

**PRELIMINARY PLAT OF  
"SEDGWICK COUNTY ELECTRIC COOPERATIVE  
ASSOCIATION ADDITION"**

**SEDGWICK COUNTY, KANSAS  
IN THE SOUTHWEST QUARTER OF SECTION 29,  
TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6TH P.M.**

**U.S. HIGHWAY 54**  
*(Divided Concrete Highway with Asphalt Shoulders)*  
S89°42'45"E 2641.52'(M)

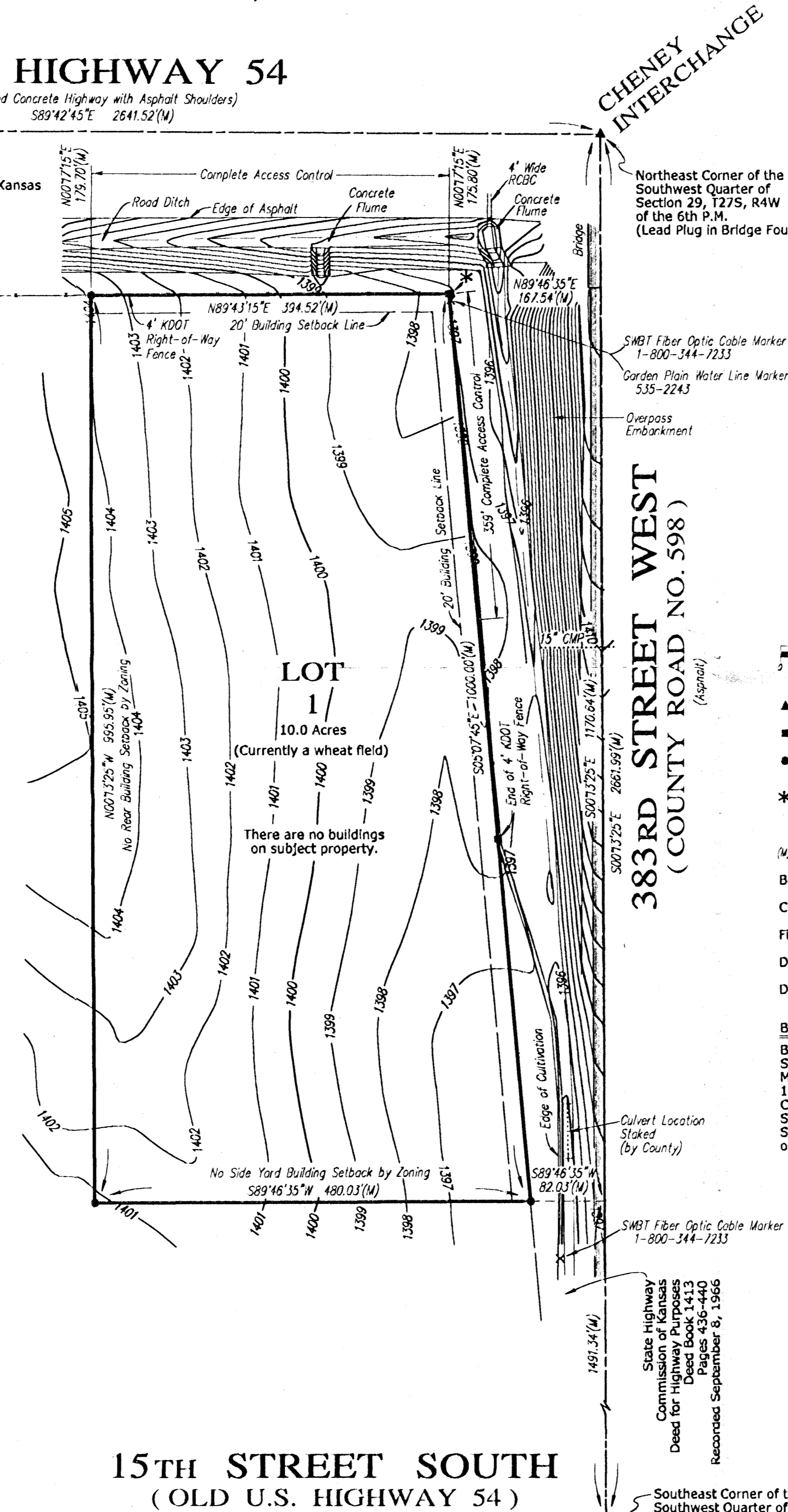
**391ST STREET WEST  
(HIGHWAY K-251)**

Northwest Corner of the Southwest Quarter of Section 29, T27S, R4W of the 6th P.M., (3/4" Iron Pipe Found)

State Highway Commission of Kansas  
Deed for Highway Purposes  
Deed Book 1413  
Pages 436-440  
Recorded September 8, 1966

**OWNER OF ENTIRE SW 1/4:**  
Donald R. and Dorothy M. Albers  
P.O. Box 730  
Cheney, KS 67025-0730  
Key No. GR-153  
Control No. 261736

**CONTRACT PURCHASER OF 10 ACRES:**  
The Sedgwick County Electric  
Cooperative Association, Inc.  
125 N. Main Street  
Cheney, KS 67025  
Part of Key No. GR-153  
Part of Control No. 261736

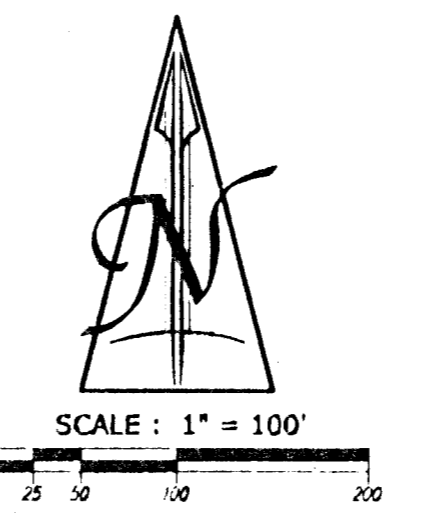


**CHENEY INTERCHANGE**

**383RD STREET WEST  
(COUNTY ROAD NO. 598)**  
(Asphalt)

**LOT 1**  
10.0 Acres  
(Currently a wheat field)  
There are no buildings on subject property.

**15TH STREET SOUTH  
(OLD U.S. HIGHWAY 54)**



- ▲ = Section Corner Found as noted
- = KDOT Right-of-Way Marker Found
- = #4 Rebar Set with I.D. Cap "TTLSI CLS22"
- \* = #4 Rebar with I.D. Cap "TTLSI CLS22" Set 0.54' North and 0.61' East of KDOT Right-of-Way Marker
- (M) = Measured
- Bearing Basis Assumed
- Contour Interval = One Foot
- File #2002047
- Date of Topography : April 18, 2002
- Date of Preparation : April 19, 2002

**BENCH MARK:**  
Brass Disk, Stamped B 313 1956, Set in Top of Round Concrete Monument, 222' S. of Centerline of 15th St. S., 25' East of Centerline of 383rd St. W., South Quarter Corner of Section 29, T27S, R4W of the 6th P.M.  
Elevation: 1388.89 NAVD88

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

**PROPOSED ZONING:**  
"LI" For Subject Property (Light Industrial)

**OWNER:**  
Donald R. and Dorothy M. Albers  
P.O. Box 730  
Cheney, KS 67025-0730  
(316) 540-3101

**SUBDIVIDER:**  
Alan Henning as Agent for The Sedgwick County Electric Cooperative Association, Inc.  
125 N. Main Street  
Cheney, KS 67025  
(316) 542-3131

**SOIL TYPE:**  
Soil Type : All of Subject Property "Ma" (Milan loam) as scaled from the Soil Survey of Sedgwick County, Kansas, Sheet No. 37.

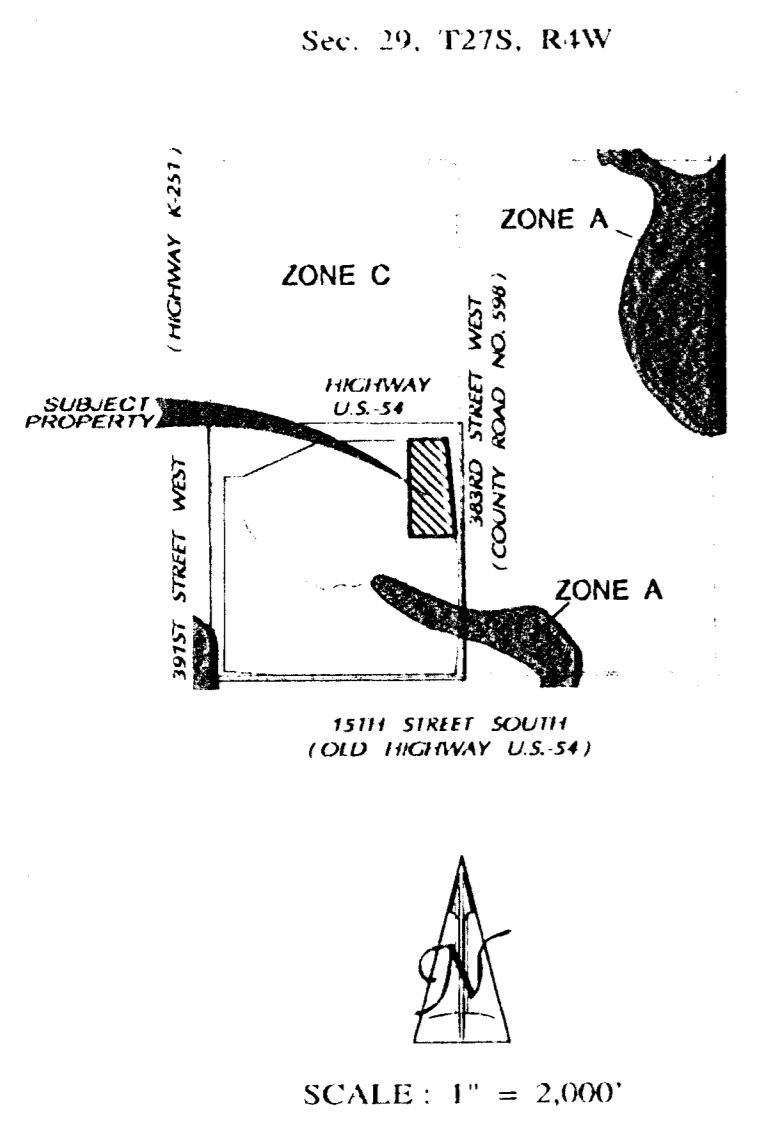
**OIL AND GAS LEASE:**  
Proposed Plat is Subject to :  
Oil and Gas Lease (Misc. Book 162, Page 603, Recorded Sept. 20, 1943),  
Affidavit of Production (Misc. Book 261, Page 569, Recorded July 8, 1950),  
Oil and Gas Royalty Agreement (Misc. Book 242, Page 222, Recorded July 8, 1950) (Re-recorded February 25, 1949, at Misc. Book 242, Page 443)

**NOTE:**  
Sign posted by Northeast KDOT Right-of-Way Marker indicates presence of Buried Fiber Optic Line in East KDOT Right-of-Way.

**LEGAL DESCRIPTION**

A tract of land in the Southwest Quarter of Section 29, Township 27 South, Range 4 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Commencing at a point on the East line of said Southwest Quarter which is at an assumed bearing of North 0°13'25" West, a distance of 1491.34 feet from the Southeast corner of said Southwest Quarter; thence South 89°48'35" West, a distance of 82.03 feet to the Point of Beginning; thence South 89°48'35" West, a distance of 480.03 feet; thence North 0°13'25" West, a distance of 995.95 feet, more or less, to the intersection with the South right-of-way of U.S. Highway 54, as deeded in Deed Book 1413, at Pages 436-440; thence North 89°43'15" East, on said right-of-way line, a distance of 394.52 feet, to the intersection with the West right-of-way line of 383rd Street West, also as deeded in Deed Book 1413, at Pages 436-440; thence South 5°07'45" East, on said right-of-way line, a distance of 1000.00 feet to the Point of Beginning.

**FLOOD ZONE MAP**



**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 0175 A, effective June 3, 1986.

**VICINITY MAP**

