

# Preliminary Plat

## SIERRA HILLS GOLF CLUB

### An Addition to Sedgwick County, Kansas

**LEGAL DESCRIPTION:**

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, except the south 40.00 feet thereof for road right of way.

**OWNER:**

UNITED GOLF OF MICHITA  
GENE VITARELLI, SECRETARY  
1822 S. LONGFELLOW  
SUITE 10  
MICHITA, KANSAS 67207

**SURVEYOR & ENGINEER:**

Ruggles & Bohm P.A.

**EXISTING ZONING:**

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

**PROPOSED ZONING:**

Lot 1 will be zoned NR, and will contain a golf clubhouse, parking lot, sewage disposal area, and a driving range.

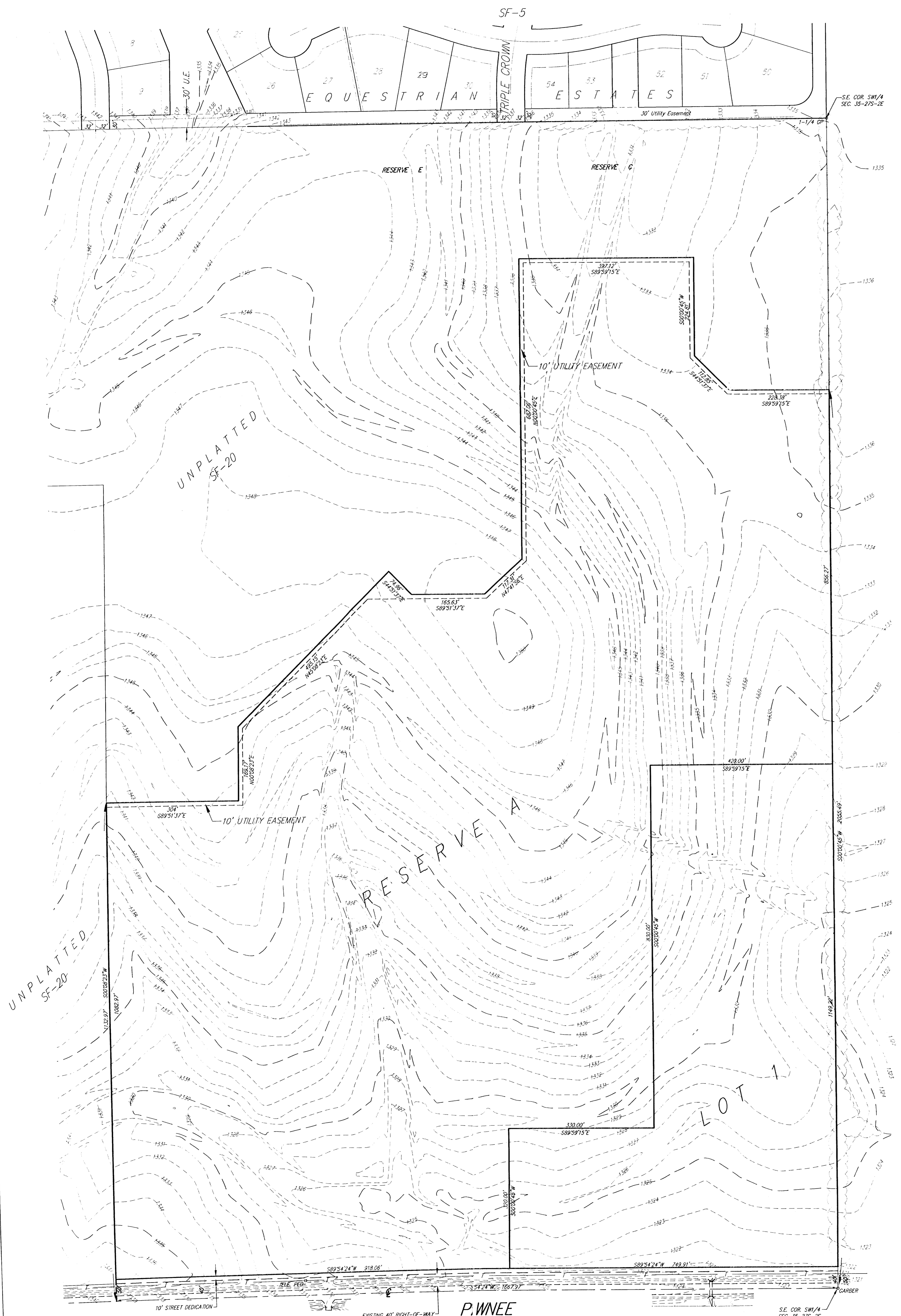
Reserve A will retain the SF-20 zoning, and will allow the construction of a golf course and associated structures and facilities.

**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.

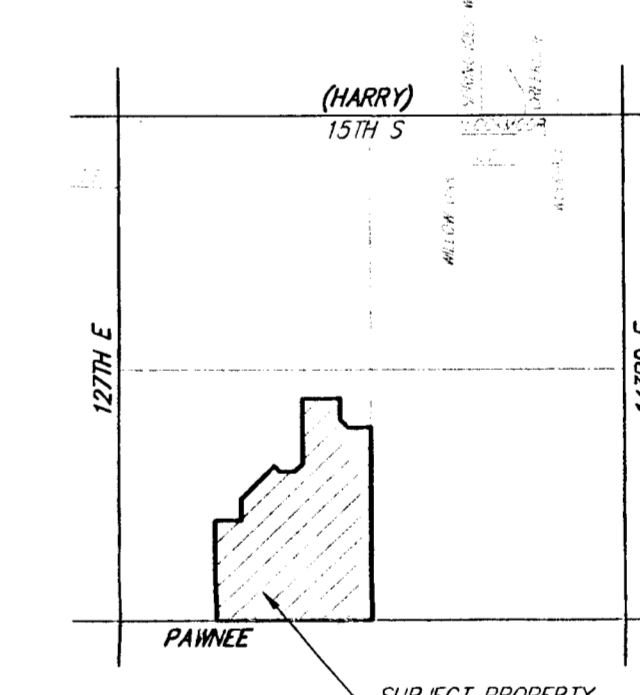
**GROSS AREA:**

2,863,179.0 Sq. Ft. ±  
65.7 Acres ±

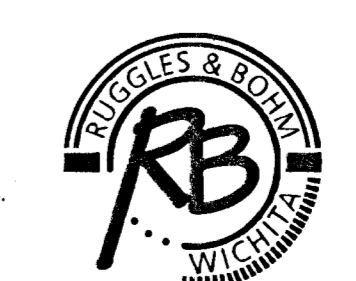


UNPLATTED  
SF-20

UNPLATTED  
SF-20



- LEGEND**
- G ..... GAS LINE (KANSAS GAS SERVICE)
  - OHE ..... OVERHEAD ELECTRIC (KGE)
  - RCB ..... REINFORCED CONCRETE BOX CULVERT
  - UGT ..... UNDERGROUND TELEPHONE (SMB1)
  - TELE PED ..... TELEPHONE PEDESTAL (SMB1)
  - SMB BOX ..... SMBT BOX
  - SMB MKR ..... SMBT MARKER
  - B.M. .... BENCHMARK
  - PL MKR ..... PIPELINE MARKER (CONCOO)
  - ..... POWER POLE
  - ..... DUV ANCHOR
  - ..... SIGN
- SURVEY MARKER LEGEND**
- 1-1/4" Ø = 1-1/4" GALVANIZED PIPE (FOUND)
  - 1/2" Ø = 1/2" IRON PIPE (FOUND)
  - 3/4" Ø = 3/4" IRON PIPE (FOUND)
  - GARBER = 5/8" REBAR W/GARBER CAP (FOUND)
- BENCH MARK #1:** I.P. SPIKE 32.30' E & 40.87' N OF THE CENTERLINE INTERSECTION PANWEE AVENUE & 127TH STREET EAST ELEV=1348.62 NGVD
- BENCH MARK #2:** SMB BRASS DISC 1008.17' E & 55.83' N OF THE CENTERLINE INTERSECTION PANWEE AVENUE & 127TH STREET EAST ELEV=1336.63 NGVD



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