

PRELIMINARY PLAT

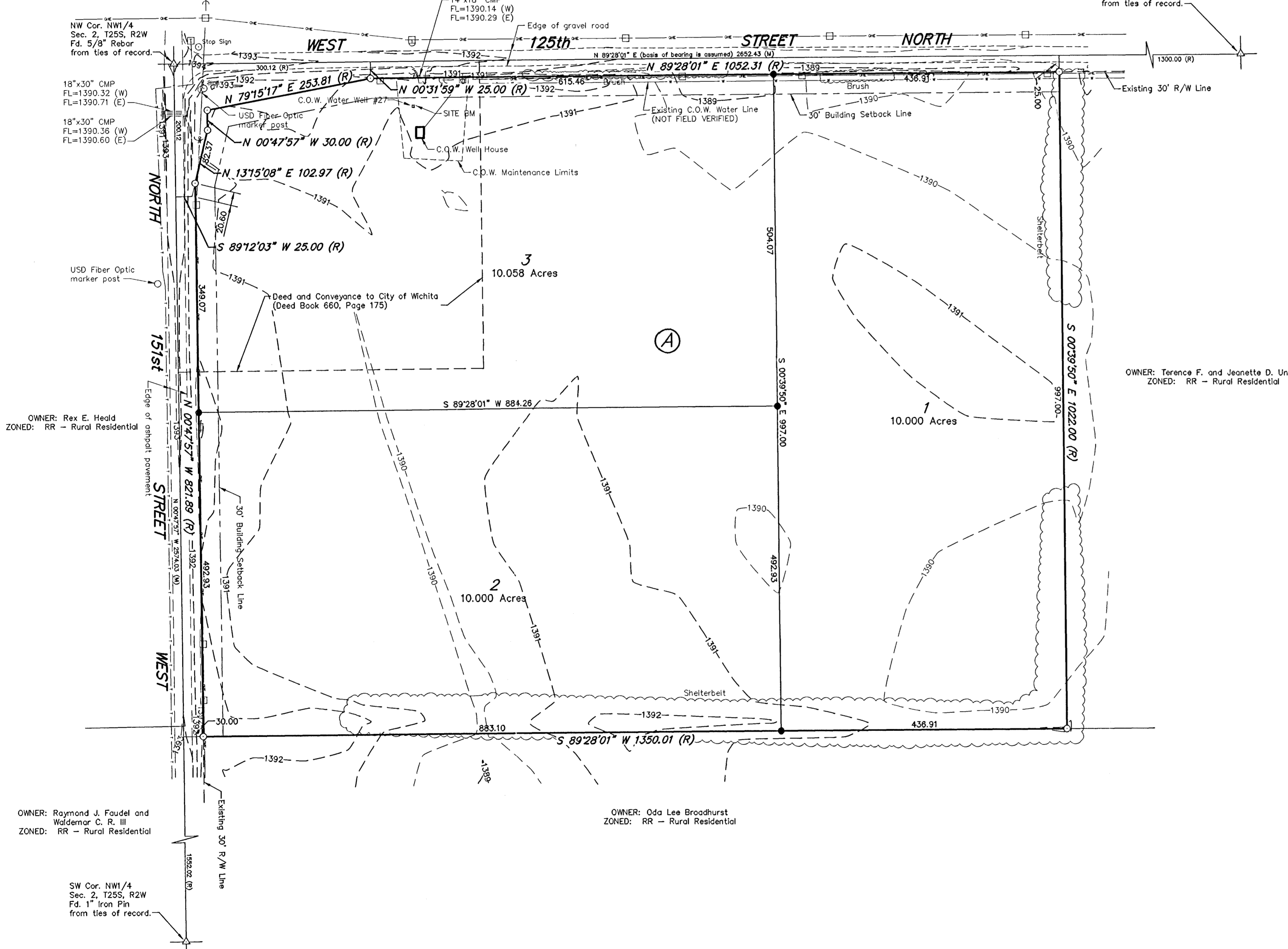
DEER RUN ESTATES

SEDGWICK COUNTY, KANSAS

OWNER: Steven D. Jacob
ZONED: A1 - Agriculture

OWNER: Brian A. and Sharon Rowland
ZONED: A1 - Agriculture

NE Cor. NW1/4
Sec. 2, T25S, R2W
Fd. Limestone with P-K Nail in top center
from ties of record.



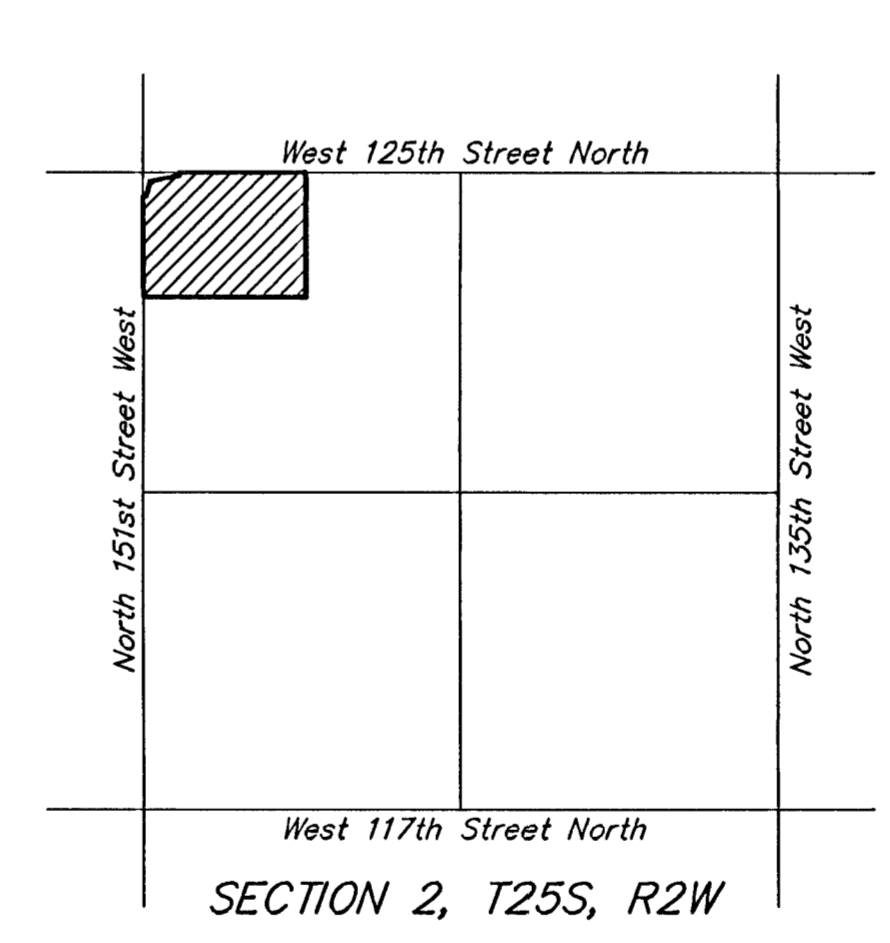
DESCRIPTION:
A portion of the Northwest Quarter of Section 2, Township 25 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas described as follows:
Commencing at the Northwest corner of said Northwest Quarter; thence North 89°28'01" East (basis of bearings is assumed) along the North line of said Northwest Quarter 300.12 feet; thence continuing North 89°28'01" East along the North line of said Northwest Quarter 1052.31 feet to a point 1300.00 feet West of the Northeast corner of said Northwest Quarter; thence South 00°39'50" East parallel with the East line of said Northwest Quarter 1022.00 feet; thence South 89°28'01" West parallel with the North line of said Northwest Quarter 1350.01 feet to the West line of said Northwest Quarter; thence North 00°47'57" West along the West line of said Northwest Quarter 821.89 feet; thence North 89°12'03" East 25.00 feet; thence North 13°15'09" East 102.97 feet; thence North 00°47'57" West parallel with the West line of said Northwest Quarter 30.00 feet; thence North 79°15'17" East 253.81 feet; thence North 00°32'00" West 25.00 feet to the point of beginning, containing 31.223 Acres, subject to a road right-of-way easement across the North 25.00 feet and the West 30.00 feet thereof and any other easements of record.

GENERAL NOTES:
1) Section corner reference ties filed with the Kansas State Historical Society and the County Offices as required by KSA 1987 Supp. 58-2001.
2) Subject property is located within Flood Zone-C as plotted on FIRM panel 200321-0050A, effective date: June 3, 1986. Flood Zone-C is defined as areas of minimal flooding.
3) Subject property is located in Zoning District RR - Rural Residential.
4) No structures located on subject property except for City of Wichita waterwell and ancillary buildings.

BENCHMARKS:
12 ES 1957
USGS Disk in concrete 190± feet North and 46± feet West of the Northeast corner of Section 2, Township 25 South, Range 2 West; 12± West of power pole and 2± North of guy anchor. Elevation = 1388.36(NGVD29)

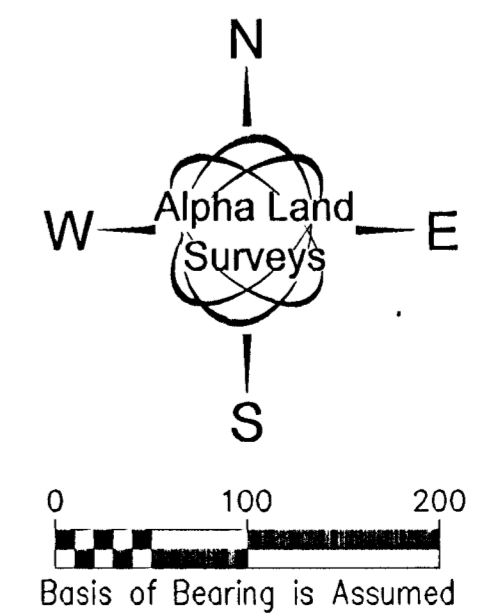
SITE BM:
Square cut in top of City of Wichita Water Well #27 Northeast corner of concrete pad. Elevation = 1392.18(NGVD29)

SURVEYORS CERTIFICATE:
I hereby certify that this Survey was made under my supervision on January 8th, 2007.



OWNER/SUBDIVIDER
Rick Yaussi and Paula Yaussi
23157 West 117th Street North
Burton, Kansas 67020

- LEGEND**
- △ - Section corner monument found
 - - Survey monument found (5/8" rebar with plastic cap stamped "Garber Survey CLS52")
 - - Set 1/2" X 24" rebar with plastic cap stamped "LS 885"
 - (M) - Measured
 - (R) - Record Measure
 - (C) - Calculated Measure
 - (Pro) - Prorated Measure
 - (C/M) - Calculated from Measurements
 - ☼ - Light Pole
 - ⊞ - Power Pole
 - ^W - Water Valve
 - - Guy Anchor



NW 1/4 SEC. 2, T25S, R2W

Alpha Land Surveys, Inc.
One East Ninth Avenue
Hutchinson, Kansas 67501
Ph: (620) 729-0012 Fax: (620) 729-0413

Drawn By: RDB Sheet 1 of 1
Checked By: LPD Proj. No.: 080023P