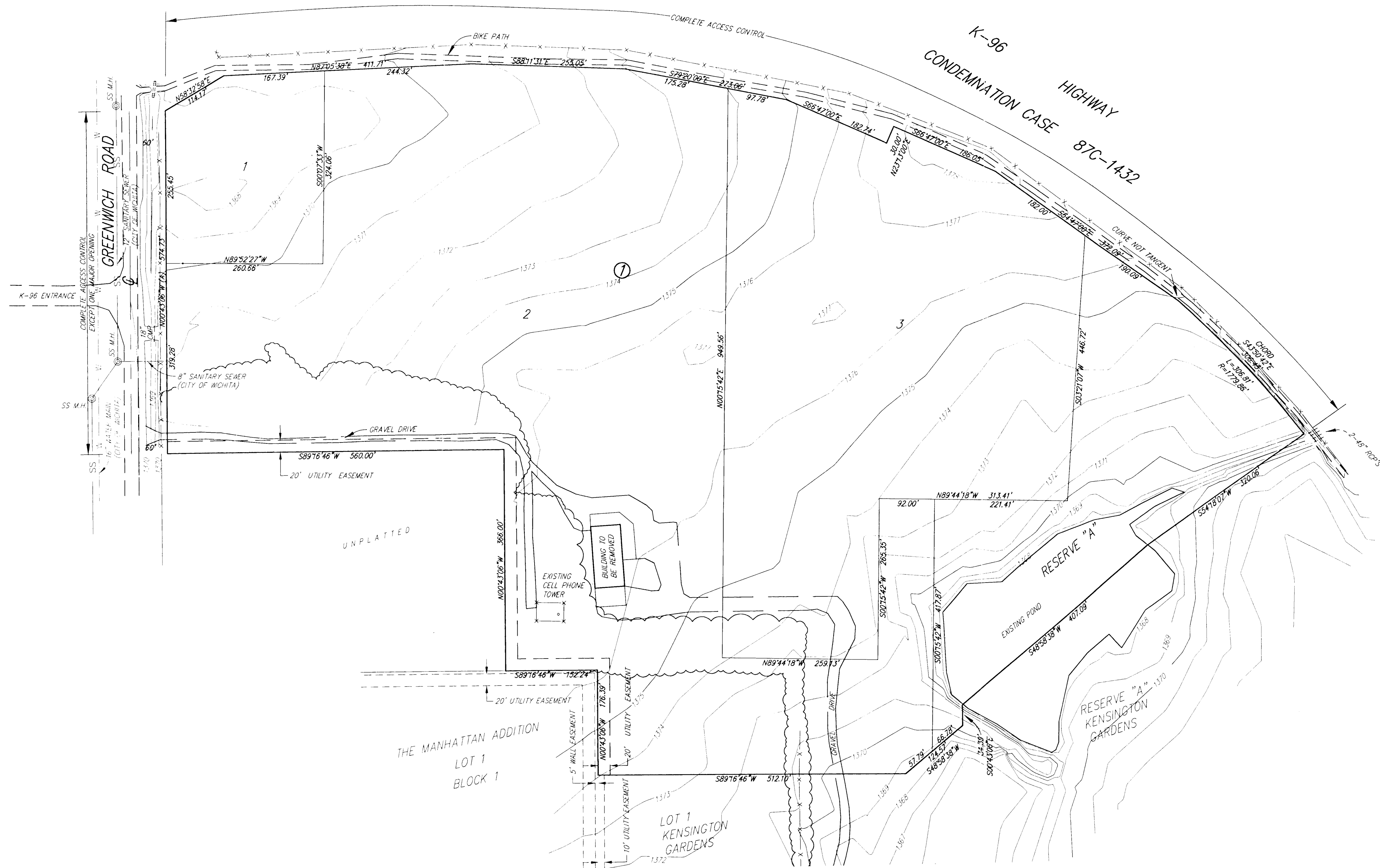


SCANNED

# Preliminary Plat CEDAR CREEK MARKETPLACE Wichita, Sedgwick County, Kansas



**LEGAL DESCRIPTION:**  
That part of Lot 1 and Reserve "A" in Kensington Gardens, Wichita, Sedgwick County, Kansas, described as follows: Beginning at the north west corner of said Lot 1; thence S89°16'46"W, 560.00 feet to a corner of said Reserve "A"; thence N00°43'06"W along the west line of said Reserve, 574.73 feet; thence N58°32'58"E, 114.17 feet; thence S87°05'38"E, 411.71 feet; thence S88°11'31"E, 255.05 feet; thence S79°20'00"E, 273.06 feet; thence S66°47'00"E, 182.74 feet; thence N23°13'00"E, 30 feet; thence S66°47'00"E, 186.05 feet; thence S54°47'00"E, 372.09 feet; thence along a curve to the right having a radius of 1779.86 feet and a chord bearing S43°50'42"E, 306.43 feet, through a central angle of 19°45'11", a distance of 306.81 feet; thence S54°18'07"W, 320.06 feet; thence S48°58'38"W, 407.19 feet; thence S00°43'06"E, 34.39 feet; thence S48°58'38"W, 124.57 feet; thence S89°16'46"W, 172.10 feet to a point on the east line of said Lot 1; thence S89°16'46"W, 340.00 feet to a point on the west line of said Lot; thence N00°43'06"W, 176.39 feet; S89°16'46"W, 152.24 feet; thence N00°43'06"W, 366 feet to the point of beginning; containing 33.51 acres, more or less;

**OWNER:**  
Kensington Gardens, LLC  
Attn: William Cozine  
11500 E. 21st  
Wichita, KS 67206

Ph. (316) 634-0500

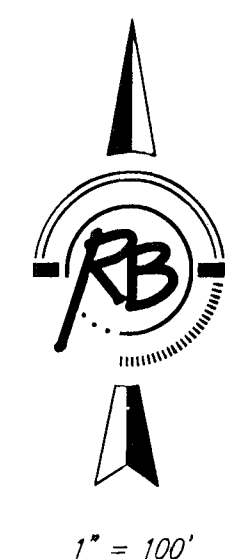
**SUBDIVIDER & ENGINEER:**  
Ruggles & Bohm P.A.

**PROPOSED ZONING:**  
(LC zoning approved subject to platting)  
SUBJECT TO CEDAR CREEK MARKETPLACE COMMUNITY UNIT PLAN (DP-291)

**EXISTING ZONING:**  
Property to the southwest is zoned LC.  
Subject property is zoned SF-5.  
Existing use is vacant ground

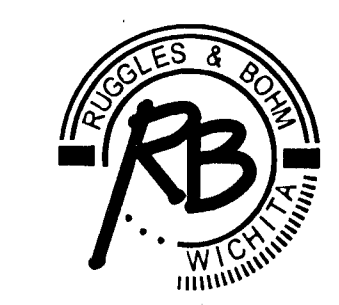
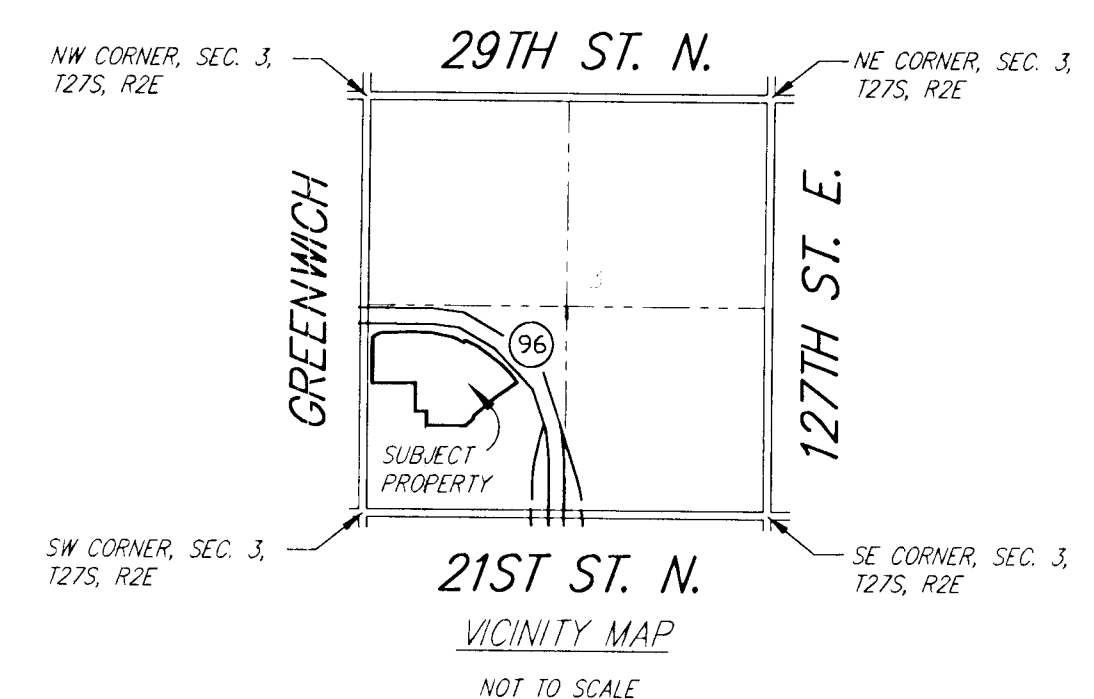
**FLOOD ZONE:**  
According to the FEMA/FIRM Community Panel No. 200321 0150 A, effective June 3, 1986; the property shown hereon is located in Zone C

**GROSS AREA:**  
1,459,717.9 Sq. Ft. ±  
33.51 Acres ±



1" = 100'

BENCH MARK:  
"C" CUT TOP OF S. HEADWALL  
OF R.C.B. 132' E OF S.E. CORNER  
OF LOT 1, KENSINGTON GARDENS  
ELEVATION = 1354.28 MCL



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

DWG FILE: SURVEY BASE  
PROJECT NO. 2728P  
JANUARY 23, 2006