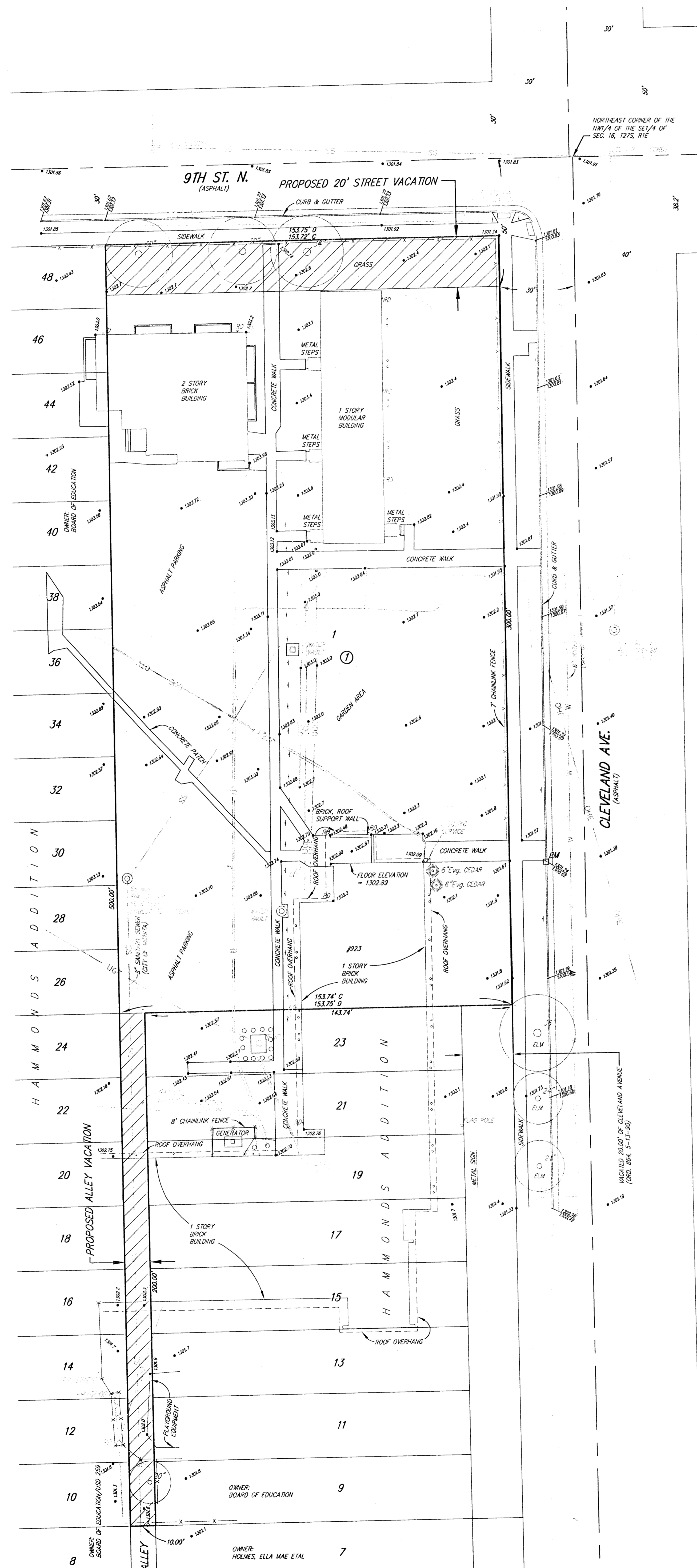


# One - Step Preliminary Plat DUNBAR ADDITION Wichita, Sedgwick County, Kansas

PROJECT NO. 1-1-11  
 PREPARED BY: RUGGLES & BOHM, P.A.  
 DATE: 02/25/10  
 DRAWN BY: J. K. BOHM  
 CHECKED BY: J. K. BOHM  
 APPROVED BY: J. K. BOHM



**LEGAL DESCRIPTION:**

That part of the NW<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of Sec. 16, T27S, R1E of the 6th P.M., described as beginning 30.00 feet west and 50.00 feet south of the northeast corner thereof; thence south along the west right of way line of Cleveland Avenue, 280.00 feet to the extended north line of Lot 23, Hammonds Addition to Wichita (Sedgwick County), Kansas; thence west along said north line, 153.75 feet to the southeast corner of Lot 26 in said addition; thence north along the east line of said addition, 280 feet to the south right of way line of 9th Street; thence east along said right of way line, 153.75 feet to the place of beginning, AND that part of the NW<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of Sec. 16, T27S, R1E of the 6th P.M., described as beginning 30.00 feet west and 30.00 feet south of the northeast corner thereof; thence south along the extended west right of way line of Cleveland Avenue, 20.00 feet; thence west along the south right of way of 9th Street, 153.75 feet to the east line of Lot 48, in said addition; thence north along said east line, 20.00 feet to the northeast corner of said Lot 48; thence east, parallel with said south right of way line, 153.75 feet to the place of beginning, AND that part of the Alley platted in Hammonds Addition to Wichita (Sedgwick County), Kansas, described as beginning at the southwest corner of Lot 9 in said addition, thence West, 10.00 feet to the southeast corner of Lot 10 in said addition; thence North along the west line of said alley, 200.00 feet to the northeast corner of Lot 24 in said addition, thence East along the north line of said alley, 10.00 feet to the northwest corner of Lot 23 in said addition; thence South along the east line of said alley, 200.00 feet to the place of beginning.

**OWNER:**

Board of Education  
 (Unified School District 259)  
 Attn: Joe Hoover  
 3850 N. Hydraulic Wichita, KS 67219

Ph. (316) 973-2239

**SURVEYOR & ENGINEER:**

Ruggles & Bohm P.A.

**EXISTING ZONING:**

Properties to the north, east and west are zoned GC. Property to the south is zoned SF-5. Subject property is zoned SF-5 and GC. Existing use is a school.

**FLOOD ZONE:**

According to the FEMA/FIRM Map No. 20173C0355E, effective February 2, 2007; the property shown hereon is located in Zone X

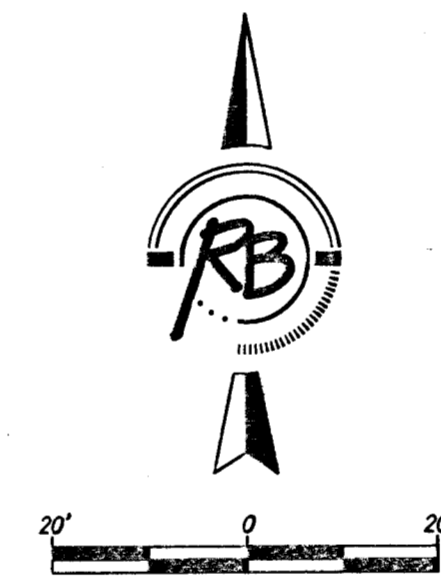
**GROSS AREA:**

48,118.0 Sq. Ft.±  
 1.10 Acres±

**DATE OF TOPOGRAPHY:**

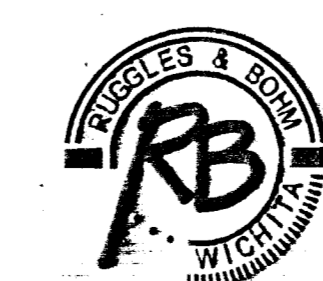
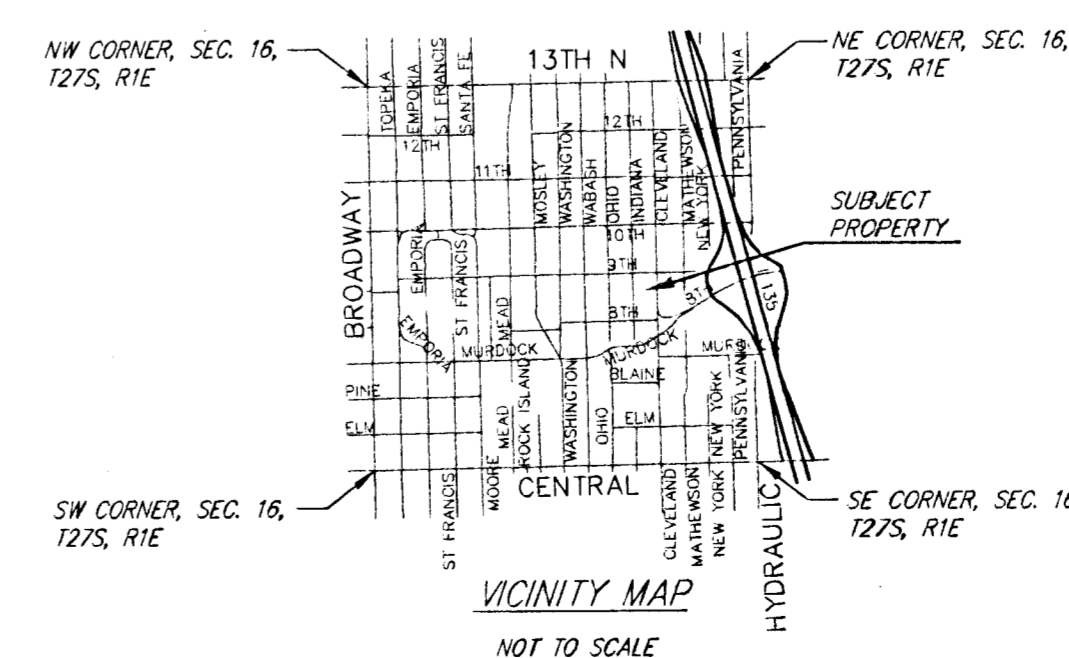
FEBRUARY 25, 2010

NOTE: Existing buildings to remain



Legend

- SS . . . . . SANITARY SEWER
- ONE . . . . . OVERHEAD ELECTRIC (NESTAR)
- UGE . . . . . UNDERGROUND ELECTRIC (NESTAR)
- CTV . . . . . UNDERGROUND CABLE TELEVISION (COX COMMUNICATIONS)
- G . . . . . GAS LINE
- W . . . . . WATER MAIN
- GR . . . . . GAS REGULATOR
- WM . . . . . WATER METER
- S . . . . . SIGN
- B . . . . . BOLLARD
- BM . . . . . BENCH MARK
- AP . . . . . AIR CONDITIONER SUPPORT POST
- EC . . . . . ELECTRIC CONDUIT
- TR . . . . . TRANSFORMER
- LP . . . . . LIGHT POLE
- GA . . . . . GUY ANCHOR
- RD . . . . . ROOF DRAIN
- SM . . . . . SANITARY SEWER MANHOLE (CITY OF WICHITA)
- SE . . . . . LOCATION OF SPOT ELEVATION
- DT . . . . . DECIDUOUS TREE (CALIPER INDICATED)
- ET . . . . . EVERGREEN TREE (CALIPER INDICATED)



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

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 Wichita, Kansas 67203 (316) 264-4621 fax  
 www.rbkansas.com E-mail: info@rbkansas.com

DWG FILE: SURVEY BASE  
 PROJECT NO. 354P  
 MARCH 19, 2010