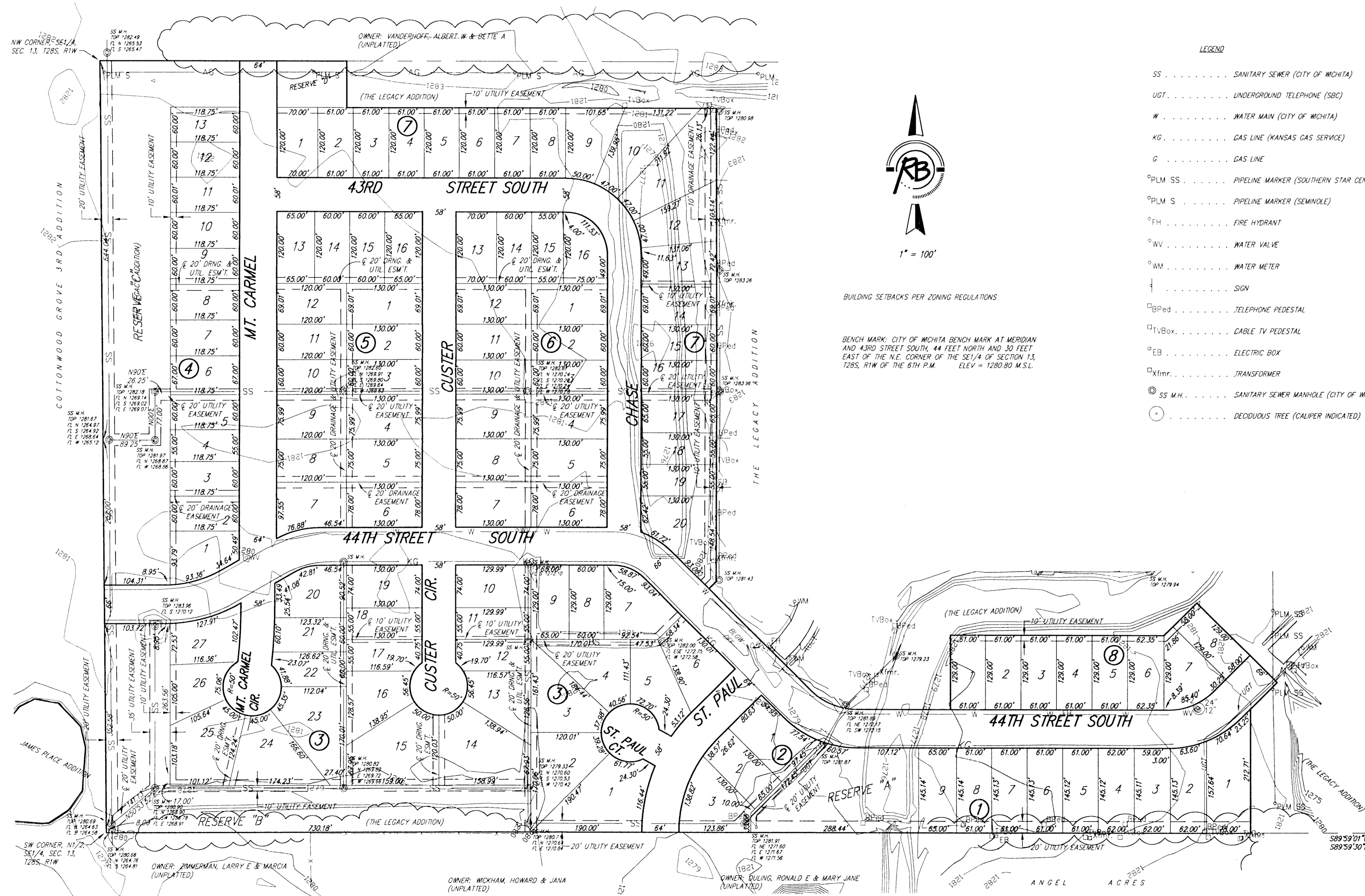


# Preliminary Plat

## THE LEGACY 3RD ADDITION

A replat of part of The Legacy Addition,  
Wichita, Sedgwick County, Kansas



1" = 100'

BUILDING SETBACKS PER ZONING REGULATIONS

BENCH MARK: CITY OF WICHITA BENCH MARK AT MERIDIAN AND 43RD STREET SOUTH, 44 FEET NORTH AND 30 FEET EAST OF THE N.E. CORNER OF THE SE 1/4 OF SECTION 13, T28S, R1W OF THE 6TH P.M. ELEV = 1280.80 M.S.L.

- LEGEND**
- SS . . . . . SANITARY SEWER (CITY OF WICHITA)
  - UGT . . . . . UNDERGROUND TELEPHONE (SBC)
  - W . . . . . WATER MAIN (CITY OF WICHITA)
  - KG . . . . . GAS LINE (KANSAS GAS SERVICE)
  - G . . . . . GAS LINE
  - °PLM SS . . . . . PIPELINE MARKER (SOUTHERN STAR CENTRAL)
  - °PLM S . . . . . PIPELINE MARKER (SEMNOLE)
  - °FH . . . . . FIRE HYDRANT
  - °WV . . . . . WATER VALVE
  - °WM . . . . . WATER METER
  - † . . . . . SIGN
  - BPed . . . . . TELEPHONE PEDESTAL
  - TVBox . . . . . CABLE TV PEDESTAL
  - EB . . . . . ELECTRIC BOX
  - Xfmr . . . . . TRANSFORMER
  - ⊙ SS M.H. . . . . SANITARY SEWER MANHOLE (CITY OF WICHITA)
  - ⊙ . . . . . DECIDUOUS TREE (CALIPER INDICATED)

**LEGAL DESCRIPTION:**  
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 1; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46, Block 2; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, Block 3; Lots 1, 2, 3 and 4, Block 4; Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 5; Lots 1, 2, 3, 4, 5, 6 and 7, Block 7; and Reserves A, E, F and that part of Reserve B lying west of the extended east line of Lot 1, Block 2; all in The Legacy Addition, an Addition to Wichita, Sedgwick County, Kansas.

**OWNER:**  
Rivendale, LLC.  
Bob Armstrong, Member  
4200 W. Douglas Ave. 67212  
Wichita, KS 67212

Ph. (316) 942-9535

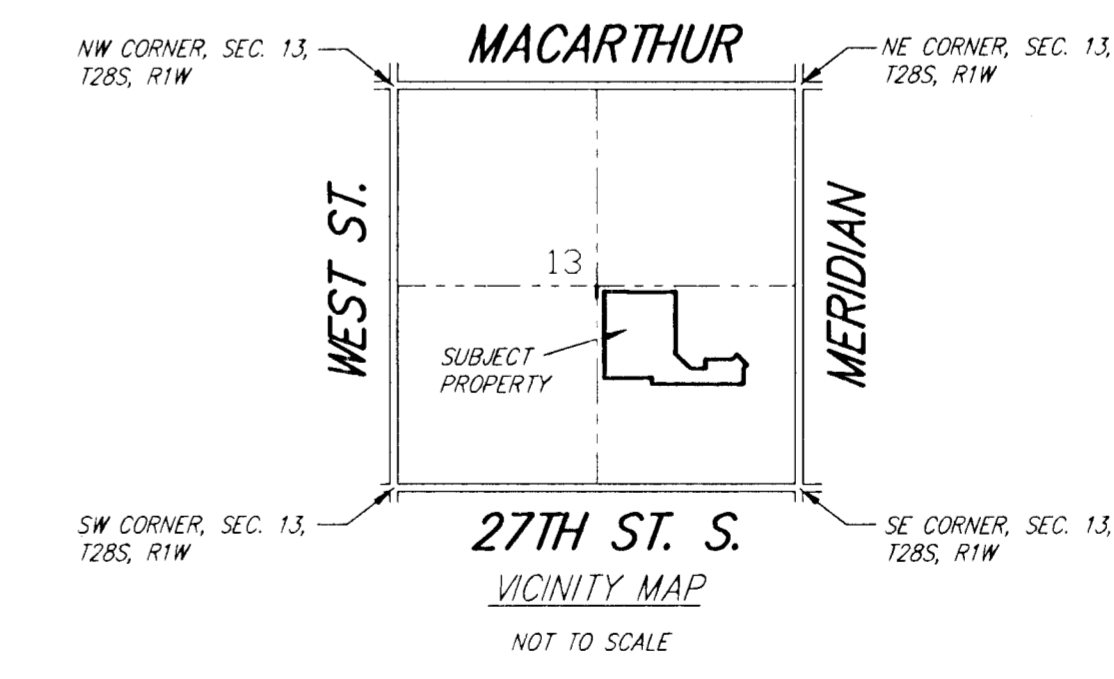
**SUBDIVIDER & ENGINEER:**  
Ruggles & Bohm P.A.

**EXISTING ZONING:**  
Properties to the north and south are zoned SF-20.  
Property to the west is zoned MH.  
Subject property and the property to the east are zoned SF-5.  
Existing use is vacant land

**FLOOD ZONE:**  
According to the FEMA/FIRM Community Panel No. 200328 0035 B, effective May 15, 1986; the property shown hereon is located in Zone C

**GROSS AREA:**  
1,428,375.5 Sq. Ft. ±  
32.79 Acres ±

**DATE OF TOPOGRAPHY:**  
OCTOBER 20, 2006



DWG FILE: SURVEY BASE  
PROJECT NO. 2940P  
NOVEMBER 9, 2006