

Preliminary Plat

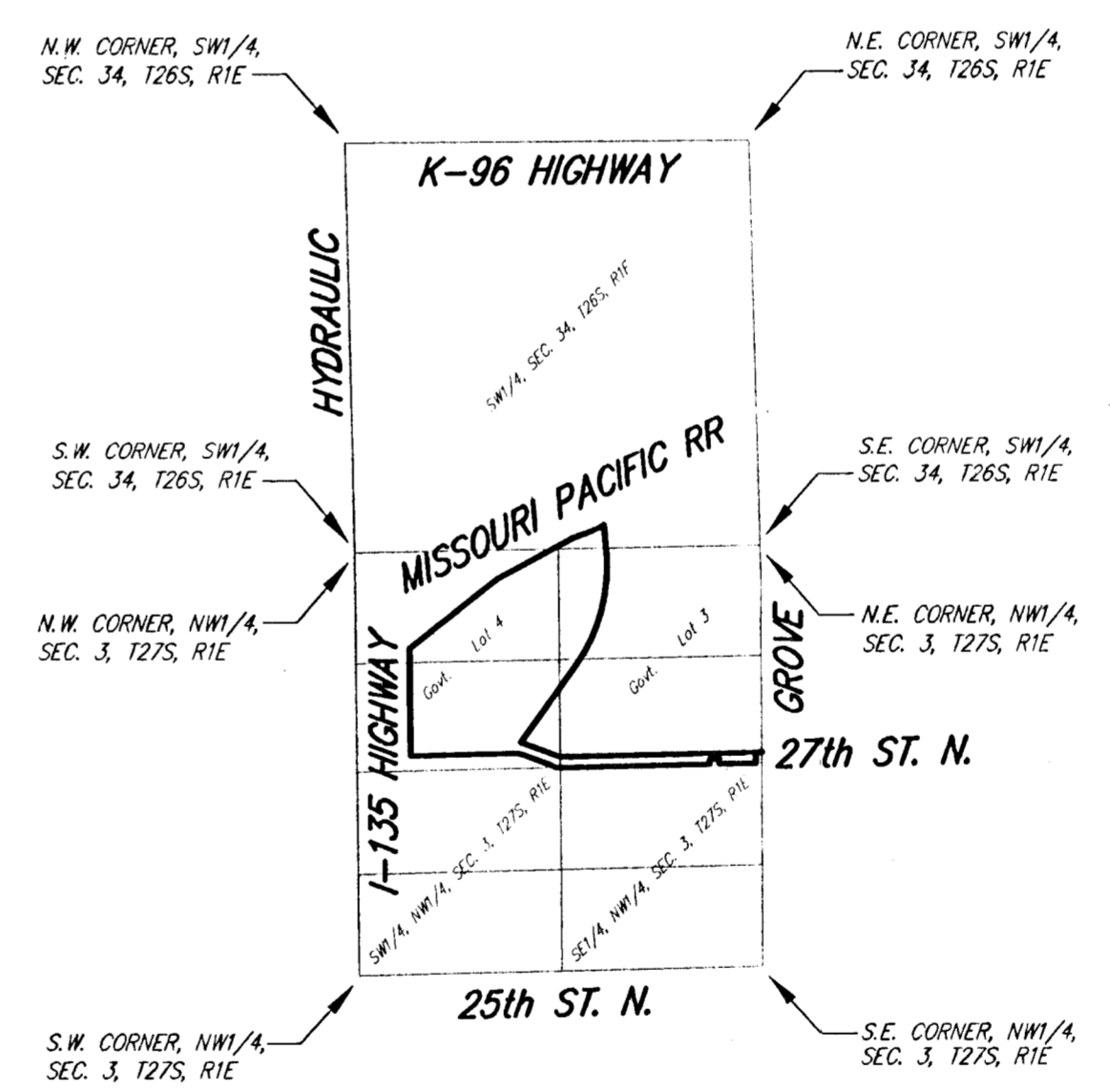
HEARTLAND PREPAREDNESS CENTER

An Addition to Wichita, Sedgwick County, Kansas



LEGEND

- SS SANITARY SEWER (CITY OF WICHITA)
- UGE UNDERGROUND ELECTRIC (WESTAR)
- OHE OVERHEAD ELECTRIC (WESTAR)
- PL MKR KANEB PIPELINE MARKER
- ELEC. BOX ELECTRIC BOX (WESTAR)
- M.W. MONITOR WELL
- PP POWER POLE
- LP LIGHT POLE
- SIGN
- SS M.H. SANITARY SEWER MANHOLE (CITY OF WICHITA)
- SP LOCATION OF SPOT ELEVATION
- SR LOCATION OF TOP OF RAIL SPOT ELEVATION



LEGAL DESCRIPTION:

That part of the NW1/4 of Section 3, Township 27 South, and that part of the SW1/4 of Section 34, Township 26 South, all in Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the intersection of the east line of I-135 highway right-of-way, as condemned in Condemnation Case C-7212-65, and the southerly line of road deeded at Book 433, Page 637; thence N52°05'32"E along said southerly line, 734.88 feet; thence N62°15'32"E along said southerly line, 404.86 feet to its intersection with the north line of said NW1/4 of Section 3; thence N62°15'32"E along said southerly line, 150.05 feet; thence N69°46'32"E along said southerly line, 222.55 feet; thence S04°40'57"E, 183.89 feet to the P.C. of a curve to the right having a radius of 1045.58 feet; said point being on the westerly line of Wichita and Valley Center East Branch Interception Canal Main Drain right-of-way, as condemned in Condemnation Case A-29430; thence southerly along said curve, through a central angle of 40°08'55", a distance of 732.67 feet to the P.T. of said curve; thence S35°27'58"W along the westerly line of said right-of-way, 653.79 feet; thence S69°32'02"E, 232.05 feet to the P.C. of a curve to the left having a radius of 184.42 feet; thence along said curve, through a central angle of 21°46'23", 70.08 feet to the P.T. of said curve; thence N88°41'35"E, 966.00 feet; thence N87°20'52"E, to the centerline of Grove Street; thence S00°17'22"E, 8.92 feet to the northeast corner of street right-of-way dedicated at Film 1456, Page 561; thence S88°41'35"W 40.01 feet to the northwest corner of said right-of-way; thence S00°17'22"E, 69.08 feet to the intersection of the west line of Grove Street and the north line of the S1/2 of the NW1/4 of said Section 3; thence S88°41'35"W along said line, 240.00 feet to the southeast corner of street right-of-way dedicated at Film 1536, Page 535; thence N00°17'22"W, 30.00 feet to the northeast corner of said right-of-way; thence S88°41'35"W, 60.01 feet to the northwest corner of said right-of-way; thence S00°17'22"E, 30.00 feet to the southwest corner of said right-of-way; thence S88°41'35"W, 1013.67 feet; thence N69°32'02"W, 228.67 feet to the P.C. of a curve to the left having a radius of 202.01 feet; thence along said curve, through a central angle of 21°46'23", 76.77 feet to the P.T. of said curve; thence S88°41'35"W, 668.35 feet to a point on the east line of said highway right-of-way; thence N00°29'28"W, 707.49 feet to the point of beginning.

OWNER:
City of Wichita
C/O Norman Jakovac, Public Works

SUBDIVIDER & ENGINEER:
Ruggles & Bohm P.A.

FLOOD ZONE:
The property shown hereon is located in Zone B.

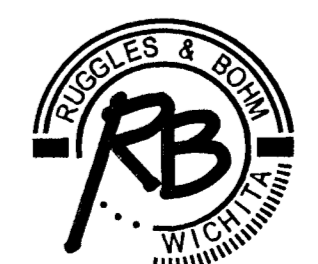
GROSS AREA:
1,313,343.6 Sq. Ft.±
30.15 Acres±

ZONING:
This property is zoned ~~Urban Residential~~ ^{SF-10} Single-Family District

BENCH MARK: "C1" TOP OF THE N.E. CORNER OF CONCRETE DRAINAGE BOX 986 & WEST AND 136'± NORTH OF N.E. CORNER, NW1/4, SEC. 3, T27S, R1E, ELEV.=1318.19 (MSL) - 130.79 (CITY DATUM)

BENCH MARK: "C1" SOUTH SIDE OF CONCRETE LIGHT POLE BASE 430'± NORTH OF THE NORTH LINE OF THE S1/2, NW1/4, SEC. 3, AND 236'± EAST OF THE WEST LINE OF SEC. 3, T27S, R1E, ELEV.=1320.20 (MSL) - 132.80 (CITY DATUM)

DWG FILE: 2316P-W.C.
PROJECT NO. 02L02316P
JANUARY 13, 2002



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