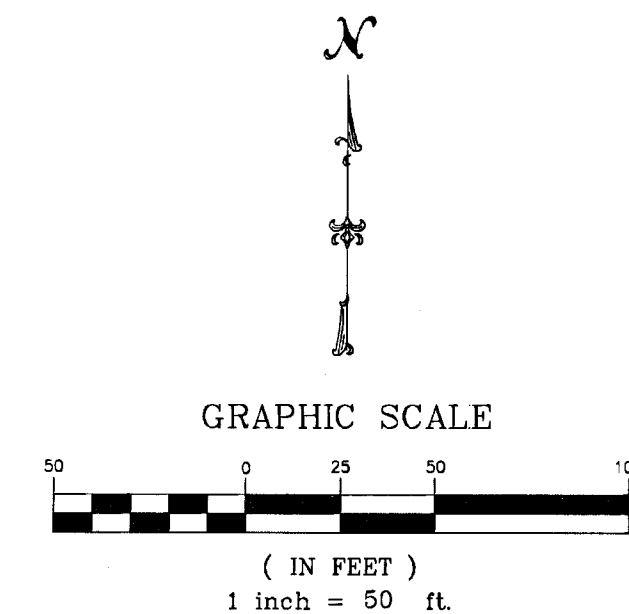
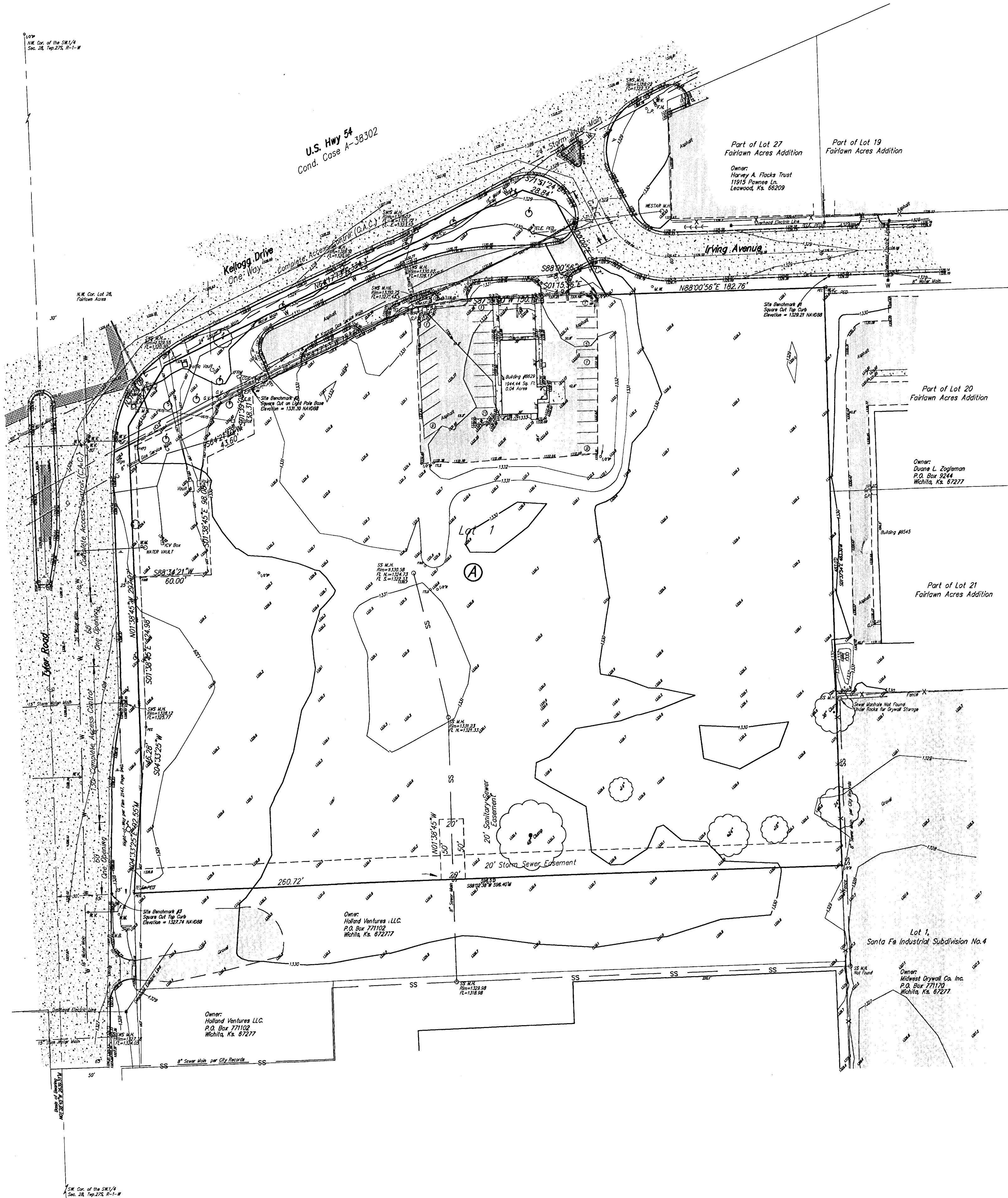


# PRELIMINARY PLAT KIA ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



ELEVATIONS = NAVD83

LEGEND:

- P = Plotted
- M = Measured
- C = Calculated
- D = Described
- 1/2" IP ..... 1/2" IRON PIPE (FOUND)
- 1/2" R ..... 1/2" REBAR (FOUND)
- ARM ..... 1/2" REBAR W/ARMSTRONG CAP (FOUND)
- PEC ..... 1/2" REBAR W/PEC CAP (FOUND)
- YLS ..... 1/2" REBAR W/TERRA-TECH CAP (FOUND)
- RAB ..... 1/2" REBAR W/RAB CAP (FOUND)
- SAV ..... 1/2" REBAR W/SAVOY CAP (FOUND)
- MN ..... MAG NAIL (FOUND)
- VN ..... CHISELED V-NOTCH (FOUND)
- TH ..... CITY OF WICHITA CONTROL (FOUND)

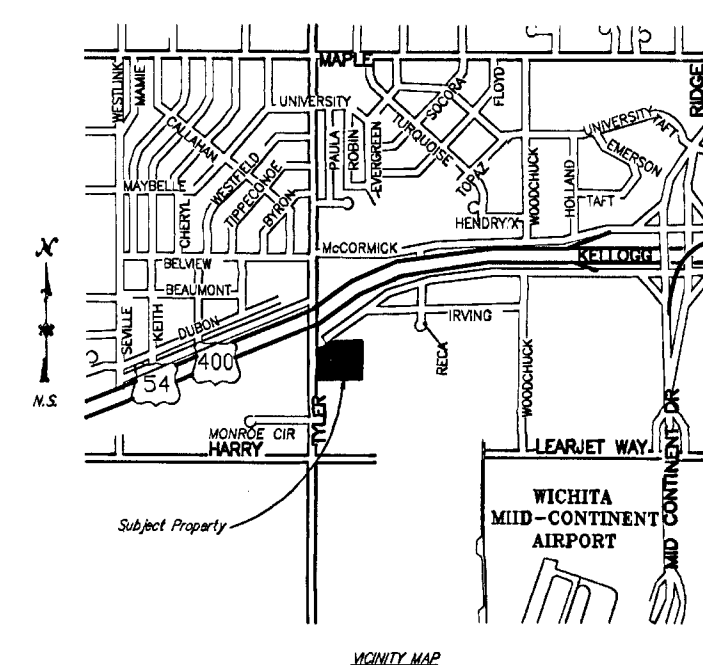
Site Benchmark #1  
Square Cut Top of Curb 10'N. & 4'E.  
of the NE. Corner of Subject Property.  
Elevation = 1329.21 NAVD83

Site Benchmark #2  
Square Cut on Light Pole Base 109'NE.  
of the NW. Corner of Subject Property.  
Elevation = 1331.30 NAVD83

Site Benchmark #3  
Square Cut Top of Curb 19.5'W.  
of the SW. Corner of Subject Property.  
Elevation = 1327.74 NAVD83

LEGEND

- G = GAS MAIN
- W = WATER MAIN
- SS = SANITARY SEWER
- SWS = STORM WATER SEWER
- UGE = UNDER GROUND ELECTRIC
- UGT = UNDER GROUND TELEPHONE
- B.M. .... BENCH MARK
- TELE. PED. .... TELEPHONE PEDESTAL
- C.O. .... CLEAN OUT
- E.B. .... ELECTRIC BOX
- F.H. .... FIRE HYDRANT
- GUY ANCHOR
- G.P. .... GUARD POST
- G.V. .... GAS VALVE
- ICV .... IRRIGATION CONTROL VALVE
- L.P. .... LIGHT POLE
- M.B. .... MAIL BOX
- POST
- POWER POLE
- SIGN
- W.M. .... WATER METER
- W.V. .... WATER VALVE
- M.W. .... MONITOR WELL
- XTRM .... TRANSFORMER



## Legal Description

That part of Lots 25 and 26 Fairlawn Acres, Sedgwick County, Kansas, described as Beginning at a point on the South line of the North 138 feet of Lot 25, said point being 35 feet East of the West line of said Lot 25 and on the East line of the Right-of-Way Agreement recorded at Film 2147, Page 940; thence Northeasterly, along the East line of said Right-of-Way Agreement, a distance of 138.90 feet to a point on the South line of said Lot 26, said point being 50.0 feet East of the West line of said Lot 26; thence North, parallel with and 50.0 feet East of the West line of said Lot 26, a distance of 234.5 feet more or less to a point on the South line of U.S. 54 Highway Right-of-Way as Condemned in Case No.A-38302; thence Northeasterly along said Case No.A-38302, 262.8 feet more or less to a point 5.0 feet South of the North line of said Lot 26, said point being the South line of the Street Dedication recorded at Film 404, Page 632; thence East along said Street Dedication, 150.0 feet; thence North parallel with the West line of said Lot 26, 5.0 feet to a point on the North line of said Lot 26; thence East along the North line of said Lot 26, 191.39 feet to the Northeast corner of said Lot 26; thence South along the East line of said Lots 26 and 25, 483.0 feet to the Southeast corner of the North 138.0 feet of said Lot 25; thence West parallel with the North line of said Lot 25, 596.5 feet to the point of beginning, together with portions of Tyler Road, Kellogg Drive and Irving Avenue described as beginning at a point 50 feet east of the N.W. Corner of said Lot 25; thence S04°33'25"W, 46.28 feet; thence N01°38'45"W, 297.07 feet; thence N31°24'09"E, 58.72 feet; thence N64°17'13"E, 334.30 feet; thence S71°51'24"E, 28.84 feet; thence S28°00'00"E, 88.63 feet; thence S88°00'56"W, 8.56 feet; thence S01°15'56"E, 4.94 feet; thence S87°59'00"W, 150.19 feet; thence S64°17'13"W, 153.48 feet; thence S01°39'08"E, 38.31 feet; thence S64°21'10"W, 43.60 feet; thence S01°38'45"E, 98.08 feet; thence S88°34'21"W, 60.00 feet; thence S01°38'45"E, 124.98 feet to the place of beginning.

## OWNER:

Kolbee Enterprises, Inc.  
Leslie A. Eck, President  
7310 E. Kellogg  
Wichita, Kansas 67207  
Phone: 316-685-9211

## GROSS SIZE OF PLAT

292256.80 Sq. Ft.  
6.71 Acres

## NET SIZE OF PLAT

292256.80 Sq. Ft.  
6.71 Acres

## MINIMUM LOT SIZE

292256.80 Sq. Ft.

## ZONING

LI - Limited Industrial

## CONTROL NUMBER

225226  
225230  
225231  
488454

PROJECT NO. 12FF13024 S



**Savoy Company, P.A.**  
Land Surveyors

PH (316) 265-0005  
FAX (316) 265-0275

433 S. Hydraulic, Wichita, KS 67211-1911

www.savoyco.com