

OWNER:  
Four J Inc.  
Key #VI-3

OWNER:  
Valeta F. Nelson (Rev. Trust)  
Key #NI-31

OWNER:  
Valeta F. Nelson  
(Rev. Trust)  
Key #NI-30

PRELIMINARY PLAT OF  
"THE PARK AT  
COTTONWOOD SUNRISE ESTATES"  
A CONSERVATION CLUSTER SUBDIVISION  
IN SEDGWICK COUNTY, KANSAS  
IN THE NW 1/4 OF SECTION 7, T29S, R2W OF THE 6TH P.M.

Northwest Corner of the  
Northwest Quarter of  
Section 7, T29S, R2W  
of the 6th P.M.  
(3/4" Iron Pipe Found)

Northeast Corner of the  
Northwest Quarter of  
Section 7, T29S, R2W  
of the 6th P.M.  
(1/2" Iron Pipe Found)

215TH STREET WEST  
(Gravel)

OWNER:  
Quentin C. and  
Joyce K. Stump  
Key #VI-70

Southwest Corner of the  
Northwest Quarter of  
Section 7, T29S, R2W  
of the 6th P.M.  
(3/4" Iron Pipe Found)

OWNER:  
Quentin C. Stump  
Key #VI-72

OWNER:  
Prestwick Properties Inc.  
Lot 1, Block 1, Harvest Valley Estates  
Key #NI-756

OWNER:  
Prestwick Properties Inc.  
Lot 2, Block 1, Harvest Valley Estates  
Key #NI-757

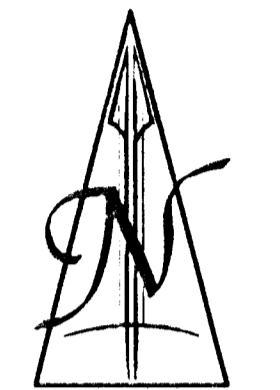
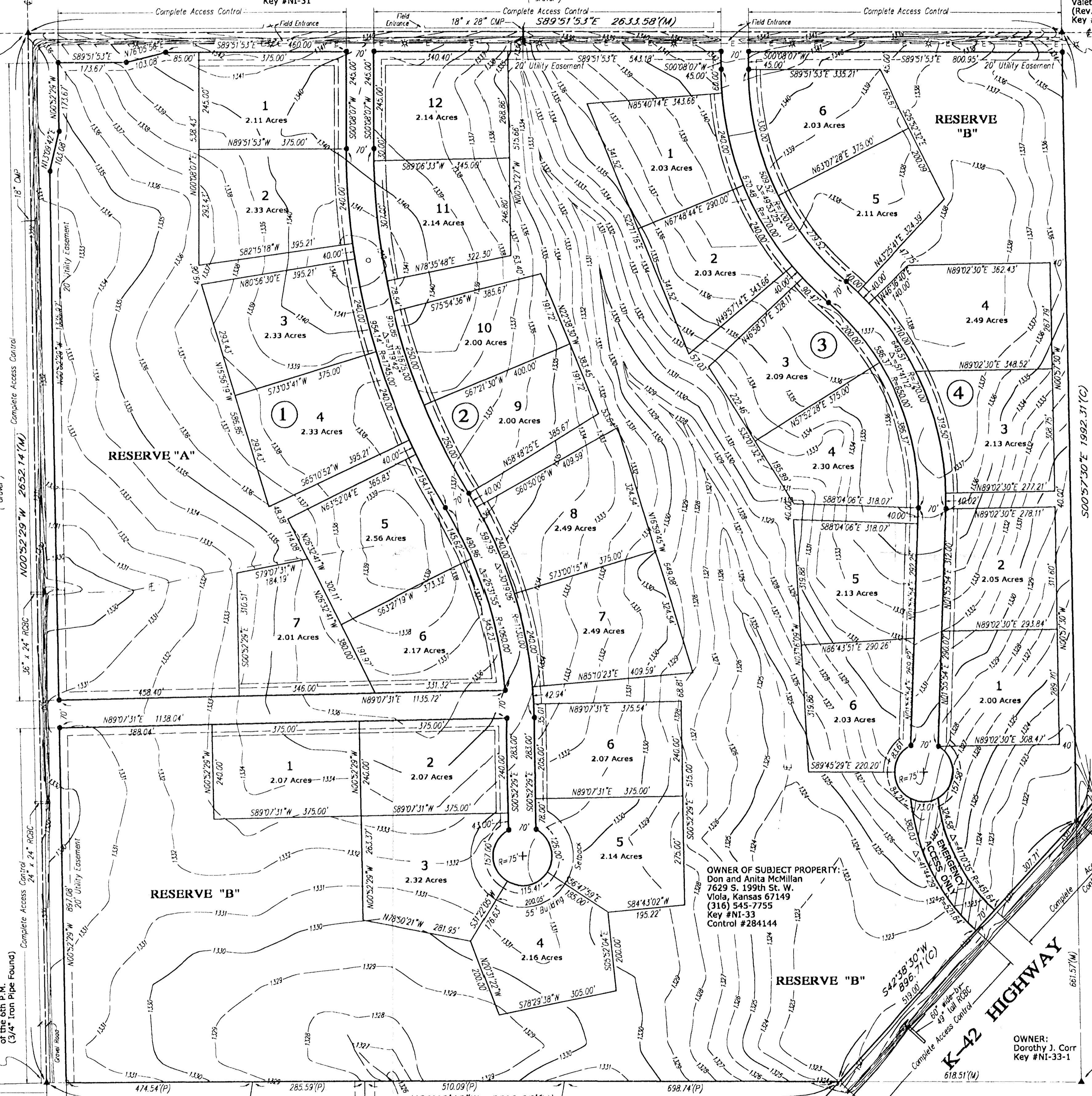
OWNER:  
Prestwick Properties Inc.  
Lot 3, Block 1, Harvest Valley Estates  
Key #NI-758

OWNER:  
Prestwick Properties Inc.  
Lot 4, Block 1, Harvest Valley Estates  
Key #NI-759

OWNER OF SUBJECT PROPERTY:  
Don and Anita McMillan  
7629 S. 199th St. W.  
Viola, Kansas 67149  
(316) 545-7755  
Key #NI-33  
Control #284144

OWNER:  
Dorothy J. Corr  
Key #NI-33-1

OWNER:  
Bernard J. Veth (aux)  
Key #NI-32-1



SCALE: 1" = 150'

- ▲ = Section Corner Found as noted
  - = #5 Rebar Found with I.D. Cap "POE & ASSOC."
  - = #4 Rebar Set with I.D. Cap "TTLST CLS22"
  - (P) = Platted Measurement
  - (M) = Measured
  - (C) = Calculated
- Bearing Basis Assumed  
Contour Interval = One Foot
- Total Area (Parent Tract) : 155.79 Acres  
Number of Lots Allowed : 31  
Date of Topography : February 4, 2000  
Date of Preparation : May 1, 2000

PARENT BENCH MARK:

U.S.G.S. E 39  
A standard disk, stamped E 39 1934  
and set in the top of a concrete  
post, 140' West and 25' North of the  
Southwest Corner of Section 7,  
T29S, R2W, of the 6th P.M.  
Elevation: 1317.13 NAVD29

ON-SITE BENCH MARK:

1/2" Square Spike in HLP, 150' South  
and 30' East of the West Quarter  
Corner of Section 7, T29S, R2W  
of the 6th P.M.  
Elevation: 1331.58 NAVD29

EXISTING ZONING:

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

OWNER/SUBDIVIDER:

Don and Anita McMillan  
Rt. 1, 7629 S. 199th St. W.  
Viola, Kansas 67149  
(316) 545-7755

RESERVES:

Reserves are for Open Space,  
Floodway Reserve, and Utility Easement.

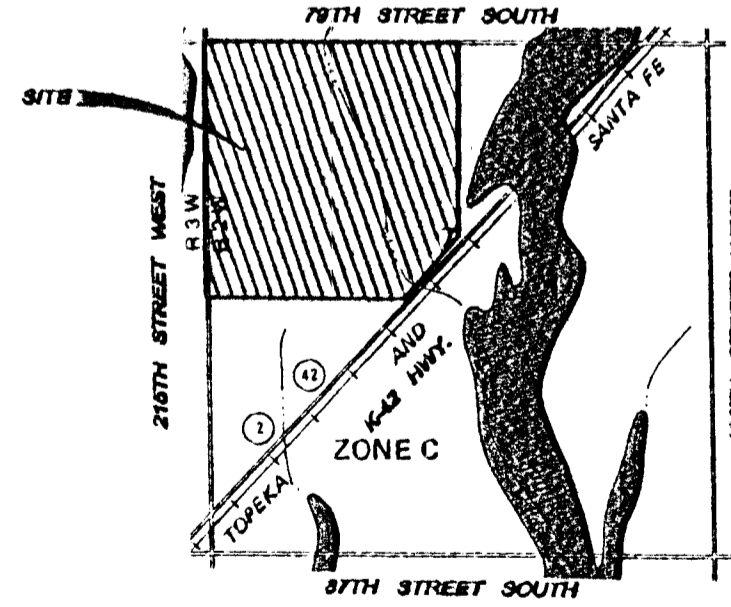
SETBACKS BY ZONING:

Building Setback Along 79th Street : 35'  
Front Yard Building Setback : 30'  
Rear Yard Building Setback : 25'  
Side Yard Building Setback : 20'

There are no buildings  
on subject property.

FLOOD ZONE MAP

Sec. 7, T29S, R2W



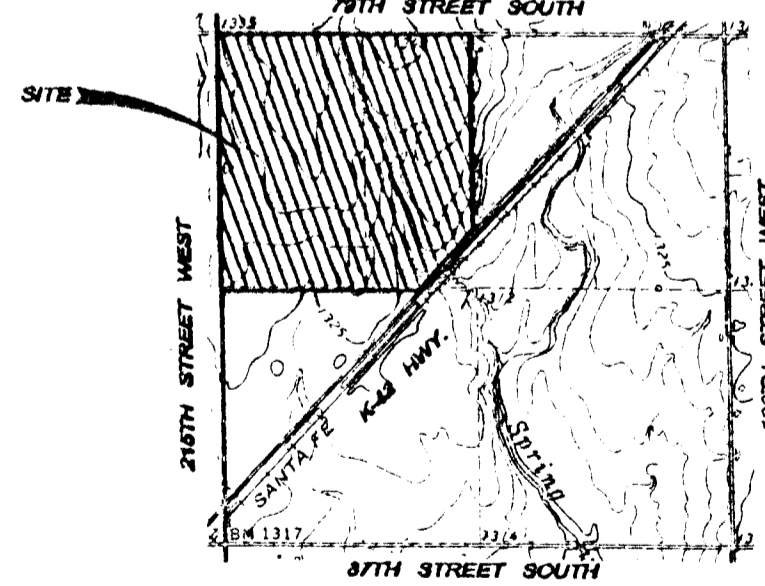
SCALE: 1" = 2,000'

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 0275 A, effective June 3, 1986.

VICINITY MAP

Sec. 7, T29S, R2W



CLEARWATER QUADRANGLE  
7.5 Minute Series

SCALE: 1" = 2,000'