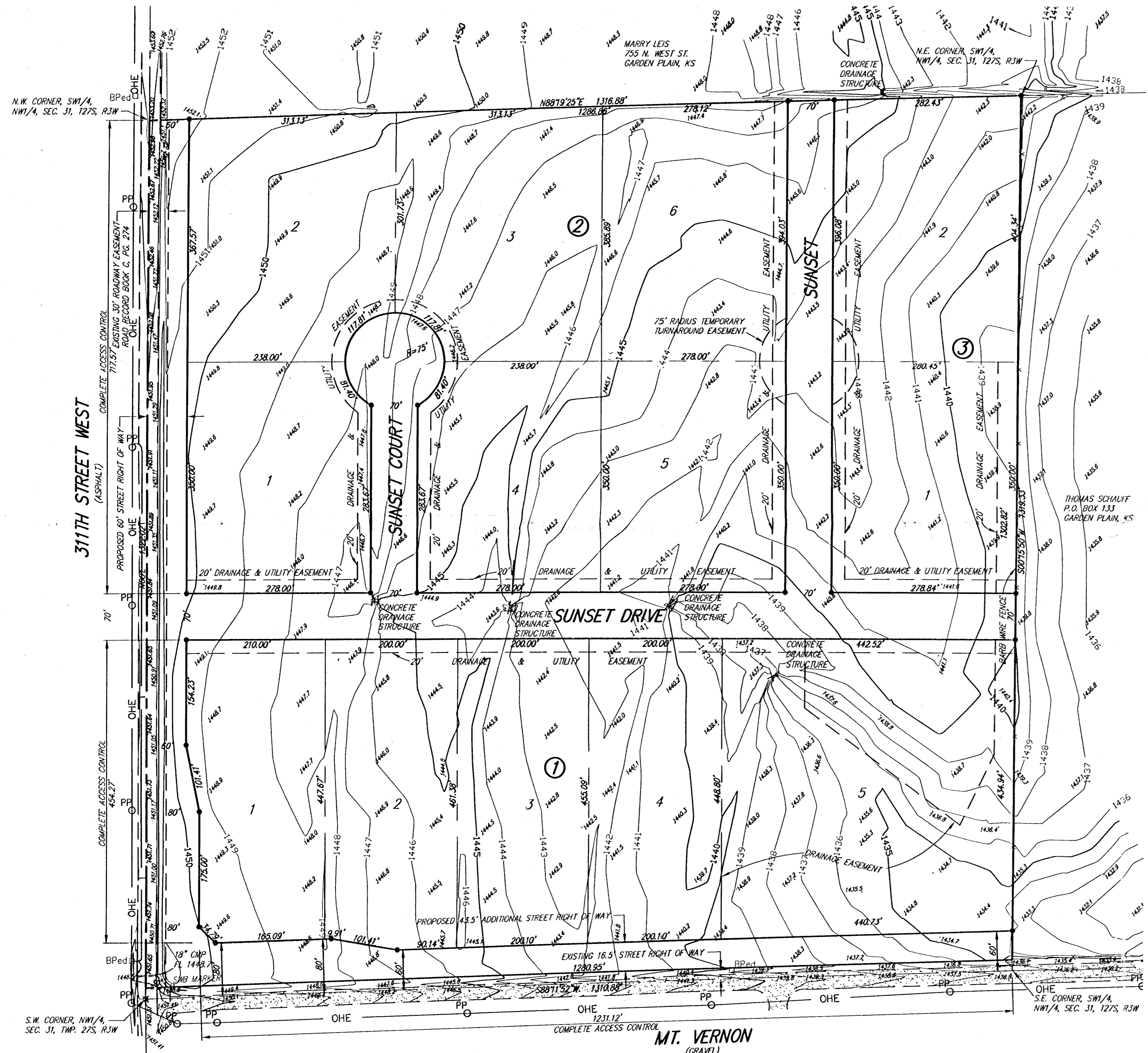


Preliminary Plat SUNSET ESTATES

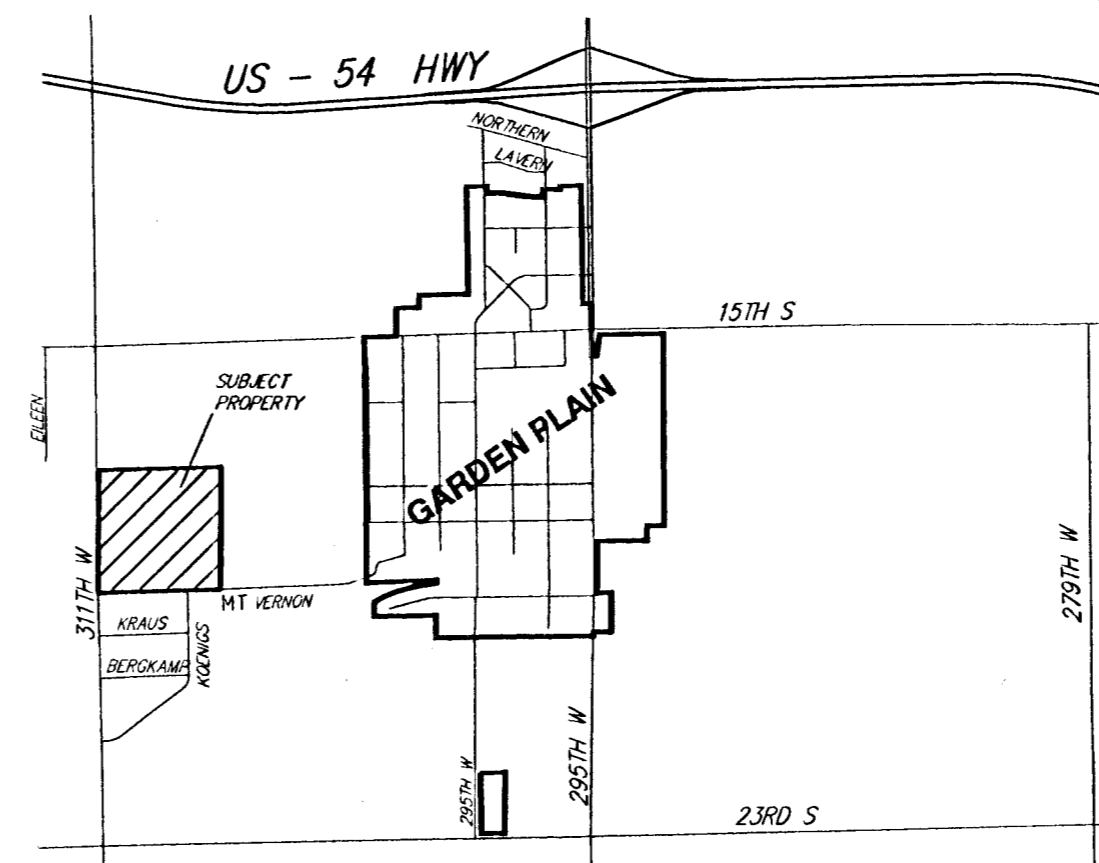
Sedgwick County, Kansas



1" = 100'

LEGEND

- OHE OVERHEAD ELECTRIC (NESTAR)
- T UNDERGROUND TELEPHONE (SMBT)
- + SIGN
- BPed TELEPHONE PEDESTAL (SMBT)
- OP POWER POLE (NESTAR)
- LOCATION OF SPOT ELEVATION



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

The 1/2 of the 1/2 of the NW/4, of Sec. 31, T27S, R3W of the 6th P.M., Sedgwick County, Kansas, except the south 16 1/2 feet for road.

OWNER:

J. Brian & Kimberly R. Foster
1357 S. 311th St. W.
Garden Plain, KS 67050

Ph. (316) 531-8891

SUBDIVIDER & ENGINEER:

Ruggles & Bohm P.A.

EXISTING ZONING:

Subject property and the surrounding property is zoned RR. Existing use is agricultural

FLOOD ZONE:

According to the FEMA/FIRM Community Panel No. 200321 0175 A, effective June 3, 1986; the property shown hereon is located in Zone C, an area of minimal flooding.

CROSS AREA:

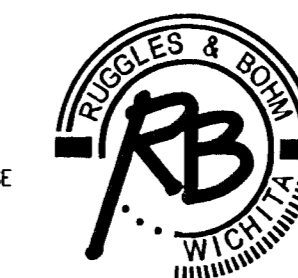
1,712,644.5 Sq. Ft. ±
39.32 Acres ±

DATE OF TOPOGRAPHY:

APRIL 15, 2004 - MAY 5, 2004

BENCH MARK: "C" ON S.W. CORNER OF R03C 154' EAST OF NORTH QUARTER CORNER SEC. 31, T27S, R3W ELEV.=1444.97 (NGVD)

ON SITE B.M.: R.R. SPIKE IN POWER POLE 22' S.W. OF THE WEST QUARTER CORNER OF SEC. 31, T27S, R3W ELEV.=1451.08 (NGVD)



Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning

DWG FILE: SURVEY BASE
PROJECT NO. 2487P
JULY 12, 2004

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