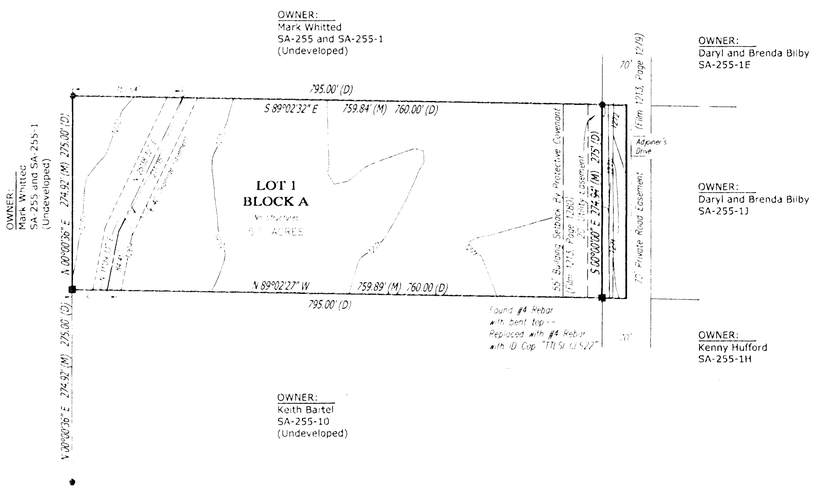
PRELIMINARY PLAT OF

"STEFFENS' ESTATE"

AN ADDITION TO SEDGWICK COUNTY, KANSAS

IN THE NORTHWEST QUARTER OF SECTION 30 TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE 6TH P.M.



EXISTING ZONING:
"RR" (Rural Residential) For Subject Property and Surrounding Properties

OWNER/SUBDIVIDER:
Kerry W. and Wanda A. Steffens
8800 E Harry Street, Apt. 602
Wichita, Kansas 67207
(316)-683-6626

SOIL TYPE:
Entire Site is Soil Type Fb (Farnum Loam) as Scaled from the Soil Survey of Sedgwick County, Kansas, Sheet No. 74, Issued April, 1979

ROAD NOTE:
Property Line Extends to the Centerline of the 70'-Wide Private Road--Dimensioned to Right-Of-Way for Clarity

SCALE : 1" = 100'

0 25 50 100 200

● = #4 Rebar (no ID) Found
■ = #4 Rebar with ID Cap "TTLSI CLS 22" Set
(D) = Described / Deed Information
(M) = Measured Information

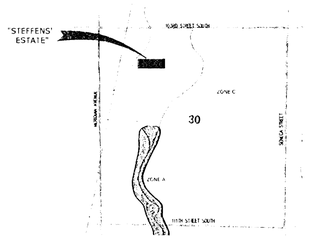
Bearing Basis Assumed
Date of Preparation: June 16, 2005
Countour Interval One Foot

BENCH MARK
Top of #4 Rebar, NE Corner "RAAF ADDITION"
(Provided by Mr. Jeffrey L. Dettman, LS, Benchmark Land Survey)

ELEVATION = 1273.03 MLS

FLOOD ZONE MAP

Sec. 30, T29S, R1E



Scale: 1"=2000'

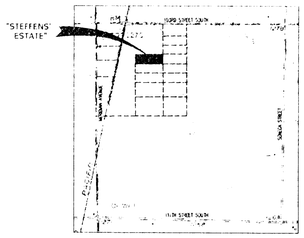
Subject property is in Zone C, as shown on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0300 A, effective June 3, 1986

LEGAL DESCRIPTION FOR "STEFFENS' ESTATE"

A tract of land in the Northwest Quarter of Section 30, Township 29 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Being South 89°30'00" West, a distance of 795.00 feet West of the Northeast corner of the Northwest Quarter of said Section 30; thence South 1°27'00" East, parallel with the East line of the Northwest Quarter of said Section 30, a distance of 880.00 feet for a Point of Beginning; thence continuing South 1°27'00" East, a distance of 275.00 feet to a point; thence South 89°30'00" West, a distance of 795.00 feet to a point; thence North 1°27'00" West, a distance of 275.00 feet to a point; thence North 89°30'00" East, a distance of 795.00 feet to the Point of Beginning. Said tract contains 5.0 acres, more or less, and is subject to any easements, agreements, rights of way and restrictions of record.

VICINITY MAP FOR "STEFFENS' ESTATE"

Sec. 30, T29S, R1E



Scale: 1"=2000'
Derby and Belle Plaine Quadrangles
7.5–Minute Series

TERRA TECH // LAND SURVEYING / INC.

22200 W. 63rd St. S.
Viola, Kansas 67149
(316) 794-2863 / 794-3273
Fax (316) 794-3274