PRELIMINARY PLAT OF
"VAUGHNS' TWO OAKS ADDITION"
SEDGWICK COUNTY, KANSAS
IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 1 WEST OF THE 6TH P.M.

PARENT BENCH MARK:

60d Nail (Bent "U") in Fence Post, 35' South of South Quarter Corner of Section 6, T29S, R1W of the 6th P.M.

Elevation: 1321.64 MSL

ON-SITE BENCH MARK #1:

Railroad Spike in Power Pole 31' Southwest of West Quarter Corner of Section 6, T29S, R1W of the 6th P.M.

Elevation: 1312.32 MSL

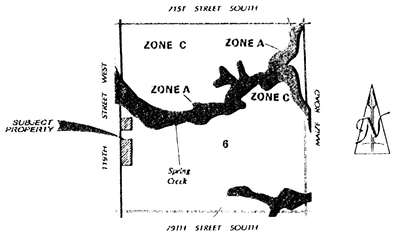
ON-SITE BENCH MARK #2:

Railroad Spike in Power Pole 31.4' Northwest of Southwest Corner of the Plat of "Vaughn's Two Oaks Addition".

Elevation: 1327.17 MSL

FLOOD ZONE MAP

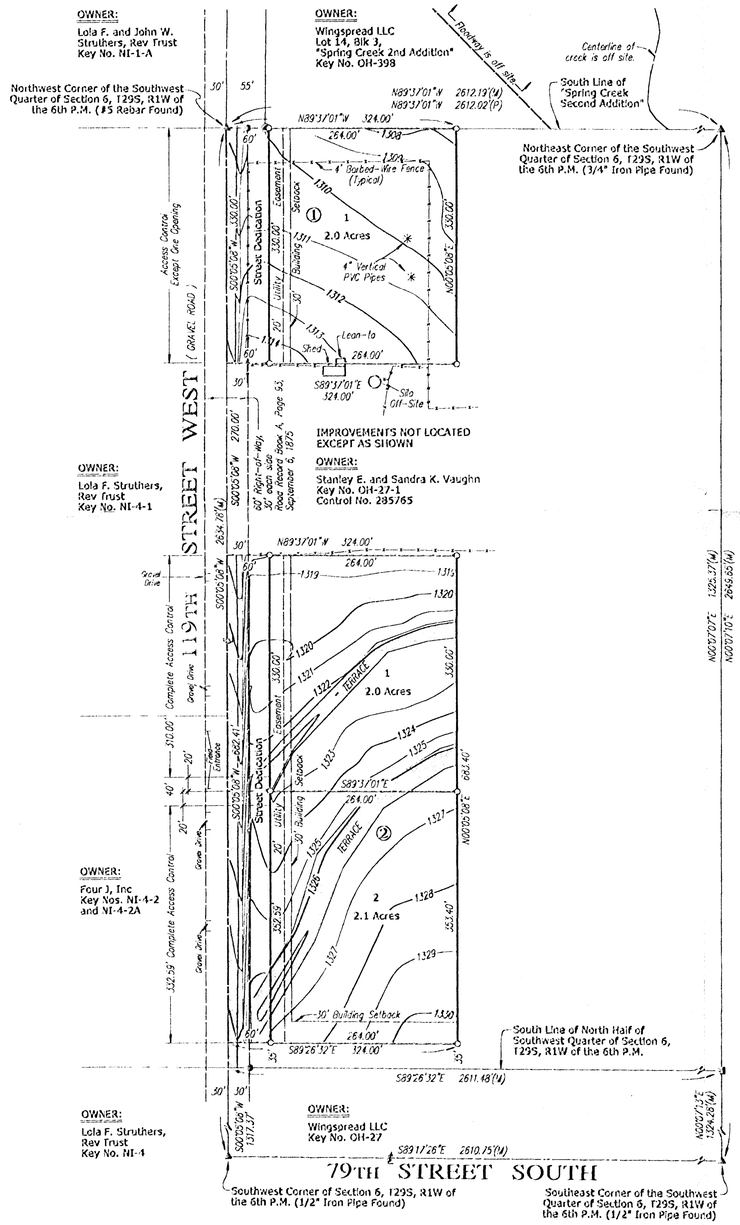
Sec. 6, T29S, R1W

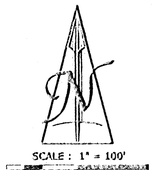


SCALE : 1" = 2,000'

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 0200 A and Community Panel Number 200321 0275 A, effective June 3, 1986.





LEGEND:

Δ = Section Corner Found as Noted

■ = 3/4" Iron Pipe Found

◑ = #5 Rebar with I.D. Cap "POE ASSOC 799 984" Found

◑ = #4 Rebar with I.D. Cap "ABBOTT 1207" Found

O = #4 Rebar with I.D. Cap "TTLSI CLS22" Set

(P) = Platted Measurement

(M) = Measured

File #20020131

Contour Interval = One Foot

Date of Topography : November 14, 2002

Date of Preparation : November 15, 2002

BEARING BASIS:

South Line of "Spring Creek Second Addition" Platted as N89°37'01"W

SOIL TYPE:

"Ma" Milan Loam, 1 to 3 percent slopes. Scaled from the Soil Survey of Sedgwick County, Kansas, Sheet No. 65, Issued April 1979.

EXISTING ZONING:

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

OWNER/SUBDIVIDER:

Stanley and Sandra Vaughn
7656 S. 119th Street W.
Wichita, Kansas
(316) 522-2079
Key No. OH-27-1
Control No. 285765

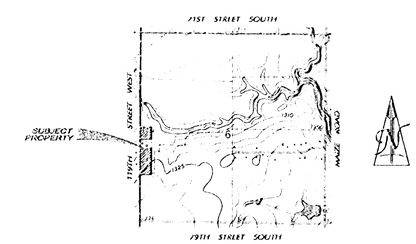
LEGAL DESCRIPTION FOR "VAUGHNS' TWO OAKS ADDITION"

That part of the Southwest Quarter of Section 6, Township 29 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: the West 324 feet of the North half of said Southwest Quarter, EXCEPT the South 35 feet thereof, AND EXCEPT the South 270 feet of the North 600 feet thereof. Said property is subject to road right-of-way on the West and any easements or restrictions of record.

MICHELE WEBB
REGISTERED
LS-958
KANSAS
LAND SURVEYOR

VICINITY MAP OF "VAUGHNS' TWO OAKS ADDITION"

Sec. 6, T29S, R1W



BAYNEVILLE QUADRANGLE
7.5 Minute Series

SCALE : 1" = 2,000'

TERRA TECH
LAND SURVEYING INC.
22200 W. 63rd St. S.
Viola, Kansas 67149
(316) 734-2893 / 734-3273
Fax (316) 734-3274