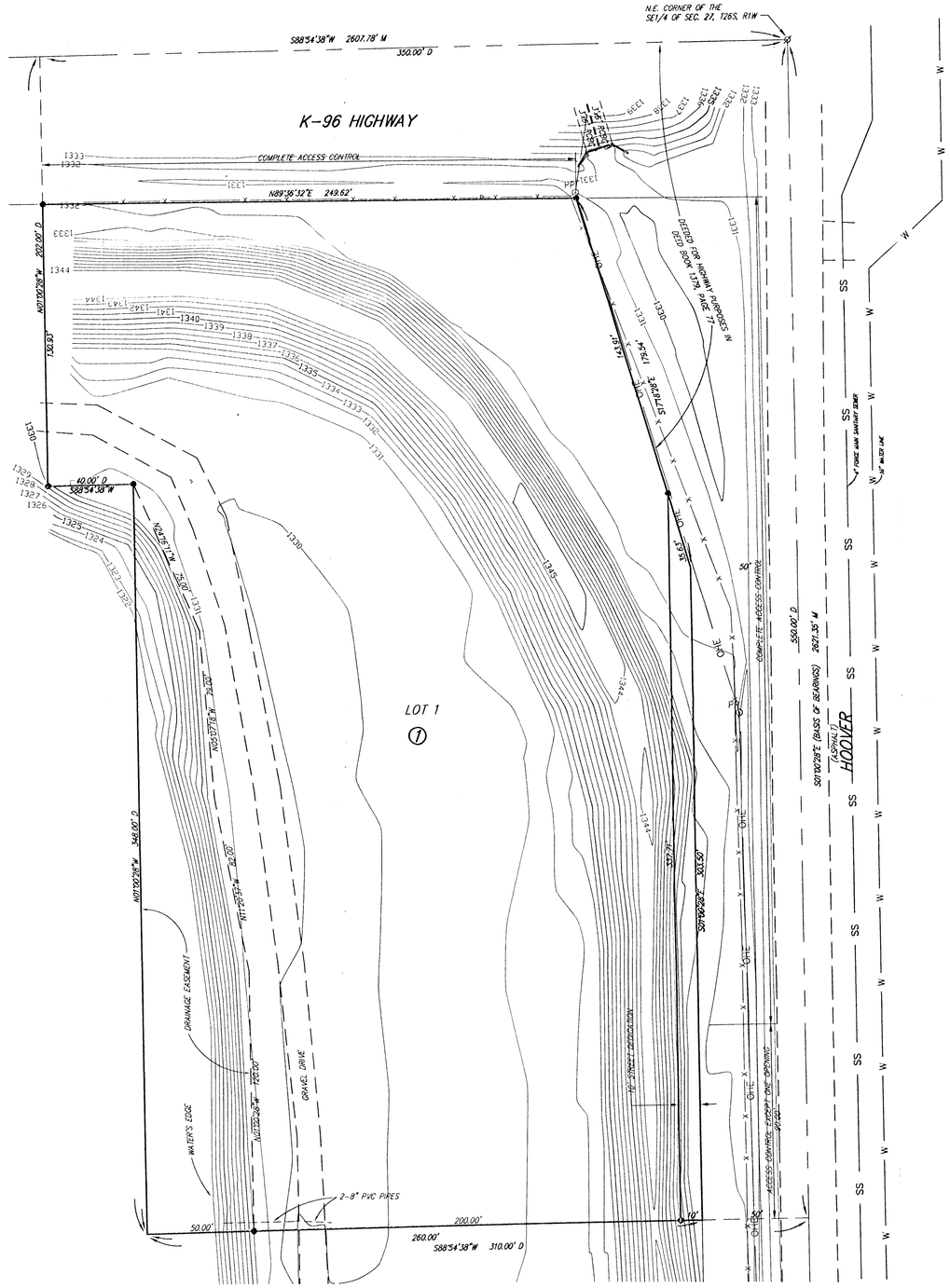
TO: 1-71 FROM: 1-101
PUBLIC WORKS ENGINEERING
Julianne Kallman
(Plats - 12/23/10 Subdivision Meeting)



Preliminary Plat

HOOVER COMMERCIAL

an Addition to Wichita, Sedgwick County, Kansas

LEGAL DESCRIPTION:
That part of the SE1/4 of Sec. 27, T26S, R1W of the 6th P.M., Sedgwick County, Kansas, Described as beginning at the Northeast corner of said SE1/4; thence S01°00'28"E along the east line of said SE1/4, 550.00 feet; thence S88°54'38"W, parallel with the north line of said SE1/4, 310.00 feet; thence N01°00'28"W, parallel with said east line, 348.00 feet; thence S88°54'38"W, parallel with said north line, 40.00 feet; thence N01°00'28"W, parallel with said east line, 202.00 feet to said north line; thence N88°54'38"E along said north line, 350.00 feet to the place of beginning, EXCEPT the East 50.00 feet for road, AND EXCEPT that part deeded for highway purposes in Deed Book 1379, Page 77.

OWNER:
Leslie A. Eck Revocable Trust
3955 N. Hoover Rd.
Wichita, KS 67205

Ph. (316) 854-0194

SURVEYOR & ENGINEER:
Ruggles & Bohm P.A.

PROPOSED ZONING:
LC, Approved by ZON2007-00023

EXISTING ZONING:
Property to the north of the highway is zoned SF-5.
Subject property and the rest of the surrounding property is zoned SF-20. Existing use is vacant land.

FLOOD ZONE:
According to the FEMA/FIRM Community Panel No. 200321 0195 E, effective February 2, 2007; the property shown hereon is located in Zone X

GROSS AREA:
124,882.0 Sq. Ft.±
2.87 Acres±

DATE OF TOPOGRAPHY:
NOVEMBER 30, 2007

1" = 30'

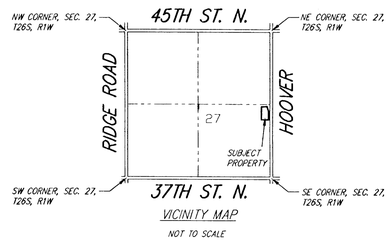
LEGEND

OHE . . . . . OVERHEAD ELECTRIC (WESTAR)

PP . . . . . POWER POLE (WESTAR)

. . . . . GUY ANCHOR

BENCH MARK: CITY OF WICHITA DISK ON THE NORTH RIGHT-OF-WAY OF K-96 HIGHWAY AND WEST RIGHT-OF-WAY OF HOOVER, 42.50' WEST OF THE CENTERLINE OF HOOVER AND 6.9' EAST SOUTHEAST OF POWER POLE
ELEVATION = 1333.14 (NGVD29) - 1332.66 (NAVD88)



VICINITY MAP

NOT TO SCALE

DWG FILE: SURVEY BASE
PROJECT NO. 31BIP
DECEMBER 1, 2010

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