

# Preliminary Plat SIERRA HILLS

An Addition to Wichita, Sedgwick County, Kansas

OWNER:  
PALLADIO DEVELOPERS, INC.  
GENE VITARELLI, PRESIDENT  
1822 S. LONGFELLOW  
SUITE 10  
WICHITA, KANSAS 67207

SURVEYOR & ENGINEER:  
Ruggles & Bohm P.A.

EXISTING ZONING:  
Subject property and property to the south and east is zoned SF-20.  
Property to the north (Equestrian Estates) is zoned SF-5.

PROPOSED ZONING:  
This addition will be zoned SF-5 under a companion zoning case

FLOOD ZONE:  
According to the FEMA/FIRM Community Panel No. 200321 0225 A, effective June 3, 1986; the property shown hereon is located in Zone C, an area of minimal flooding.

GROSS AREA:  
2,292,264.7 Sq. Ft. ±  
52.6 Acres ±

LEGAL DESCRIPTION:  
The Southwest Quarter of Section 35, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT a parcel of land described as follows:

Beginning at the Southwest corner of said Quarter; thence on a Kansas South Zone Grid Bearing of N00°48'39"W, 1861.18 feet along the West line of said Quarter; thence N89°11'21"E, 983.38 feet to a 5/8" rebar with MKEC CLS #39 cap; thence S00°48'39"E parallel with said West line, 1857.18 feet to a point on the South line of said Quarter; thence S88°57'21"W, 983.39 feet along said South line to the point of beginning.

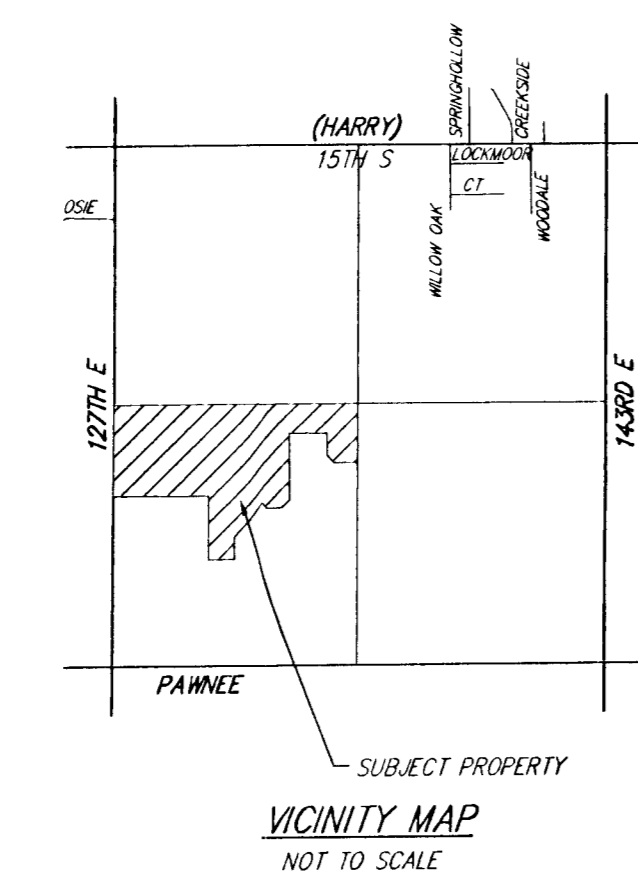
AND EXCEPT that part of the SW1/4 of Sec. 35, T27S, R2E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the SE corner thereof; thence S89°54'24"W, along the south line of said SW1/4, 1667.97 feet; thence N00°08'23"E, 1132.97 feet; thence S89°51'37"E, 304 feet; thence N00°08'23"E, 169.17 feet; thence N45°08'23"E, 495.15 feet; thence S44°51'37"E, 74.96 feet; thence S89°51'37"E, 165.63 feet; thence N47°41'56"E, 117.31 feet; thence N00°00'45"E, 687.06 feet; thence S89°59'15"E, 397.12 feet; thence S00°00'45"W, 224.81 feet; thence S44°51'37"E, 112.85 feet; thence S89°59'15"E, 228.38 feet to a point on the east line of said SW1/4; thence S00°00'45"W, along the east line of said SW1/4, 2055.49 feet to the place of beginning.

BENCH MARK #1: R.R. SPIKE 32.39' E. & 40.87' N. OF THE CENTERLINE INTERSECTION PAMNEE AVENUE & 127TH STREET EAST. ELEV.=1348.62 NGVD

BENCH MARK #2: SRB BRASS DISC 1008.17' E. & 55.63' N. OF THE CENTERLINE INTERSECTION PAMNEE AVENUE & 127TH STREET EAST. ELEV.=1356.63 NGVD

SURVEY MARKER LEGEND

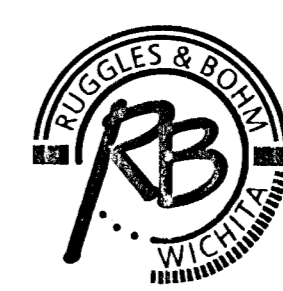
- 1-1/4" CP = 1-1/4" GALVANIZED PIPE (FOUND)
- 1/2" IP = 1/2" IRON PIPE (FOUND)
- 3/4" IP = 3/4" IRON PIPE (FOUND)
- MKE = 5/8" REBAR W/MKE CAP (FOUND)



1 inch = 100 ft

- LEGEND
- OHE — OVERHEAD ELECTRIC (KOE)
  - TEL. PED — TELEPHONE PEDESTAL (SWBT)
  - PL. MKR. — PIPELINE MARKER (CONOCO)
  - POWER POLE
  - CUT ANCHOR

DWG FILE: 01951P-W.C.  
PROJECT NO. 01E01951P  
July 1, 2002



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