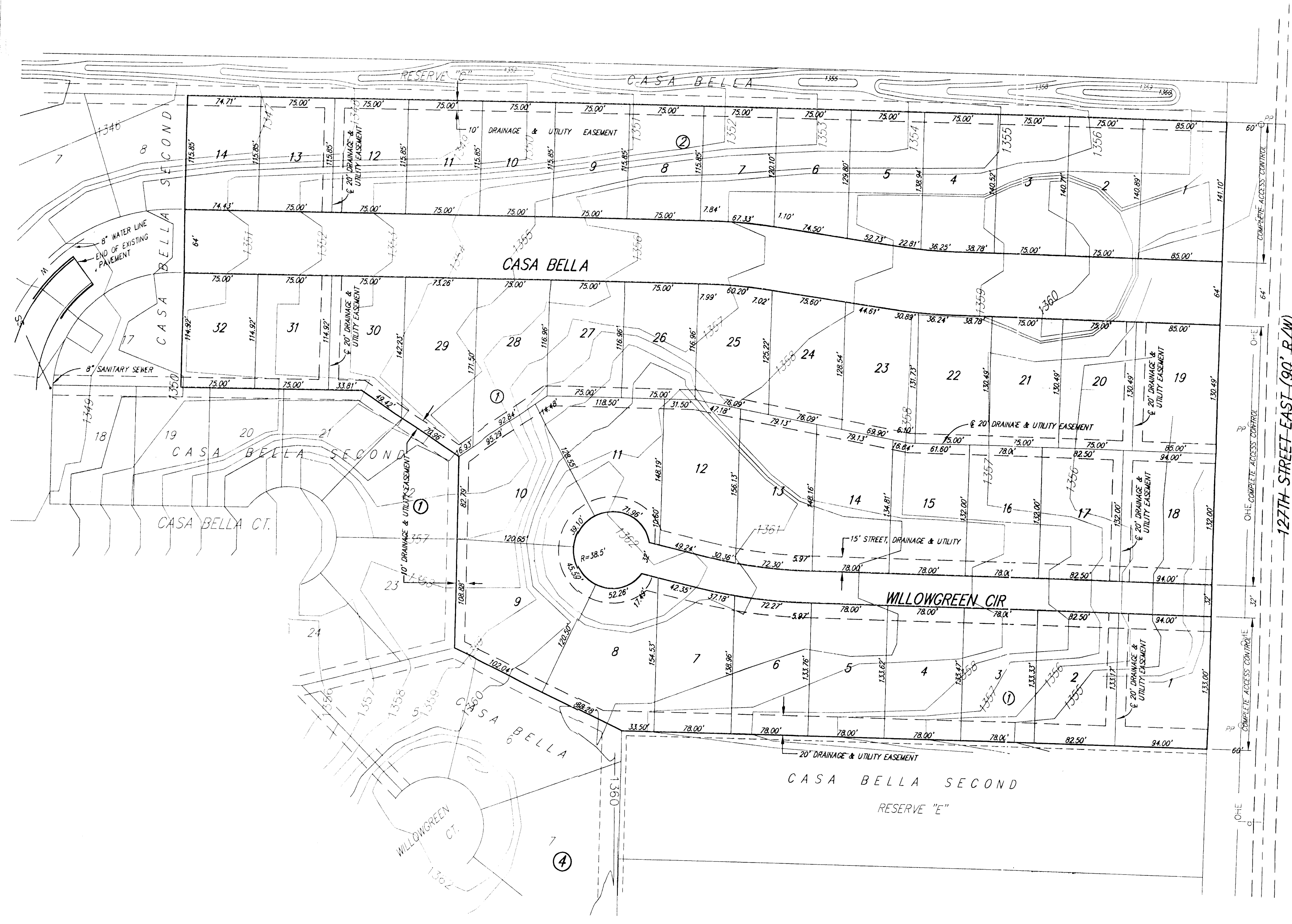


# Preliminary Plat

## CASA BELLA THIRD ADDITION

### Wichita, Sedgwick County, Kansas



**LEGAL DESCRIPTION:**  
 A replat of part of Casa Bella Second Addition, Wichita, Sedgwick County, Kansas, described as beginning at the northeast corner of Lot 21, Block 2, in said addition; thence S00°12'54"W along the east line of said Lot 21 and extended, 632.59 feet to the southeast corner of Lot 2, Block 1, in said addition; thence N89°53'29"W along the south line of said Lot 2 and extended, 600.00 feet to a point of intersection on the south line of Lot 9, Block 1, in said addition; thence N65°18'22"W along the southwest line of said Lot 9 and extended, 190.32 feet to a point of intersection on the west line of Lot 10, Block 1, in said addition; thence N00°04'32"E along the west line of said Lot 10 and extended, 191.67 feet to the southerly most corner of Lot 13, Block 1, in said addition; thence N56°22'32"W along the southwest line of said Lot 13, 120.38 feet to a point of intersection on the south line of Lot 14, Block 1, in said addition; thence N89°55'28"W along the south line of said Lot 14 and extended, 183.81 feet to the southwest corner of Lot 16, Block 1, in said addition; thence N00°04'32"E along the west line of said Lot 16, 114.92 feet to the northwest corner of said Lot 16; thence N00°50'19"W, 64.01 feet to the southwest corner of Lot 9, Block 2, in said addition; thence N00°04'32"E along the west line of said Lot 9, 115.85 feet to the northwest corner of said Lot 9; thence S89°55'28"E along the north line of said Lot 9 and extended, 1059.72 feet to the place of beginning.

**OWNER:**  
 Tara Development, Inc.  
 Attn: Gene Vitarelli  
 P.O. Box 781974  
 Wichita, KS 67278

Ph. (316) 688-5717

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

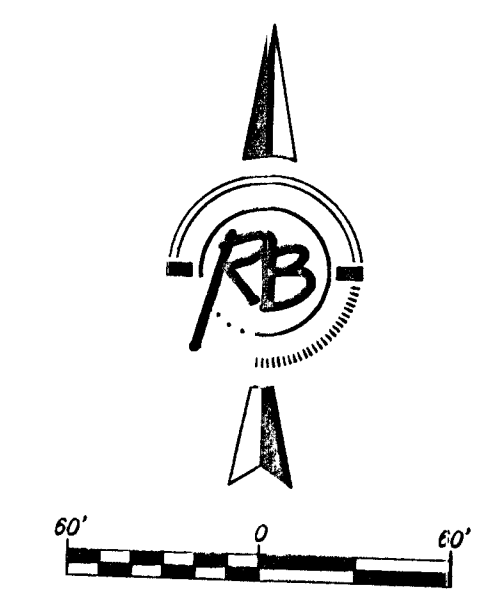
**PROPOSED ZONING:**  
 TF-3

**EXISTING ZONING:**  
 Property to the south is zoned LC.  
 Subject property and the rest of the surrounding property is zoned SF-5.  
 Existing use is vacant ground

**FLOOD ZONE:**  
 According to the FEMA/FIRM Map No. 20173C0390E, effective February 2, 2007; the property shown hereon is located in Zone X

**GROSS AREA:**  
 570,316 Sq. Ft. ±  
 13.09 Acres ±

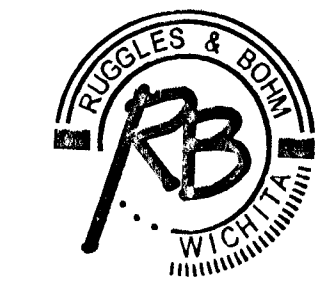
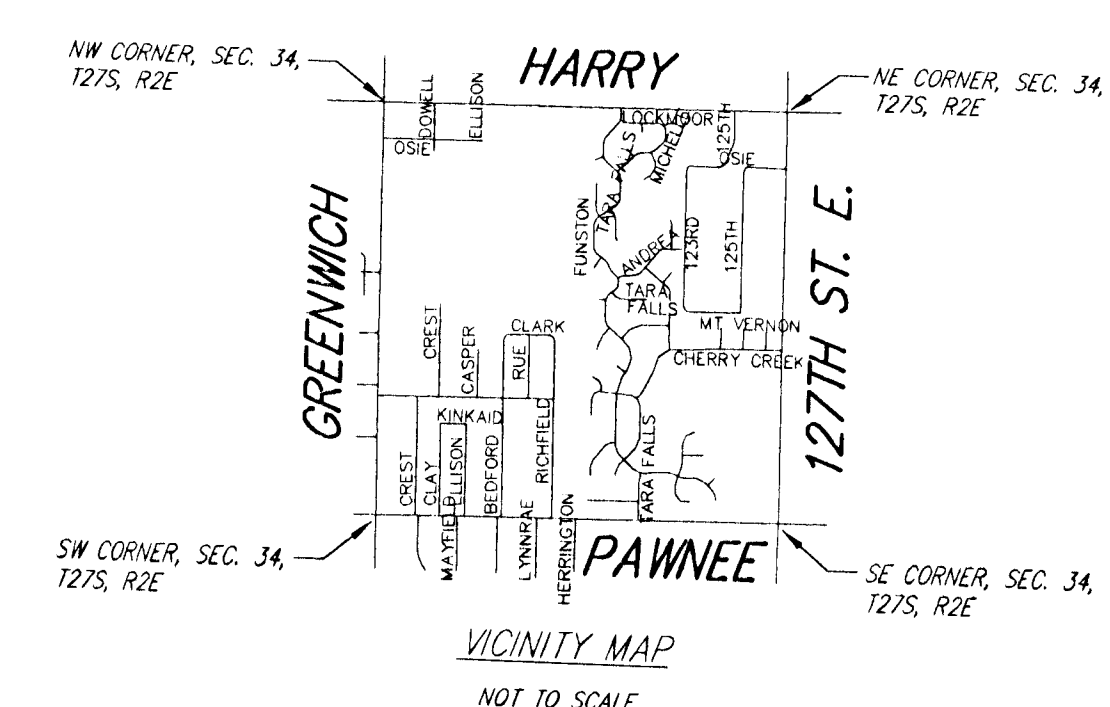
**DATE OF TOPOGRAPHY:**  
 AUGUST, 2007



- LEGEND**
- SS ..... SANITARY SEWER (CITY OF WICHITA)
  - OHE ..... OVERHEAD ELECTRIC (WESTAR)
  - W ..... WATER MAIN (CITY OF WICHITA)
  - ↑ ..... SIGN
  - PP ..... POWER POLE (WESTAR)

BENCH MARK: SPB BRASS DISC 55.45' E. & 5.13' S. OF THE N.W. COR. SW 1/4, SEC. 35, T27S, R2E  
 ELEVATION = 1348.35 (NGVD29)

BLOCK	LOT NO.	ELEVATION (NGVD29)
1	1, 2, 3, 4, 5, 6, 7, 8	1357.0



**Ruggles & Bohm, P.A.**  
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DWG FILE: SURVEY BASE  
 PROJECT NO. 3655P  
 AUGUST 26, 2010