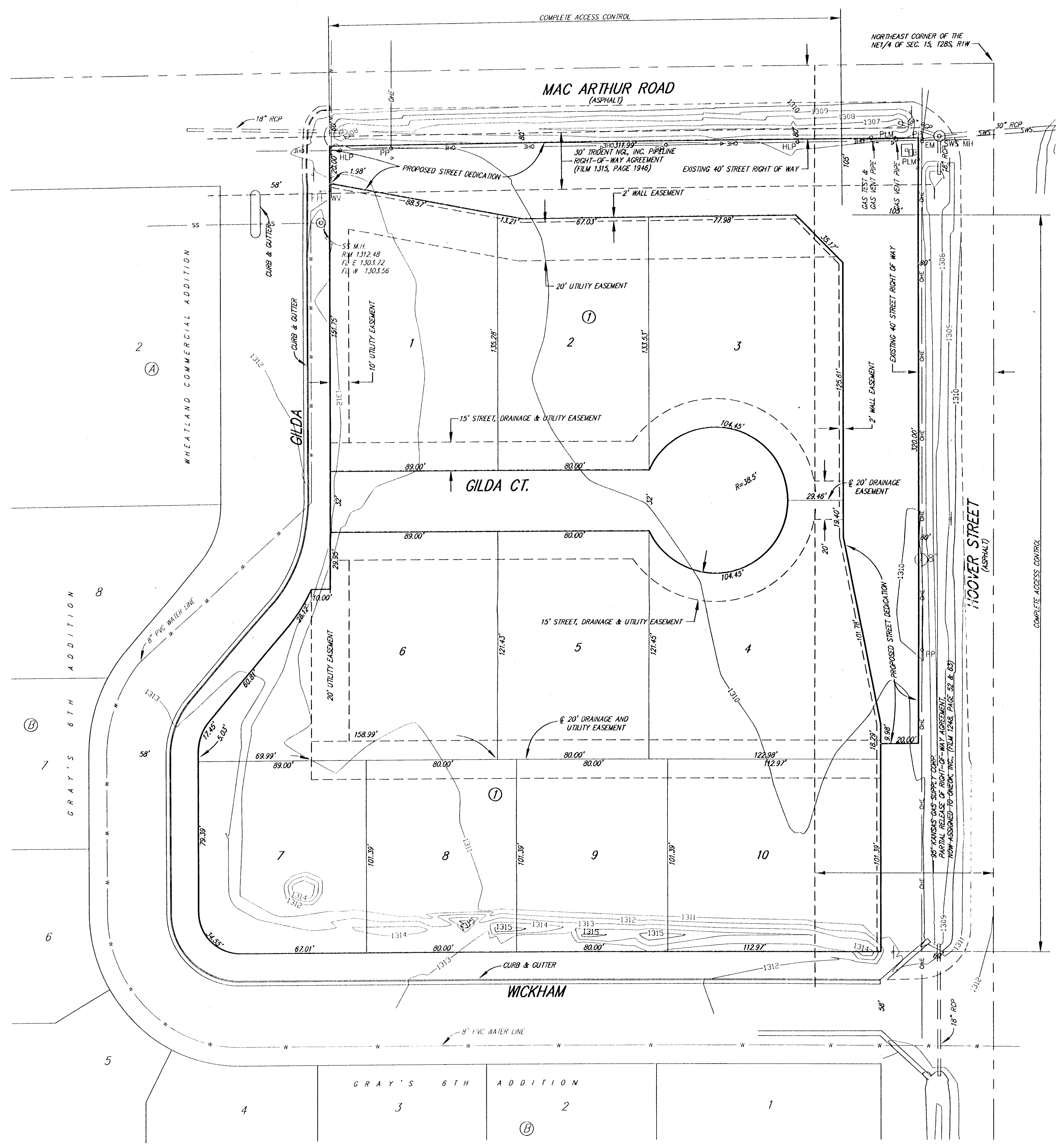


1-71 Shaun 1-101

# One-Step Preliminary Plat

## B.G.'S 1ST ADDITION

Wichita, Sedgwick County, Kansas



**LEGAL DESCRIPTION:**  
 Lot 1, Block A, Gray's 6th Addition, Wichita, Sedgwick County, Kansas.

That part of the NE1/4 of Sec. 15, T28S, R1W of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the NE corner of said NE1/4; thence west along the north line of said NE1/4, 362.00 feet; thence south parallel with the east line of said NE1/4, 360 feet; thence east parallel with the north line of said NE1/4, 360.00 feet to a point on the east line of said NE1/4; thence north along the east line of said NE1/4, 360.00 feet to the point of beginning, subject to road rights-of-way of record, EXCEPT that part dedicated for street right-of-way purposes in DOC.#/FLM-PG: 28889434, described as:

A tract of land located in the NE1/4 of Sec. 15, T28S, R1W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the NE corner of Lot 1, Block A, Wheatland Commercial Addition, Wichita, Sedgwick County, Kansas, lying on the south right-of-way line of Mac Arthur Road as dedicated in said Wheatland Commercial Addition; thence N00°00'00"E along the northerly extension of the east line of said Lot 1, 20.00 feet to the south right-of-way of Mac Arthur Road as granted in Misc. Bk 561, Pg. 572; thence N89°23'50"E along said Mac Arthur Road as last described, 10.00 feet; thence S00°00'00"E parallel with the east line of said Lot 1, 233.70 feet; thence S89°23'50"W parallel with the north line of said NE1/4, 10.00 feet to a point on the east line of said Lot 1; thence N00°00'00"E along the east line of said Lot 1, 213.70 feet to the point of beginning.

**OWNER:**  
 GKCF LLC & Gray Development Inc.  
 Attn: Billy Gray  
 P.O. Box 12860  
 Wichita, KS 67277

Ph. (316) 729-3736

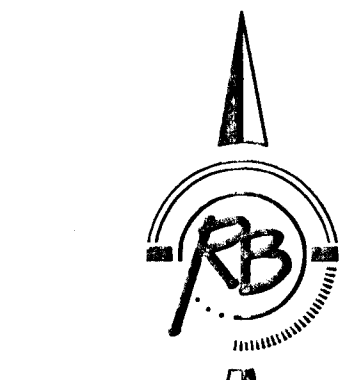
**SURVEYOR & ENGINEER:**  
 Ruggles & Bohm P.A.

**EXISTING ZONING:**  
 Property to the northwest is zoned SF-5.  
 Subject property and the rest of the surrounding property is zoned LC.  
 Existing use is vacant ground

**FLOOD ZONE:**  
 According to the FEMA/FIRM Map No. 20173C0485E, effective February 2, 2007; the property shown hereon is located in Zone X

**GROSS AREA:**  
 142,314.8 Sq. Ft. ±  
 3.27 Acres ±

**DATE OF TOPOGRAPHY:**  
 JUNE 9, 2009

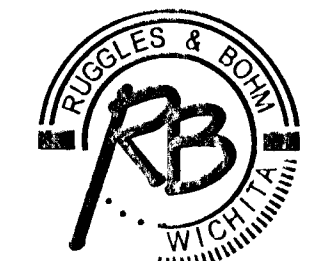
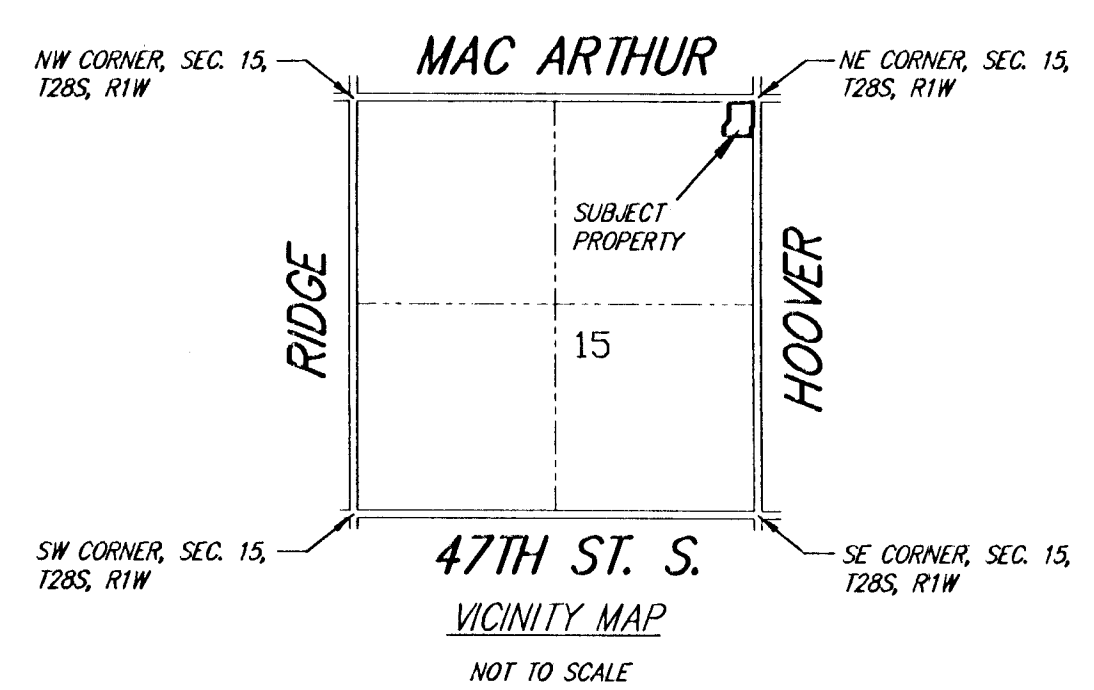


1" = 30'

LEGEND

- SS ..... SANITARY SEWER (CITY OF WICHITA)
- SWS ..... STORM WATER SEWER (CITY OF WICHITA)
- OHE ..... OVERHEAD ELECTRIC (WESTAR)
- W ..... WATER MAIN (CITY OF WICHITA)
- °PLM ..... PIPELINE MARKER
- °FH ..... FIRE HYDRANT
- °WV ..... WATER VALVE
- ..... SIGN
- °EB ..... ELECTRIC BOX
- °EM ..... ELECTRIC METER
- °PP ..... POWER POLE (WESTAR)
- °HLP ..... HIGHLINE POWER POLE (WESTAR)
- ° ..... GUY ANCHOR
- °SWS MH ..... STORM WATER SEWER MANHOLE (CITY OF WICHITA)
- °SS MH ..... SANITARY SEWER MANHOLE (CITY OF WICHITA)

BENCH MARK: CHISELED SQUARE ON TOP OF CURB AT THE LOT LINE COMMON TO LOTS 8 AND 9, BLOCK 1, B.G.'S 1ST ADDITION, ELEVATION = 1312.69 (NAVD88)



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

DWG FILE: SURVEY BASE  
 PROJECT NO. 3454P  
 JUNE 29, 2009

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