

NOTES

1. LOCATION: Located in south Wichita east of Broadway Avenue and a half of mile south of 31st St. S. in an area of mixed uses having single family residential, plant nursery, outdoor recreation (Go Lake), and outdoor storage.
2. LOT TOTAL - 2
3. ANNEXATION: City of Wichita
4. EXISTING/PROPOSED USES: Existing - vacant land
Proposed - single family residential
5. ZONING: Existing / Proposed - "GC" General Commercial
6. PLAT AREA: Gross = 10.4 Acres
7. SURVEY DATE: May 2010 (by MKEC)
8. PUBLIC UTILITIES: Municipal water is available south side of 35th Street and municipal sanitary sewer is not available.
9. ACCESS / ACCESS CONTROLS: None
10. RESERVES: One
11. FLOOD: According to FEMA FIRM Community Unit Panel 20173C0365E, effective date February 7th, 2007; this property lies within flood zone "X", "Areas determined to be outside the 0.2% annual chance floodplain."
12. DRAINAGE: A drainage report shall accompany this plat and will be submitted to the Public Works Department.
13. BUILDING SETBACKS: As per Zoning District

LEGAL DESCRIPTION

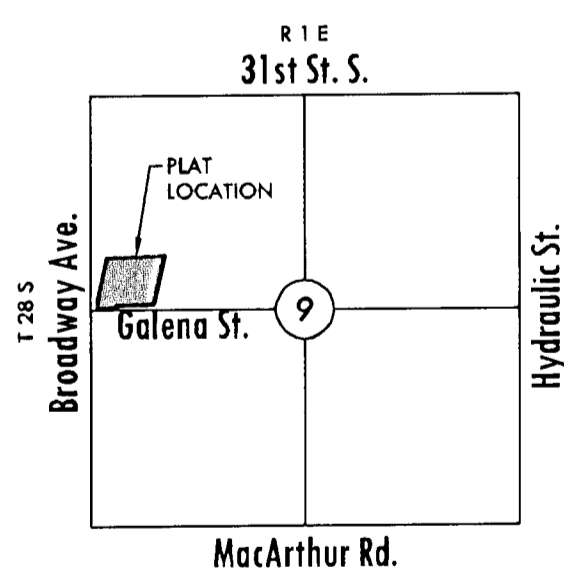
BEGINNING at a point 2006 feet South and 198.25 feet East of the Northwest corner of Section 9, Township 28 South, Range 1 East of the 6th P.M., and on the East line of the C.R.I. and P.R.R. Railway right of way; thence in an Easterly direction 728.25 feet; thence with an included angle of 75°48'30" in a Southwesterly direction 644.25 feet to the old hedge line or South line of Government Lot 9 as established by District Court Order #19897; thence West parallel to the above described North line 703.75 feet to a point on the East line of highway right of way; thence North along said highway right of way 92 feet to a point the East line of said railroad right of way; thence Northeastly along the East line of the railroad right of way 549.55 feet more or less to the POINT OF BEGINNING, EXCEPT the South 30 feet thereof for road easement as described in Book of Miscellaneous No. 175, Page 187.

LEGEND

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| <ul style="list-style-type: none"> — EDGE OF TREES — CONIFEROUS TREE — DECIDUOUS TREE — SIGN — POWER POLE — ELECTRIC BOX — LIGHT POLE — FIRE HYDRANT — WATER VALVE — WATER METER — TELEPHONE MANHOLE — TELEPHONE RISER — GAS METER | <ul style="list-style-type: none"> — BENCHMARK — 3/8" REBAR/MKEC CLS 39 — PROPERTY CORNER FOUND — SECTION CORNER — EASEMENT — FENCE — STORM SEWER PIPE — WATER LINE — SANITARY SEWER LINE — GAS LINE — OVERHEAD ELECTRIC |
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BENCH MARK

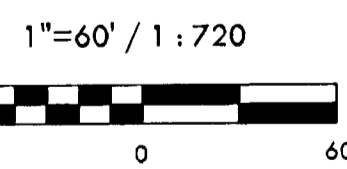
BM 14 - Northwest bolt of top flange fire hydrant on southeast corner 35th Street South and Topeka, 7.8' West of east right of way of Topeka and 34.9' South of north line Government Lot 10 in Section 9, Township 28 South, Range 1 East. Elev. = 1284.42 NAVD 88.



VICINITY MAP



NORTH



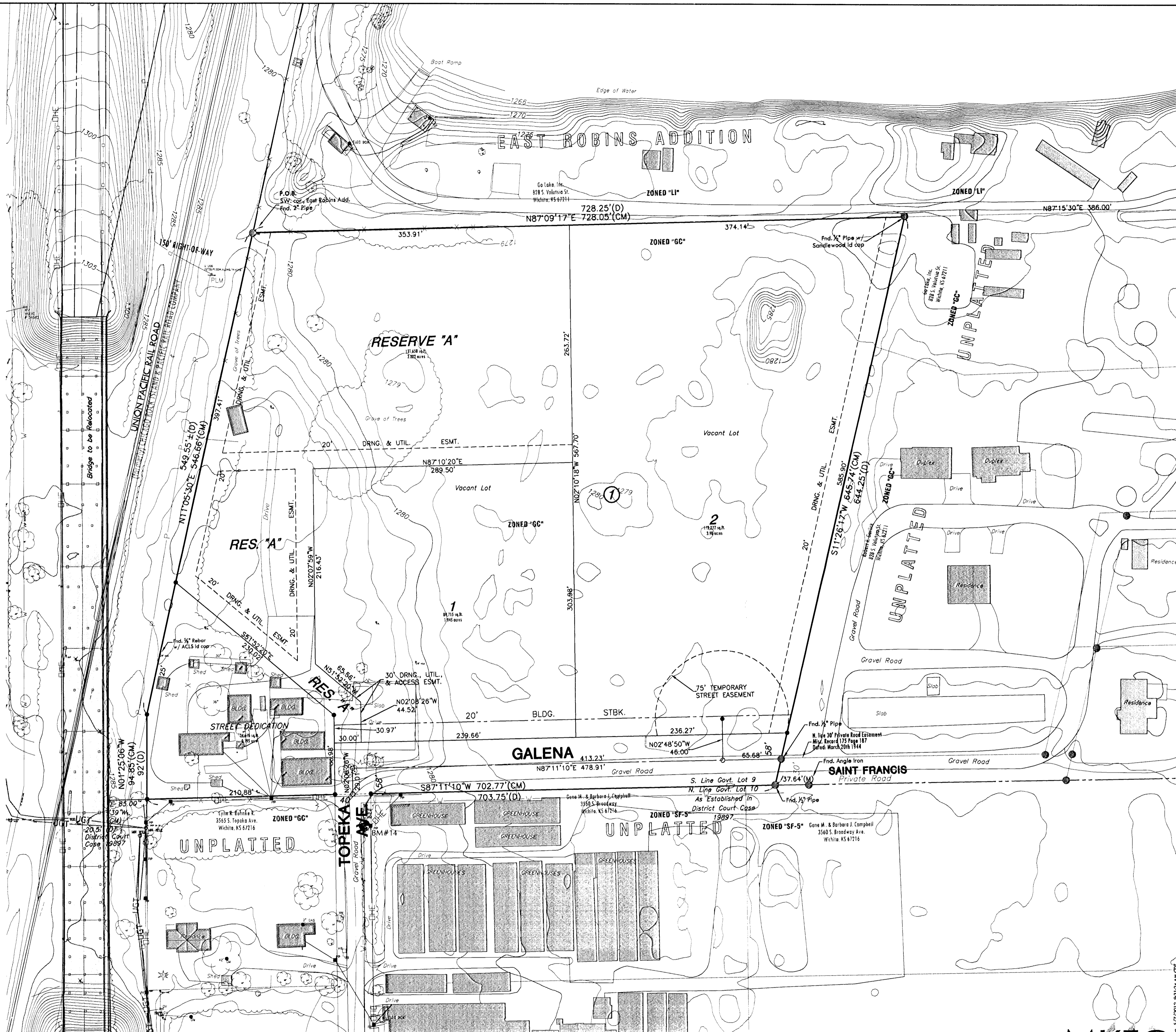
PRELIMINARY PLAT

A portion of the NW 1/4, Sec. 9, T28S, R1E, 6th P.M.

BEHNKE ADDITION

DEVELOPER/OWNER: City of Wichita,

455 N. Main 67202



Date submitted: May 7th, 2012
MAPC Hearing: June 7th, 2012

Subdivision Hearing: May 24th, 2012

MKEC
ENGINEERING
CONSULTANTS, INC.

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