

# Preliminary Plat M A A ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

### Legal Description

That part of the SW 1/4 of Sec. 16 Twp 28-S, R-1-E of the 6th P.M. Sedgwick County, Kansas, lying North and East to the Riverside Drainage Canal as condemned in District Court Case No. 48670 and north of the North line of Brookings By-Pass 2nd Addition and west of the West line of Interstate Highway No. 235 as condemned in District Court Case A-78777 Except the south 240 feet of the north 270 feet of the west 363 feet thereof and Except Aikman Addition and Except the west 40 feet for highway

**OWNER**  
MAA LLC  
Brad Phillips  
Brook Phillips

**GROSS SIZE**  
712156.78 Sq Ft  
16.35 Acres

**NET SIZE OF PLAT**  
669793.73 Sq Ft  
15.376 Acres

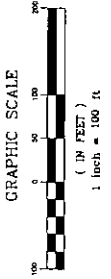
**MINIMUM LOT SIZE**  
48114.68 Sq Ft  
1.105 Acres

### ZONING

LC - Limited Commercial / SF-5 - Single Family

### CONTROL NUMBER

118431



Reference Bench Mark, City of Wichita Bench Mark  
22.0 N. A. 29.8 E. of Center Intersection  
Washington Ave. & 1st St. S.  
Elevation = 1271.17' NGVD

Reference Bench Mark, City of Wichita Bench Mark  
54 West of Centerline Brookings Ave.  
Elevation = 1275.24' NGVD

On Site B.M. Square Cut on top of curb  
containing 5" x 5" x 10" iron pipe  
Santa Fe Ave. curb with 5" x 5" x 10" iron pipe  
of Subject Property, City Street Center  
Elevation = 1272.23' NGVD

- 1/2" Ø = CITY OF WICHITA CONCRETE PAVEMENT (FOUND)
- 1/2" Ø = 1/2" STEEL BAR IN 3" HOLE (FOUND)
- 1/4" Ø = 5/8" STEEL BAR (FOUND)
- 1/2" Ø = 1/2" IRON PIPE (FOUND)
- 3/4" Ø = 3/4" IRON PIPE (FOUND)
- 1/2" Ø = 1/2" IRON PIPE W/SHARPLESS CAP (FOUND)
- 3/4" Ø = 1/2" IRON PIPE W/SHARPLESS CAP (FOUND)
- 3/4" Ø = 1/2" CONCRETE RIGID-OF-WAY MARKER (FOUND)

- LEGEND**
- C = GAS MAIN
  - S = SANITARY SEWER
  - SS = SANITARY SEWER
  - SMS = STORM WATER SEWER
  - ECT = UNDERGROUND ELECTRIC
  - ECT = UNDERGROUND TELEPHONE
  - BM = BENCH MARK
  - M/H = MANHOLE

| Minimum Building Foot<br>Equivalent<br>with Structures | Area   |
|--|--------|
| 101.7, 2 & 3   | 1225.0 |
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