 6,543,029.7 Sq. Ft. ±
 150.21 Acres ±

DATE OF TOPOGRAPHY:
 AUGUST 10, 2005



1" = 100'

LEGEND

- OHE OVERHEAD ELECTRIC (SEDCOMCO. ELECTRIC)
- OPP UTILITY POLE

BUILDING SETBACKS PER ZONING REGULATIONS

BENCH MARK: CITY OF WICHITA BRASS DISK ON THE NORTHWEST CORNER OF A R.C.B.C. 0.75 MILES EAST OF HOOVER ON 21ST ST. NORTH
 ELEV = 1321.62 M.S.L.

BENCH MARK: CITY OF WICHITA BRASS DISK AT THE NORTHWEST CORNER OF HOOVER AND 21ST ST. NORTH
 ELEV = 1326.47 M.S.L.

BENCH MARK: CITY OF WICHITA BRASS DISK TOP OF HEADWALL OF R.C.B.C. UNDER WEST STREET, NORTH OF 29TH ST. NORTH ON EAST SIDE OF WEST ST.
 ELEV = 1321.80 M.S.L.

BENCH MARK: CITY OF WICHITA BRASS DISK AT THE SOUTHWEST CORNER OF HOOVER AND 29TH ST. NORTH
 ELEV = 1330.16 M.S.L.

