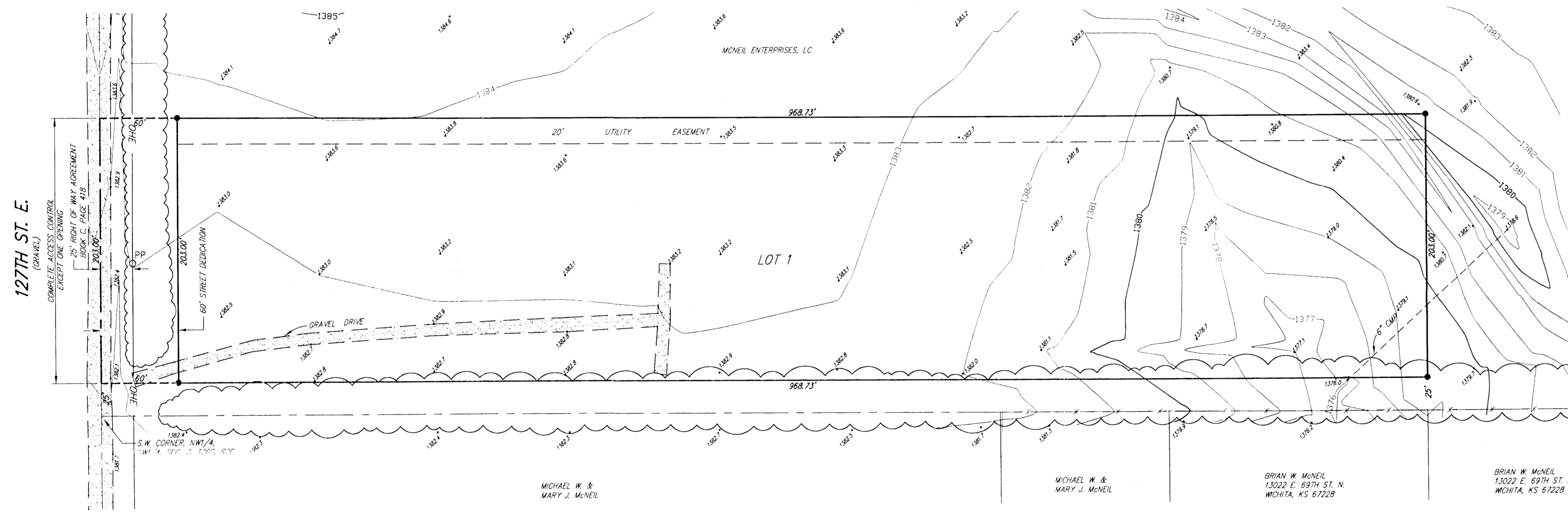


Preliminary Plat

McNEIL ESTATES

Sedgwick County, Kansas



LEGAL DESCRIPTION:
 The west 1028.73 feet of the north 203.00 feet of the south 228.00 feet of the NW1/4, SW1/4, Sec. 2, T26S, R2E of the 6th P.M., Sedgwick County, Kansas.

OWNER:
 McNeil Enterprises, LC

SUBDIVIDER & ENGINEER:
 Ruggles & Bohm P.A.

EXISTING ZONING:
 Subject property and the surrounding property is zoned RR.
 Existing use is agricultural

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, an area of minimal flooding.

GROSS AREA:
 203,756.8 Sq. Ft.±
 4.68 Acres±

DATE OF TOPOGRAPHY:
 JANUARY 29, 2004 - FEBRUARY 19, 2004

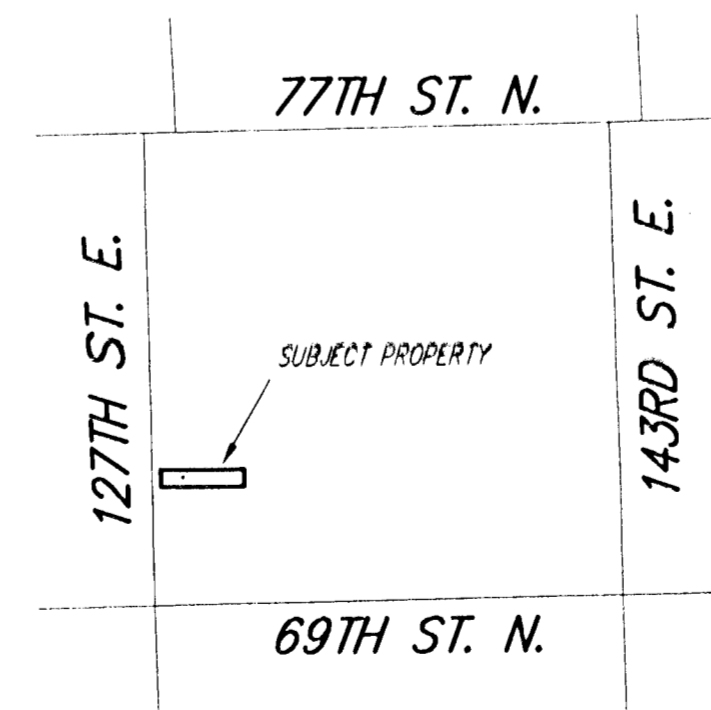
ONE-STEP PRELIMINARY PLAT



1" = 100'

LEGEND

- OHE OVERHEAD ELECTRIC (WESTAR)
- PP POWER POLE (WESTAR)
- SP LOCATION OF SPOT ELEVATION



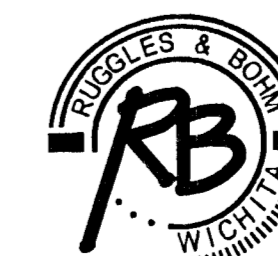
VICINITY MAP
 NOT TO SCALE

BENCH MARK: USGS STANDARD TABLE "54 B 1839",
 28' N. & 110' W. OF THE S.W. CORNER SW1/4, SEC. 2,
 T26S, R2E
 ELEV.=1366.83 (NAD 27)

ONSITE BENCH MARK: R.R. SPIKE IN WEST FACE OF
 POWER POLE 25' E. & 110' N. OF THE S.W. CORNER,
 NW1/4, SW1/4, SEC. 2, T26S, R2E
 ELEV.=1383.94 (NAD 27)

SETBACKS PER ZONING REGULATIONS

DWG FILE: SURVEY BASE
 PROJECT NO. 2548P
 NOVEMBER 11, 2004



Ruggles & Bohm, P.A.
 Engineering, Surveying, Land Planning

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