

Preliminary Plat

LORDS DINER, S. HILLSIDE

an Addition to Wichita, Sedgwick County, Kansas

LEGAL DESCRIPTION:
 A tract beginning at a point 370 feet south of the Northeast corner of the SE1/4 of Sec. 3, T28S, R1E of the 6th P.M., Sedgwick County, Kansas; thence West, 700 feet to a point 370 feet south of the north line of said SE1/4 of Sec. 3; thence South, 180 feet; thence East, 700 feet; thence North, 180 feet to the place of beginning; EXCEPT beginning 370 feet south and 342 feet west of the Northeast corner of said SE1/4; thence southwesterly to a point 550 feet south and 500 feet west of said Northeast corner; thence West, 200 feet; thence North, 180 feet to a point 370 feet south and 700 feet west of said Northeast corner; thence East to the point of beginning.

OWNER:
 Catholic Diocese of Wichita
 Attn: Bryan Coulter and/or Michael O. Jackels
 424 N. Broadway
 Wichita, KS 67202

Ph. (316) 269-3900

SURVEYOR & ENGINEER:
 Ruggles & Bohm P.A.

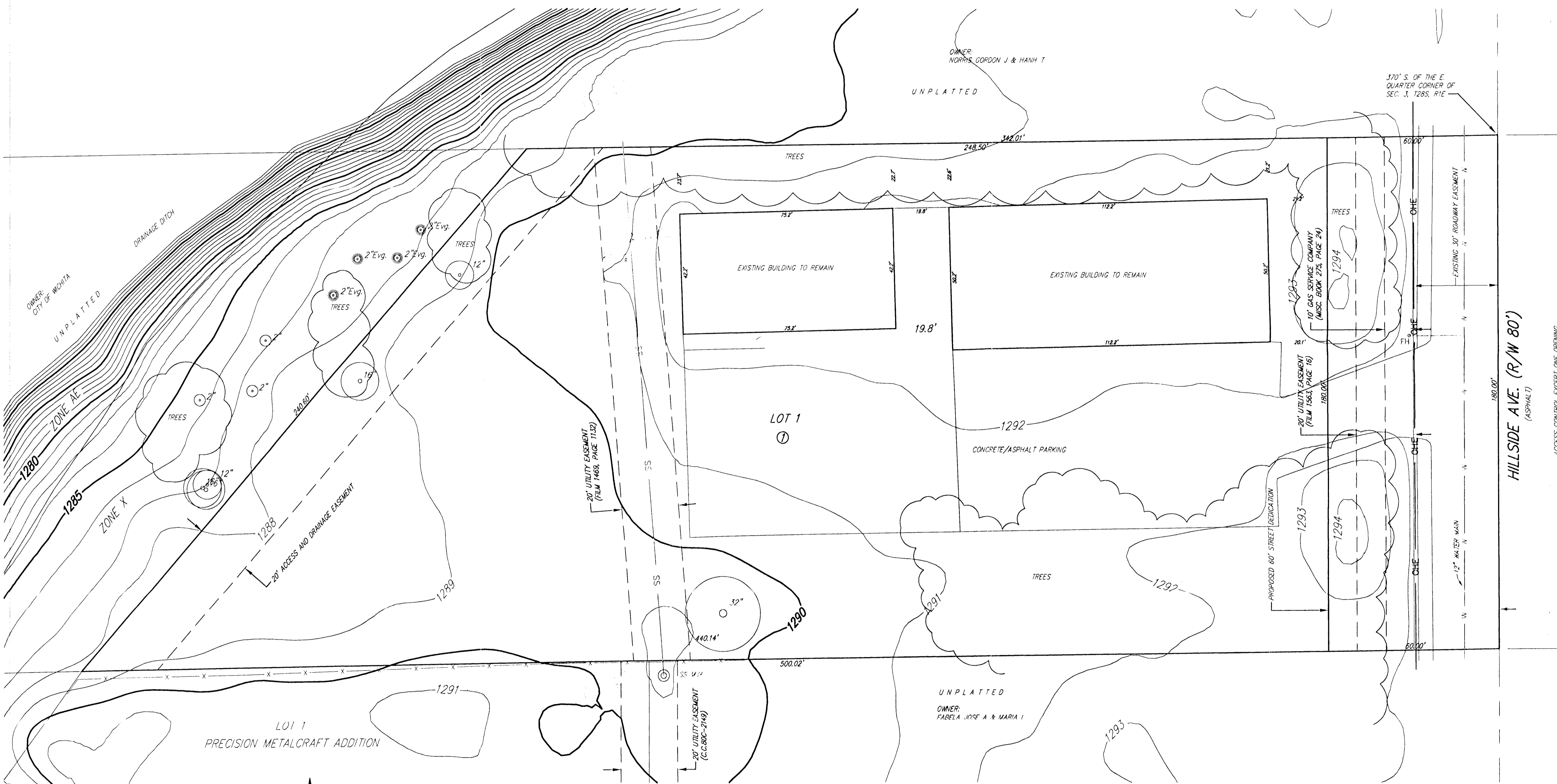
PROPOSED ZONING:
 LC

EXISTING ZONING:
 Properties to the south are zoned LI and LC. Properties to the east are zoned LC. Property to the west is zoned SF-5. Subject property and the property to the north are zoned LC and SF-5. Existing use is Social assistance/services, welfare

FLOOD ZONE:
 According to the FEMA/FIRM Map No. 20173C0368E, effective February 2, 2007; the property shown hereon is located in Zone X

GROSS AREA:
 75,780.0 Sq. Ft.±
 1.74 Acres±

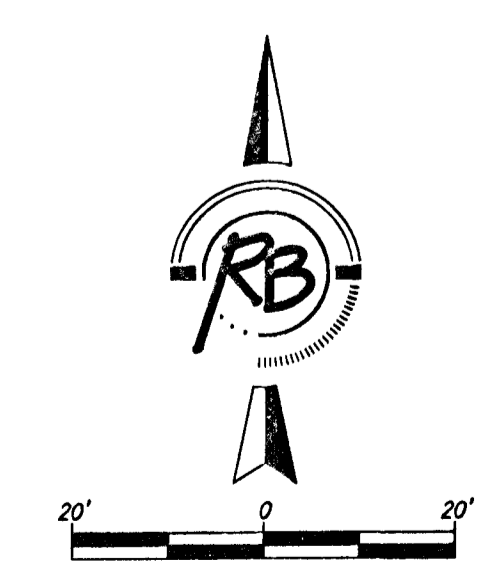
DATE OF TOPOGRAPHY:
 APRIL 28, 2011



HILLSIDE AVE. (R/W 80')
 (ASPHALT)

ACCESS CONTROL EXCEPT ONE OPENING

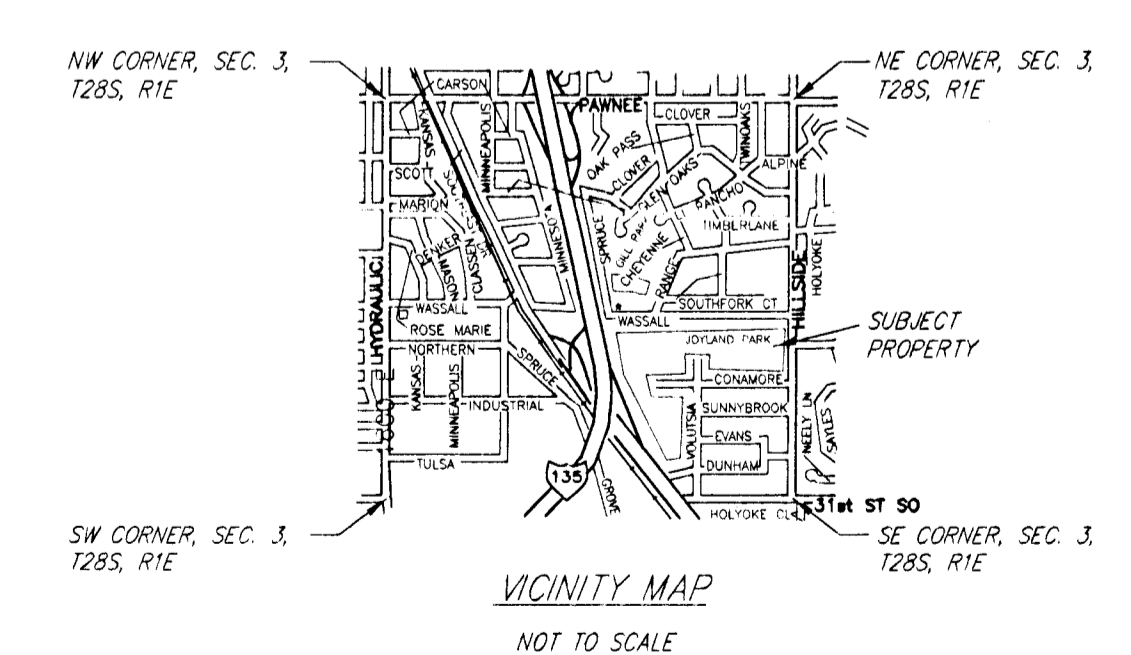
LOT 1
 PRECISION METALCRAFT ADDITION



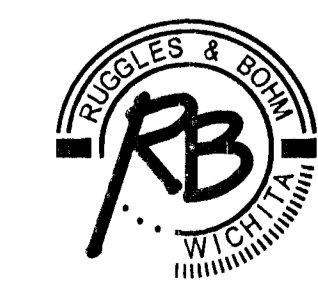
- LEGEND**
- SS SANITARY SEWER (CITY OF WICHITA)
 - W WATER MAIN (CITY OF WICHITA)
 - OHE OVERHEAD ELECTRIC (WESTAR)
 - SMH SANITARY SEWER MANHOLE (CITY OF WICHITA)
 - CO CLEAN OUT
 - FH FIRE HYDRANT

BENCH MARK: CHISELED SQUARE ON THE TOP OF CURB ON THE WEST SIDE OF OLIVER AVE. AT THE NORTH LINE OF LOT 1, BLOCK 1, LORDS DINER, S. OLIVER. ELEVATION = 1291.17 (NAVD88)

MINIMUM PAD ELEVATION FOR LOWEST OPENING = 1288.0 (NAVD88)



DWG FILE: SURVEY BASE
 PROJECT NO. 3807P
 MAY 18, 2011



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