

Preliminary Plat

MADELINE LANGEROT

an Addition to Wichita, Sedgwick County, Kansas

LEGAL DESCRIPTION:
 A tract in the E1/2 of the SE1/4 of the NW1/4 of the SW1/4 of Sec. 24, T27S, R1W of the 6th P.M., Sedgwick County, Kansas described as follows:

Beginning 33 feet East of the northwest corner of said E1/2 of the SE1/4 of the NW1/4 of the SW1/4; thence East 132 feet; thence South 330 feet; thence West 132 feet; thence North 330 feet to the point of beginning; except the North 115 feet thereof and except the south 50 feet thereof.

OWNER:
 Roy Clevenger
 232 S. St Clair
 Wichita, KS 67213

Ph. (316) 945-0755

AGENT:
 Nate Langerot
 1650 S. Meridian Ave.
 Wichita, KS 67213

Ph. (316) 573-7344

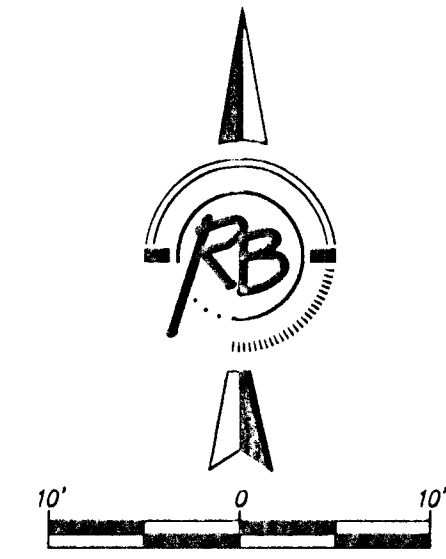
SURVEYOR & ENGINEER:
 Ruggles & Bohm P.A.

EXISTING ZONING:
 Subject property and the surrounding property are zoned IF-3.
 Existing use is single family residential

FLOOD ZONE:
 According to the FEMA/FIRM Map No. 20173C0345E, effective February 2, 2007; the property shown hereon is located in Zone X

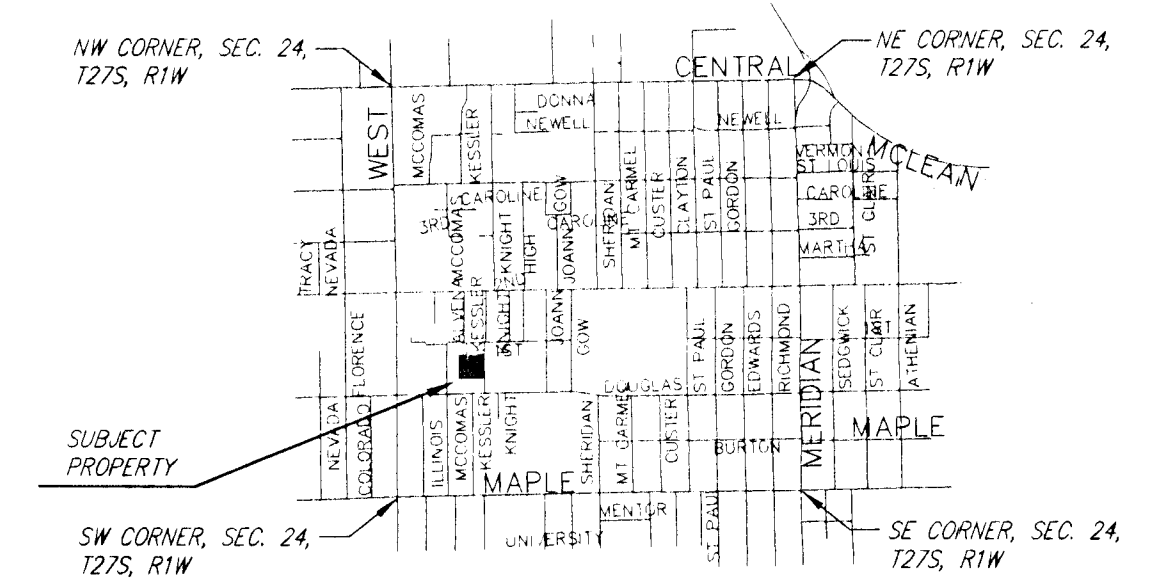
GROSS AREA:
 21,797.9 Sq. Ft. ±
 0.50 Acres ±

DATE OF TOPOGRAPHY:
 AUGUST 17, 2010

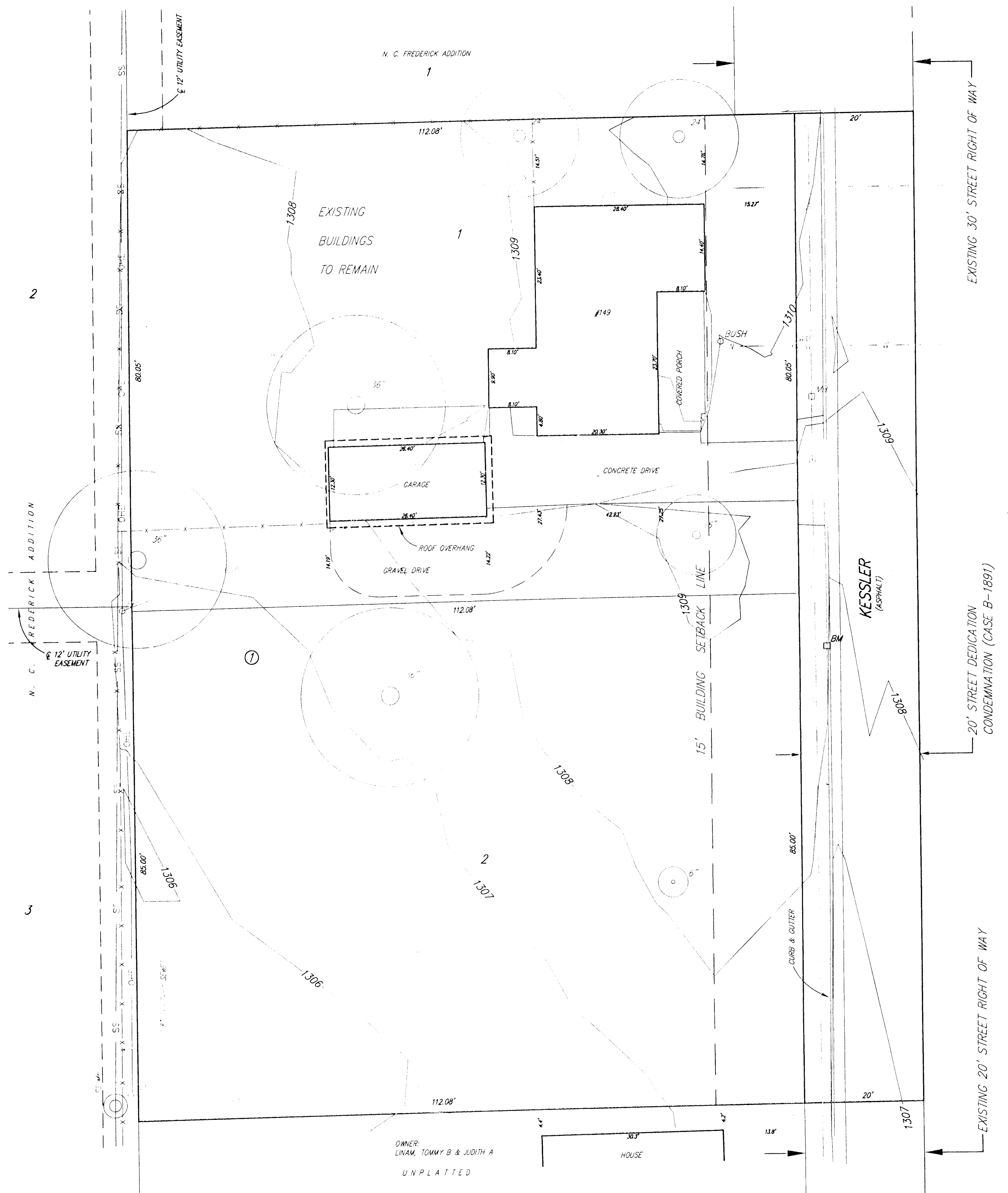


- LEGEND**
- SS SANITARY SEWER (CITY OF WICHITA)
 - OHE OVERHEAD ELECTRIC (WESTAR)
 - G GAS LINE (BLACK HILLS ENERGY)
 - W WATER MAIN (CITY OF WICHITA)
 - GAS METER
 - WATER METER
 - MB MAIL BOX
 - POWER POLE (WESTAR)
 - SANITARY SEWER MANHOLE (CITY OF WICHITA)
 - CLEAN OUT
 - DECIDUOUS TREE (CALIPER INDICATED)

BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB ON THE WEST SIDE OF KESSLER ST., 30' S. OF THE CENTER OF THE DRIVE ENTRANCE OF 149 N. KESSLER ELEVATION = 1308.27 (NAVD88)



VICINITY MAP
 NOT TO SCALE



DWG FILE: SURVEY BASE
 PROJECT NO. 3692P
 AUGUST 27, 2010



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