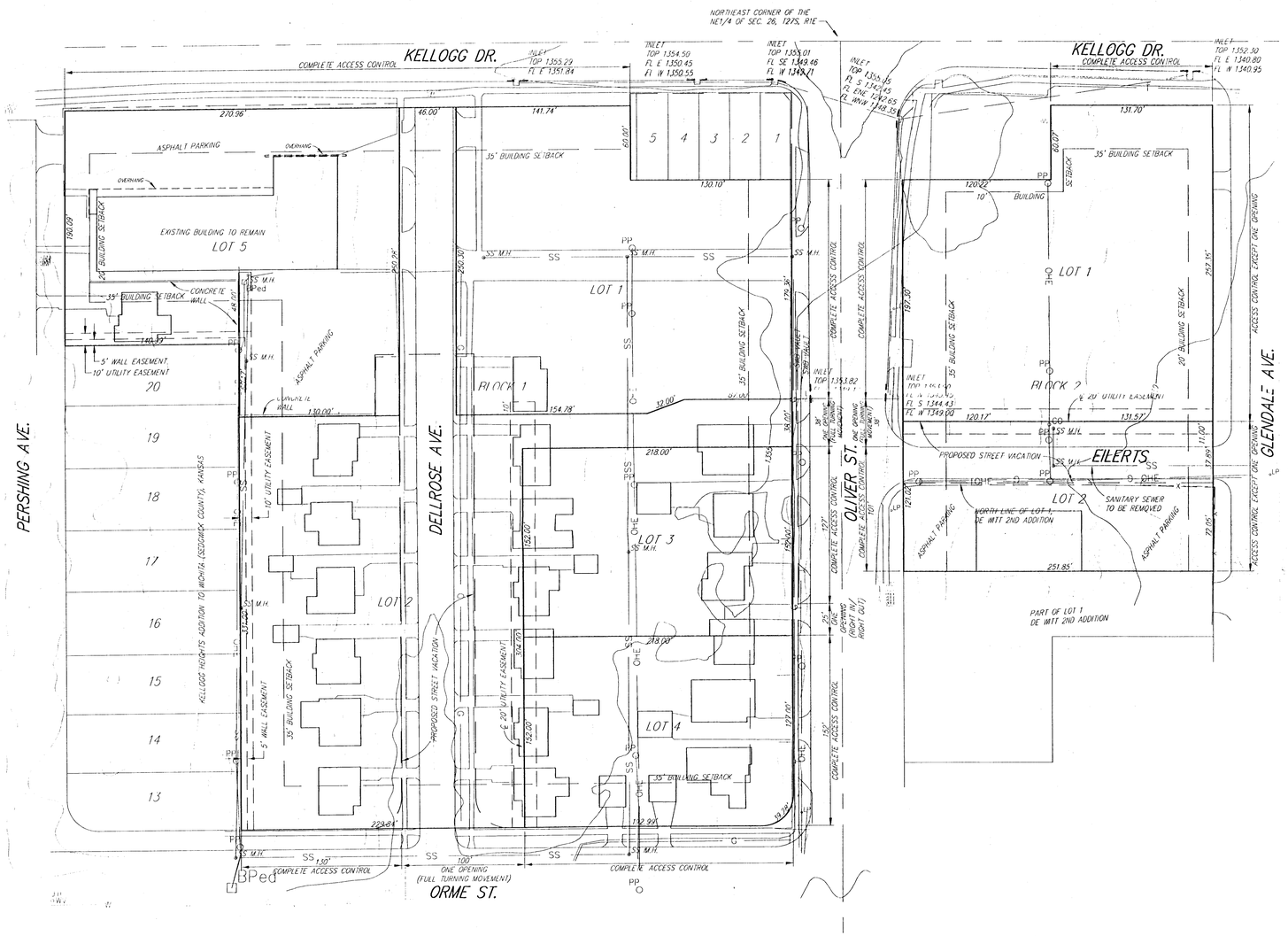
One - Step Preliminary Plat

ANN WALENTA COMMERCIAL ADDITION

Wichita, Sedgwick County, Kansas



1" = 50'

LEGEND

SS	SANITARY SEWER (CITY OF WICHITA)
SWS	STORM WATER SEWER (CITY OF WICHITA)
OHE	OVERHEAD ELECTRIC (WESTAR)
UGE	UNDERGROUND ELECTRIC (WESTAR)
T	UNDERGROUND TELEPHONE (SBC)
G	GAS LINE (AQUILA)
W	WATER MAIN (CITY OF WICHITA)
GM	GAS METER
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	SIGN
BPed	TELEPHONE PEDESTAL
	CABLE TV PEDESTAL
A.C.	AIR CONDITIONER
EB	ELECTRIC BOX
Xfmr.	TRANSFORMER
PP	POWER POLE (WESTAR)
LP	LIGHT POLE
	GUY ANCHOR
RD	ROOF DRAIN
SS M.H.	SANITARY SEWER MANHOLE (CITY OF WICHITA)
CO	CLEAN OUT
	LOCATION OF SPOT ELEVATION
	DECIDUOUS TREE (CALIPER INDICATED)
	CONIFER TREE (CALIPER INDICATED)

BENCH MARK: CHISELED SQUARE ON THE TOP OF CURB AT THE CENTERLINE OF PERSHING, AT THE NORTH END OF PERSHING ON THE SOUTH SIDE OF E. KELLOGG DR. S.
ELEVATION = 1357.61 (NAVD88)

BENCH MARK: CHISELED SQUARE ON THE TOP OF CURB AT THE SOUTH CURB RETURN, AT THE SOUTHEAST CORNER OF GLENDALE AND E. KELLOGG DR. S.
ELEVATION = 1350.90 (NAVD88)

LEGAL DESCRIPTION:
Lots 1 and 2, Block A, AND Lot 1, Block B, Ann Walenta Addition, Wichita, Sedgwick County, Kansas;

The South 30 feet of Lot 14, all of Lots 15, 16, 17, 18, 19, and 20, and the south 24 feet of Lot 21, Block 1, and the South 40 feet of Lot 6, all of Lots 7, 8, 9, 10, 11 and 12, the North 5 feet of Lot 20, and all of Lot 21, Block 2, Kellogg Heights Addition to Wichita, Kansas;

Dellrose Avenue from the south line of Lots 1 and 2, Block A, in said Ann Walenta Addition to the north right-of-way line of Orme Street;

The north 72.05 feet of Lot 1, De Witt 2nd Addition, Wichita, Kansas, Sedgwick County, Kansas;

Eilerts Street from the east right-of-way line of Oliver to the west right-of-way line of Glendale Avenue.

OWNER:
S.J. Ram, LC, a Kansas limited liability company
Attn: Jeff Walenta
4601 E. Kellogg Drive
Wichita, KS 67218

Ph. (316) 847-4925

SURVEYOR & ENGINEER:
Ruggles & Bohm P.A.

PROPOSED ZONING:
CUP 2008-00024

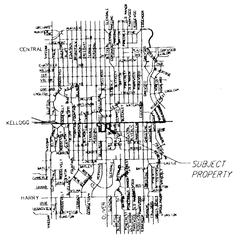
EXISTING ZONING:
Properties to the north are zoned TF-3, GO and LC
Properties to the west are zoned TF-3 and GO
Properties to the south are zoned B, TF-3 and LC
Properties to the east are zoned MF-29, GO and LC
Subject property is zoned TF-3, MF-29, B and LC
Existing use is commercial and residential

FLOOD ZONE:
According to the FEMA/FIRM Map No.'s 20173C0366E and 20173C0367E, effective February 2, 2007; the property shown hereon is located in Zone X

GROSS AREA:
367266.9 Sq. Ft.±
8.43 Acres±

DATE OF TOPOGRAPHY:
JANUARY 21, 2009

NOTE:
ALL BUILDINGS TO BE REMOVED UNLESS OTHERWISE SHOWN



VICINITY MAP

NOT TO SCALE

DWG FILE: SURVEY BASE
PROJECT NO. 3391P
MARCH 9, 2009

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com