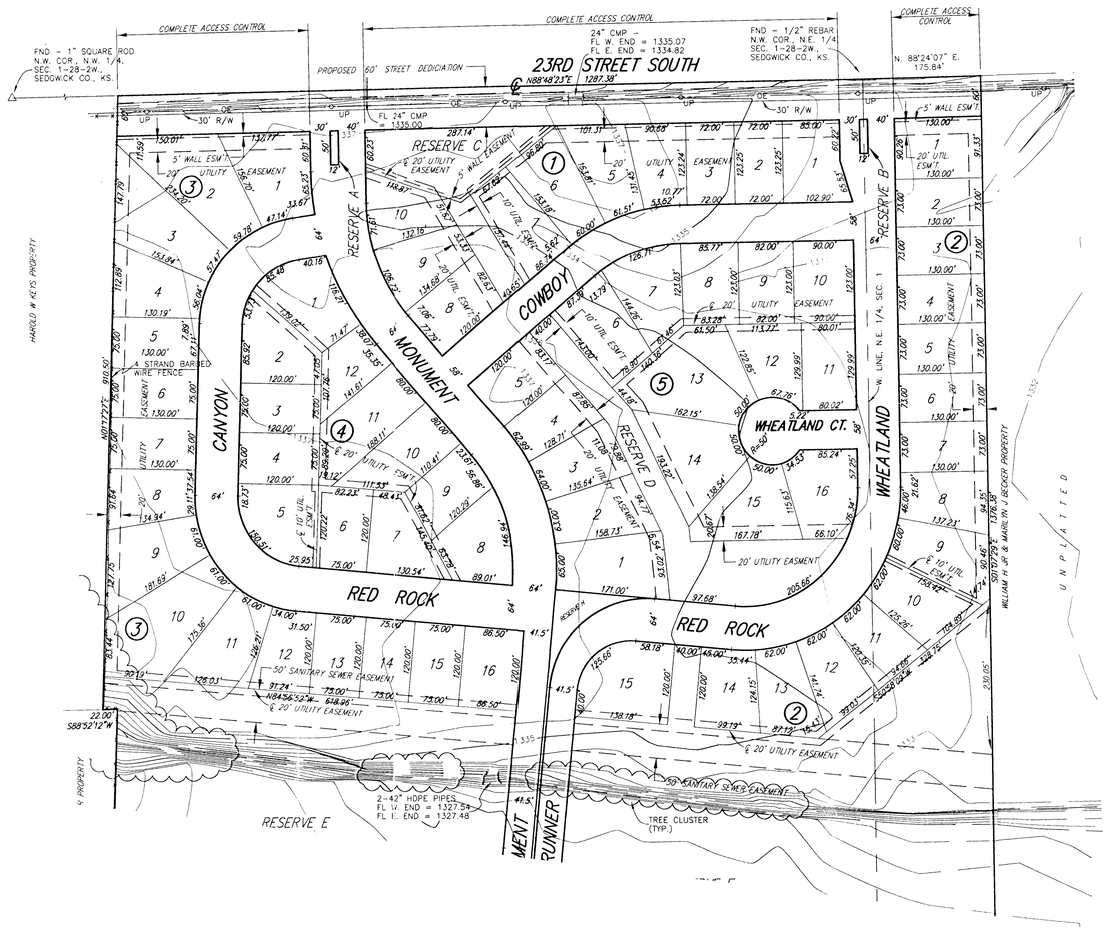
Preliminary Plat

SOUTHWEST PASSAGE

Wichita, Sedgwick County, Kansas



1" = 100'

LEGEND

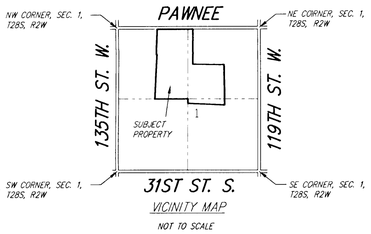
OHE . . . . . OVERHEAD ELECTRIC (SEDGWICK CO. ELECTRIC)

UP . . . . . UTILITY POLE

BUILDING SETBACKS PER ZONING REGULATIONS

BENCH MARK: CHISELED "+" ON WEST HUBGUARD OF R.C.B.C., 125' S. OF N.E. CORNER SECTION 1-28-2W. ELEV = 1337.94 M.S.L.

BENCH MARK: TOP OF WEST END 24" CMP DRIVE CULVERT, 440' W. & 19' S. OF THE N.W. COR., N.E. 1/4, SECTION 1-28-2W. ELEV = 1337.05 M.S.L.



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION:
PARCEL 1:
Beginning at a point on the east line and 1376.85 feet south of the N.E. corner of the NE1/4 of Sec. 1, T28S, R2W of the 6th P.M., Sedgwick County, Kansas; thence S03°02'11"E along the east line of said NE1/4, a distance of 1275.67 feet to the S.E. corner of said NE1/4; thence S01°11'47"E, along the east line of the SE1/4 of said Sec. 1, a distance of 128.77 feet; thence N88°42'23"W, parallel with the north line of said SE1/4, a distance of 2648.95 feet to a point on the west line of said SE1/4; thence N01°07'33"W, a distance of 128.76 feet to the N.W. corner of said SE1/4; thence S88°42'23"E, along the south line of the NE1/4 of said Sec. 1, a distance of 175.95 feet; thence N01°07'29"W, a distance of 1150.56 feet; thence N88°24'07"E, parallel with the north line of said NE1/4, a distance of 2428.17 feet to the point of beginning, EXCEPT beginning at a point on the east line and 1376.85 feet south of the N.E. corner of the NE1/4 of Sec. 1, T28S, R2W of the 6th P.M., Sedgwick County, Kansas, thence S03°02'11"E along the east line of said NE1/4, a distance of 702.22 feet; thence S88°24'07"W, parallel with the north line of said NE1/4, a distance of 1241.03 feet; thence N03°02'11"W, parallel with the east line of said NE1/4, a distance of 702.22 feet; thence N88°24'07"E, parallel with the north line of said NE1/4, a distance of 1241.03 feet to the point of beginning, AND EXCEPT beginning at a point on the east line and 2079.07 feet south of the N.E. corner of the NE1/4 of Sec. 1, T28S, R2W of the 6th P.M., Sedgwick County, Kansas; thence S03°02'11"E along the east line of said NE1/4, a distance of 573.45 feet to the S.E. corner of said NE1/4; thence S01°11'47"E along the east line of the SE1/4 of said Sec. 1, a distance of 128.77 feet; thence N88°42'23"W, parallel with the north line of said SE1/4, a distance of 1240.04 feet; thence N03°02'11"W, a distance of 129.02 feet to a point on the south line of said NE1/4; thence continuing N03°02'11"W, parallel with the east line of said NE1/4, a distance of 510.66 feet; thence N88°24'07"E, parallel with the north line of said NE1/4, a distance of 1241.03 feet to the point of beginning.

PARCEL 2:
A tract beginning at a point on the north line and 1447.00 feet east of the N.W corner of the NW1/4 of Sec. 1, T28S, R2W of the 6th P.M., Sedgwick County, Kansas; thence N88°51'55"E, along the north line of said NW1/4, a distance of 1111.66 feet to the N.E. corner of said NW1/4; thence N88°24'07"E, along the north line of the NE1/4 of said Sec. 1, a distance of 175.84 feet; thence S01°07'29"E, a distance of 2527.02 feet to a point on the south line of said NE1/4; thence N88°42'23"W, a distance of 175.95 feet to the S.W. corner of said NE1/4, thence N88°42'23"W, along the south line of the NW1/4 of said Sec. 1, a distance of 1194.56 feet to a point 1412.0 feet east of the S.W. corner of said NW1/4; thence N01°17'03"E, a distance of 1559.19 feet; thence S88°51'55"W, parallel with the north line of said NW1/4, a distance of 22.0 feet; thence N01°17'03"E, 910.54 feet to the point of beginning.

OWNER:
Development Partnership
Attn: Mark Chappelle
118 N. Bay Country
Wichita, KS 67235

Ph. (316) 721-8282

SUBDIVIDER & ENGINEER:
Ruggles & Bohm P.A.

PROPOSED ZONING:
SF-5

EXISTING ZONING:
Property to the northeast is zoned SF-5.
Subject property and the rest of the surrounding property is zoned SF-20.
Existing use is agricultural

FLOOD ZONE:
According to the FEMA/FIRM Community Panel No. 200321 0200 A, effective June 3, 1986; the property shown hereon is located in Zones A and C

GROSS AREA:
4,961,296.3 Sq. Ft.±
113.90 Acres±

DATE OF TOPOGRAPHY:
MAY 11, 2005

DWG FILE: SURVEY BASE
PROJECT NO. 2717P
SEPTEMBER 23, 2005

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