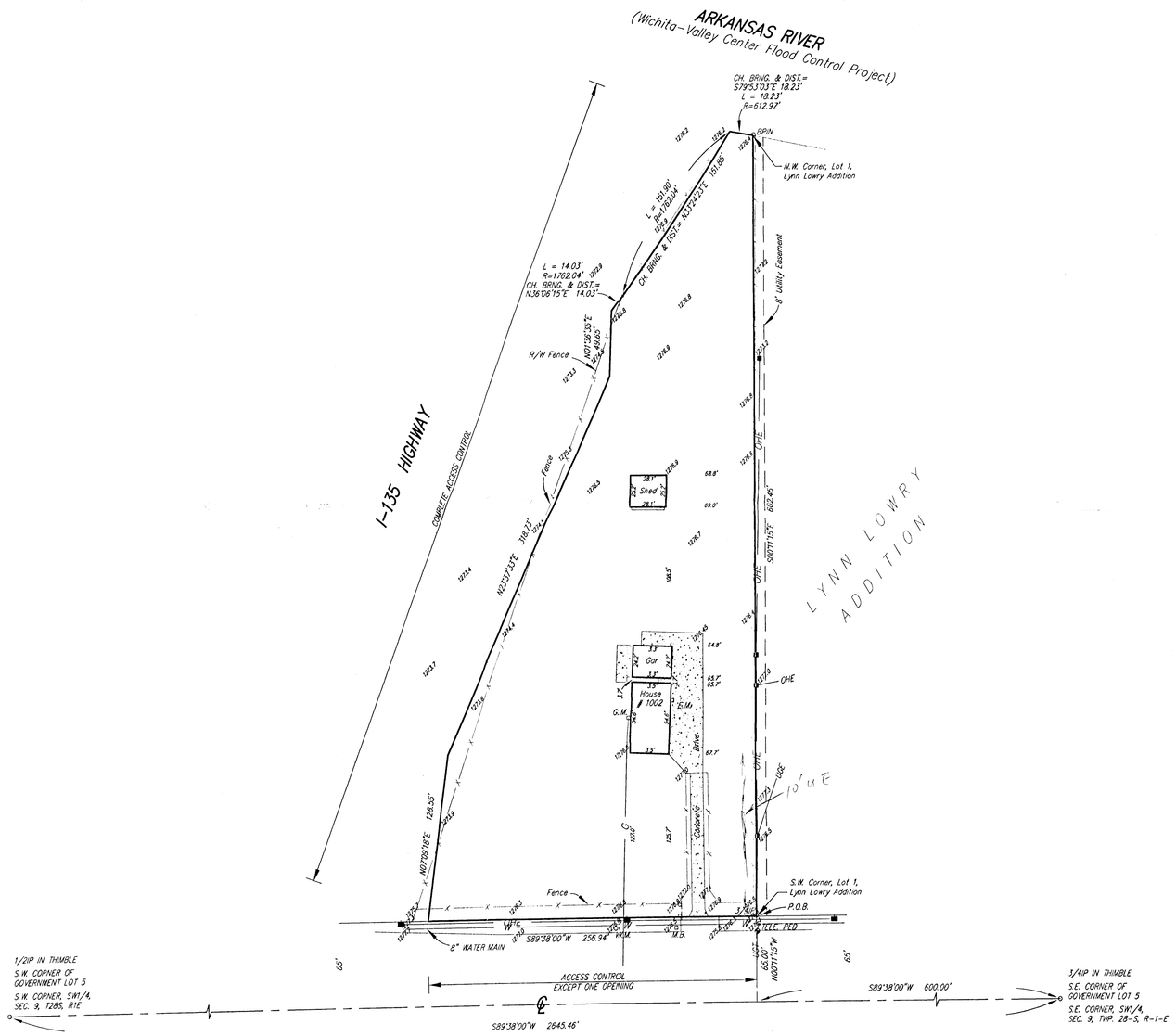
PRELIMINARY PLAT
SHAVER ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



1 inch = 50 ft.

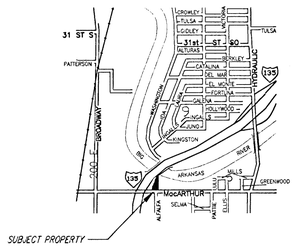
BENCH MARK: COW BM BROADWAY & MACARTHUR
BRASS DISC CENTERLINE OF MACARTHUR, 365' E. OF CENTERLINE OF BROADWAY, 5.20' S. OF BACK OF CURB, 6.50' N. OF BACK OF CURB 14.70' W. OF STREETLIGHT POLE E. OF BROADWAY
ELEV.=1278.73 NGVD

SURVEY MARKER LEGEND

1/2RB ○ = 1/2" REBAR W/CAP (FOUND)
3/4IP ○ = 3/4" IRON PIPE (FOUND)
1/2IP IN THIMBLE ○ = 1/2" IRON PIPE IN THIMBLE
3/4IP IN THIMBLE ○ = 3/4" IRON PIPE IN THIMBLE
BPIN ○ = 1/2" REBAR W/BAUGHMAN CAP (FOUND)
CROSS ○ = CHISELED CROSS (FOUND)
R&B ● = 1/2" REBAR W/R&B CAP (SET)

LEGEND

G _ . . . . . GAS LINE (KANSAS GAS SERVICE)
W _ . . . . . WATER LINE (CITY OF WICHITA)
OHE _ . . . . . OVERHEAD ELECTRIC (WESTAR)
UGT _ . . . . . UNDERGROUND TELEPHONE (SWBT)
⊛ _ . . . . . BENCHMARK (CITY OF WICHITA)
▫ TELE. PED . . . . . TELEPHONE PEDESTAL (SWBT)
▫ M.B. _ . . . . . MAIL BOX
○ W.M. _ . . . . . WATER METER (CITY OF WICHITA)
○ F.H. _ . . . . . FIRE HYDRANT
⊣ _ . . . . . SIGN
▫ E.M. _ . . . . . ELECTRIC METER (WESTAR)
▫ G.M. _ . . . . . GAS METER (KANSAS GAS SERVICE)
▲ _ . . . . . POWER POLE (WESTAR)
▲ _ . . . . . HIGH LINE POLE (WESTAR)



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A tract of land in Government Lot 5 of Sec. 9, T-28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at the S.E. Corner of said Lot 5; thence S89°38'00"W, along the south line of said Lot 5, 600.00 feet; thence N00°11'15"W, 65.00 feet for a place of beginning; thence S89°38'00"W, 256.94 feet; thence N07°09'18"E, 128.55 feet; thence N03°33'33"E, 318.73 feet to the east line of the Highway deed description as found in Book 1236, Page 31; thence N01°36'35"E, along said east line, 49.65 feet; thence northeasterly along a curve to the left, said curve having a radius of 1762.04 feet, an arc length of 14.03 feet, a chord bearing of N36°06'15"E, and a chord length of 14.03 feet, to a point on a line that is 702.00 feet west of the S.E. Corner of said Lot 5 and parallel to the east line of said Lot 5; thence northeasterly along a curve to the left, said curve having a radius of 1762.04 feet, an arc length of 151.90 feet, a chord bearing of N33°24'23"E and a chord length of 151.85 feet, to a point on the south line of the Wichita-Valley Center Flood Control Project, said curve being described in the Highway deed recorded in Book 1228, Page 213; thence southeasterly along a curve to the left, said curve being on the south line of the Wichita-Valley Center Flood Control Project having a radius of 612.97 feet, an arc length of 18.23 feet, a chord bearing of S79°53'03"E and a chord length of 18.23 feet; thence S00°11'15"E along the west line of Lynn Lowry Addition, 602.45 feet to the place of beginning.

OWNERS:
Ralph M. Shaver and Cheryl M. Shaver
1002 E. MacArthur
Wichita, Kansas 67216

Ph. (316) 522-1126

SUBDIVIDER & ENGINEER:
Ruggles & Bohm P.A.

FLOOD ZONE:
According to the FEMA/FIRM Community Panel No. 200328 0035 B, effective May 15, 1986; the property shown hereon is located in Zone C, an area of minimal flooding.

GROSS AREA:
97,075.13 Sq. Ft.±
2.23 Acres±

DWG FILE: 2182P
PROJECT NO. 02002182P
JUNE 7, 2002

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