

Preliminary Plat BATC ESTATES

an Addition to Wichita, Sedgwick County, Kansas

LEGAL DESCRIPTION:

The E1/2 acre of Lot 28, in Knight Acres; and also beginning at the northwest corner of the E1/2 acre of Lot 28; thence West on the north line of said Lot 28, a distance of 85 feet; thence South parallel with the east line of said Lot 28, 229.2 feet to the south line of said Lot 28; thence East on the south line of Lot 28, 85 feet to the southwest corner of the E1/2 acre of said Lot 28; thence North, 229.2 feet to the place of beginning, Sedgwick County, Kansas, EXCEPT the east 30 feet of said Lot 28 dedicated to the public for street purposes.

OWNER:

Timothy M. Chadd
2614 N. Lakeridge
Wichita, KS 67205

Ph. (316) 721-8368

SURVEYOR & ENGINEER:
Ruggles & Bohm P.A.

PROPOSED ZONING:

Zone change to TF-3 (ZON2011-45)
Proposed use is two family dwellings

EXISTING ZONING:

Subject property and the surrounding property are zoned SF-5. Existing use is a vacant single family home

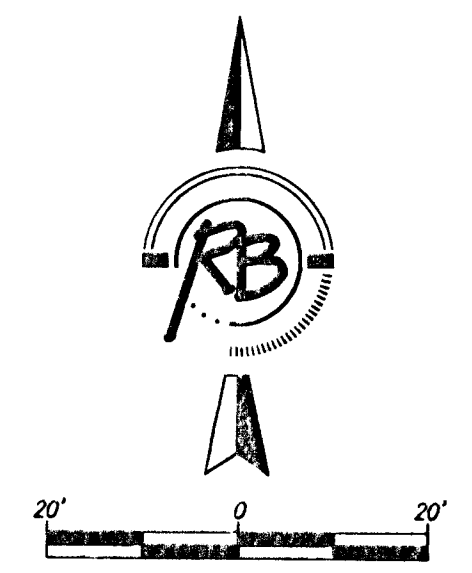
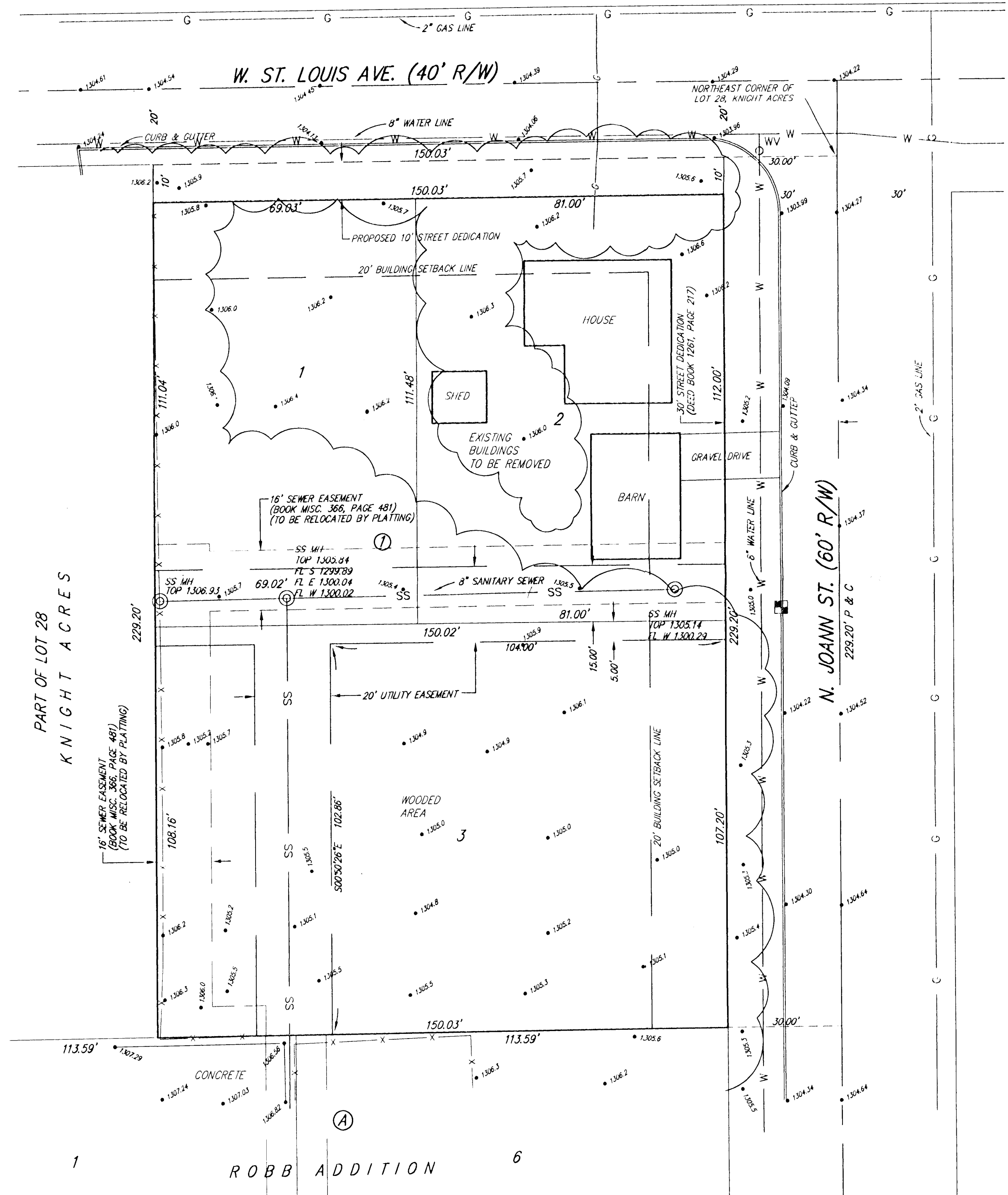
FLOOD ZONE:

According to the FEMA/FIRM Map No. 20173C0335E, effective February 2, 2007; the property shown hereon is located in Zone X

GROSS AREA:

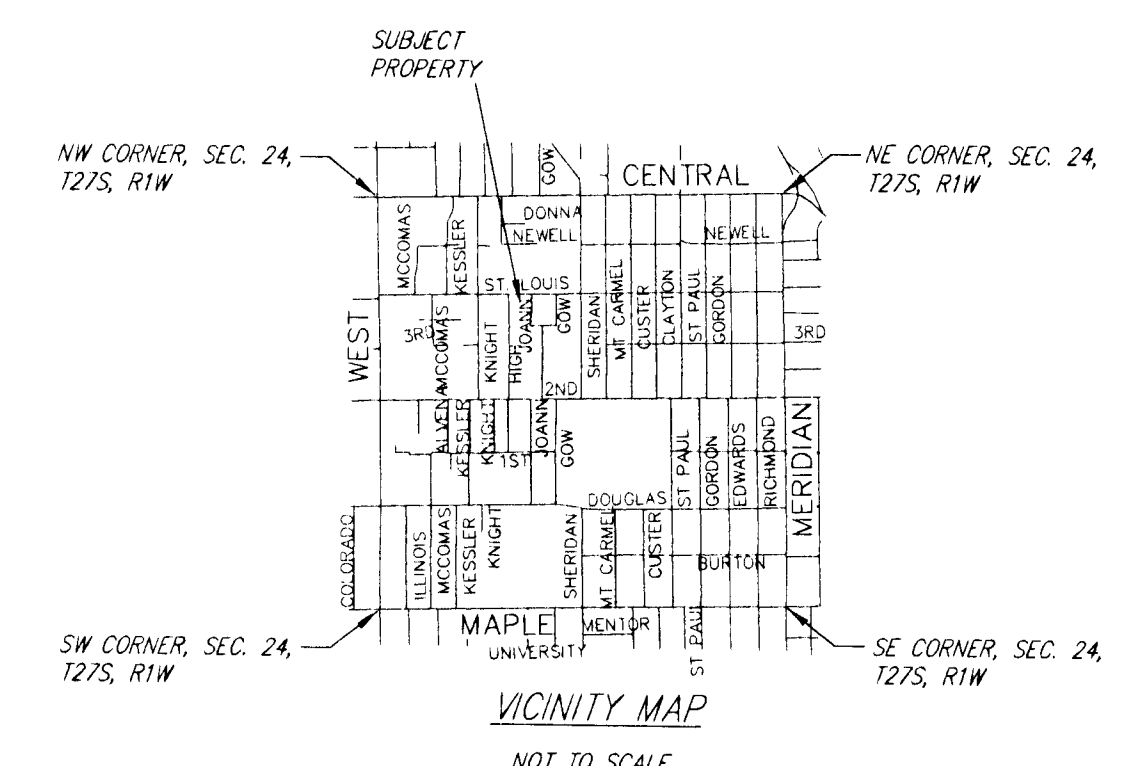
34,385.6 Sq. Ft.±
0.79 Acres±

DATE OF TOPOGRAPHY:
MARCH 26, 2012



- LEGEND**
- SS SANITARY SEWER (CITY OF WICHITA)
 - G GAS LINE (KANSAS GAS SERVICE)
 - W WATER MAIN (CITY OF WICHITA)
 - WV WATER VALVE BOX
 - ⊙ SS MH SANITARY SEWER MANHOLE (CITY OF WICHITA)
 - BENCH MARK

BENCH MARK: CHISELED SQUARE ON THE TOP OF CURB ON THE WEST SIDE OF JOANN ST., 104' SOUTH OF THE SOUTH CURB RETURN AT THE SOUTHWEST CORNER OF JOANN ST. AND ST. LOUIS AVE., ELEVATION = 1304.81 (NAVD88)



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DWG FILE: SURVEY BASE
PROJECT NO. 3942P
APRIL 18, 2012