

**PRELIMINARY PLAT OF  
"WESTBROOK MANOR"**  
AN ADDITION TO SEDGWICK COUNTY, KANSAS  
IN THE SW 1/4 OF SECTION 26, T28S, R2W OF THE 6TH P.M.

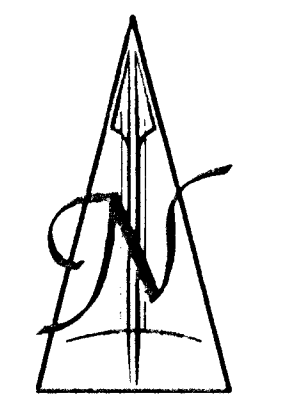
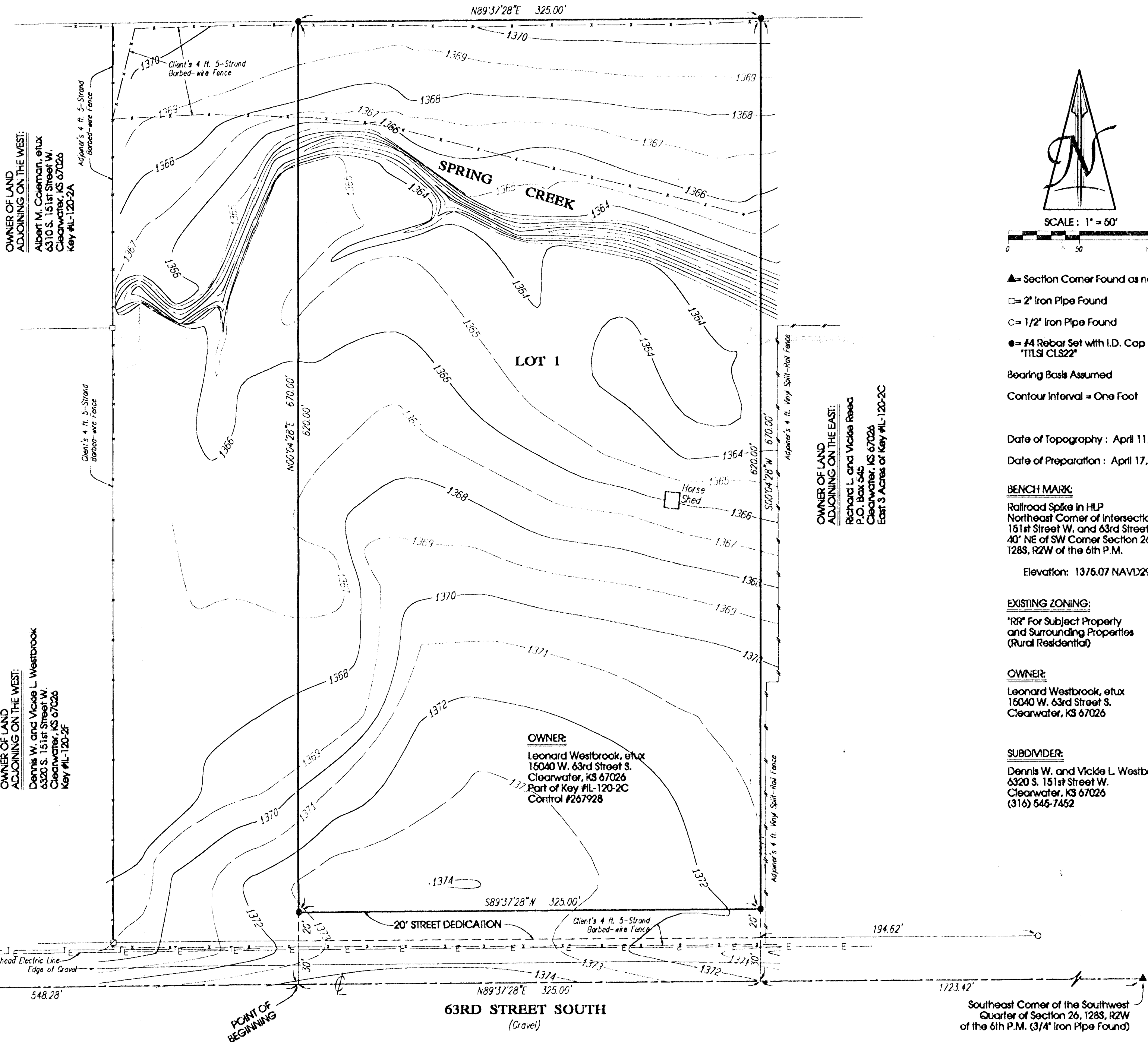
OWNER OF LAND  
ADJOINING ON THE NORTH:  
Robert and Sherri Robben  
4402 S. 151st Street W.  
Wichita, KS 67227  
Key #L-120

OWNER OF LAND  
ADJOINING ON THE WEST:  
Albert M. Coerman, et ux  
6310 S. 151st Street W.  
Clearwater, KS 67026  
Key #L-120-2A

OWNER OF LAND  
ADJOINING ON THE WEST:  
Dennis W. and Vickie L. Westbrook  
6320 S. 151st Street W.  
Clearwater, KS 67026  
Key #L-120-2F

OWNER OF LAND  
ADJOINING ON THE EAST:  
Richard L. and Vickie Reed  
6320 S. 151st Street W.  
Clearwater, KS 67026  
East 3 Acres of Key #L-120-2C

OWNER:  
Leonard Westbrook, et ux  
15040 W. 63rd Street S.  
Clearwater, KS 67026  
Part of Key #L-120-2C  
Control #267928



SCALE: 1" = 60'

- ▲ Section Corner Found as noted
- = 2" Iron Pipe Found
- = 1/2" Iron Pipe Found
- = #4 Rebar Set with I.D. Cap "TILSI C1322"
- Bearing Bails Assumed
- Contour Interval = One Foot

Date of Topography: April 11, 2000  
Date of Preparation: April 17, 2000

**BENCH MARK:**  
Railroad Spike in HLP  
Northeast Corner of Intersection of  
151st Street W. and 63rd Street S.,  
40' NE of SW Corner Section 26,  
T28S, R2W of the 6th P.M.  
Elevation: 1376.07 NAVD29

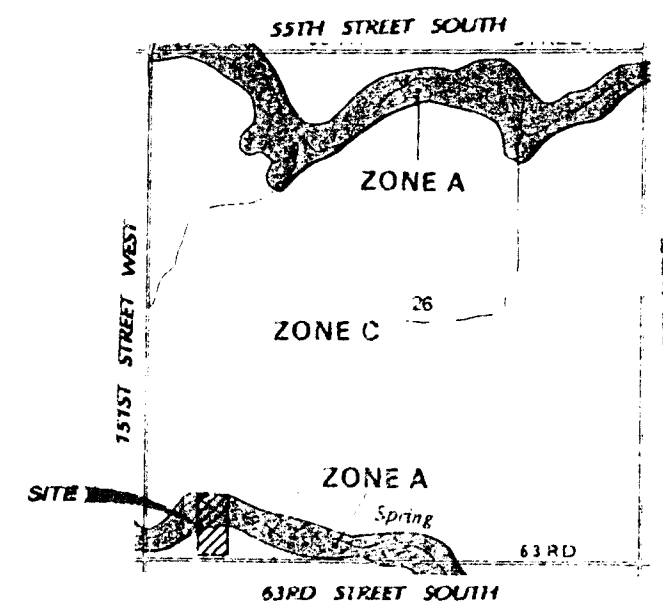
**EXISTING ZONING:**  
"RR" For Subject Property  
and Surrounding Properties  
(Rural Residential)

**OWNER:**  
Leonard Westbrook, et ux  
15040 W. 63rd Street S.  
Clearwater, KS 67026

**SUBDIVIDER:**  
Dennis W. and Vickie L. Westbrook  
6320 S. 151st Street W.  
Clearwater, KS 67026  
(316) 545-7452

**FLOOD ZONE MAP**

Sec. 26, T28S, R2W



SCALE: 1" = 2,000'

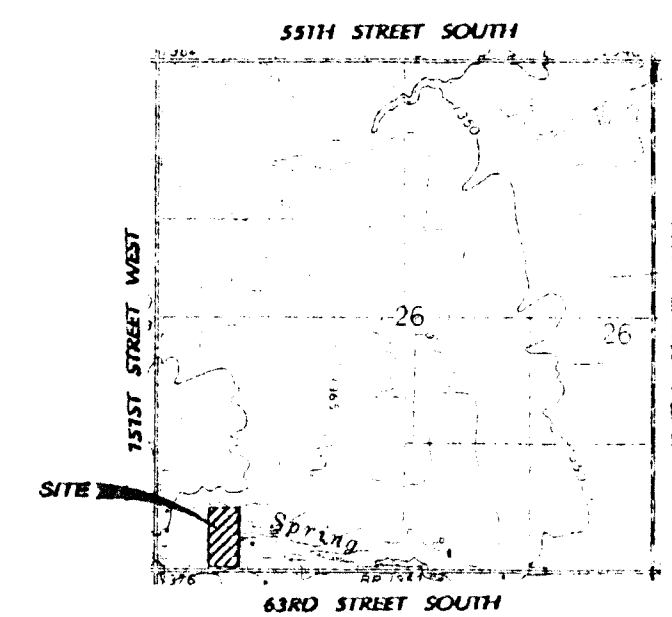
**FLOOD ZONE:**  
Subject property is in Zone A and in Zone C,  
as shown of Federal Emergency Management  
Agency (FEMA) Flood Insurance Rate Map (FIRM)  
for Sedgwick County, Kansas, Community Panel  
Number 200321 0200 A, effective June 3, 1986.

**LEGAL DESCRIPTION FOR  
"WESTBROOK MANOR"**

The West 5 Acres of the East 8 Acres of a tract described as: Beginning at a point .418.85 feet East of the Southwest corner of the Southwest Quarter of Section 26, Township 28 South, Range 2 West of the 6<sup>th</sup> P.M., Sedgwick County, Kansas; thence with a deflection left of 89 degrees 33 minutes, a distance of 670.0 feet; thence with a deflection right of 89 degrees 33 minutes a distance of 649.48 feet; thence with a deflection right of 90 degrees 27 minutes, a distance of 670.7 feet to the South line of the Southwest Quarter; thence West 649.48 feet to beginning.

**VICINITY MAP OF  
"WESTBROOK MANOR"**

Sec. 26, T28S, R2W



BAYNEVILLE QUADRANGLE  
CLEARWATER QUADRANGLE  
7.5 Minute Series

SCALE: 1" = 2,000'