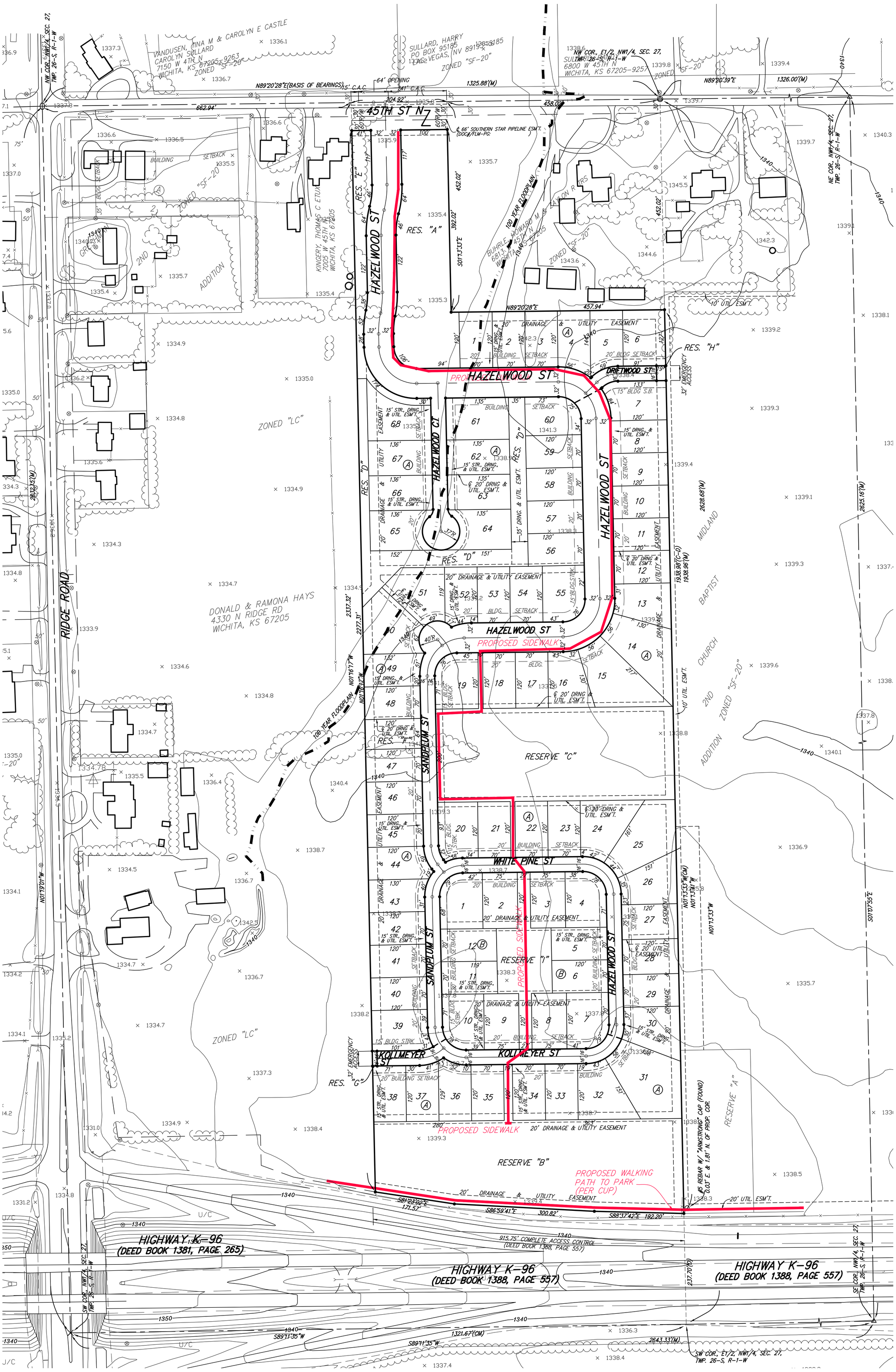
REVISED PRELIMINARY PLAT

NORTH FORTY-FIFTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



OWNER:
R & R REALTY, LLC
ATT'N: JAY RUSSELL
PO BOX 75337
WICHITA, KS 67275

BENCHMARK:
COUNTY BENCHMARK, RAIL ROAD SPIKE IN POWER POLE, NORTHEAST CORNER 45TH ST N AND RIDGE ROAD
ELEV. = 1337.16 NAVD88 OR 1336.69 NGVD29

LEGAL DESCRIPTION:
The E ½ of the SW ¼ of the NW ¼ and the E ½ of Government Lot 4 in the NW ¼ and the E ½ of the W ½ of Government Lot 6 in the NW ¼, all in Sec. 27, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract of land described as beginning at a point in the north line of said Section and 867.8 feet east of the NW corner of said Sec. 27; thence south parallel with the east line of the NW ¼ of the NW ¼ of said Sec. 27, a distance of 452.00 feet; thence east parallel with the north line of said Sec. 27, a distance of 458.0 feet to a point in the east line of the NW ¼ of the NW ¼ of said Sec. 27; thence north along the east line of the NW ¼ of the NW ¼ of said Sec. 27, to the NE corner of said NW ¼ of the NW ¼ of said Sec. 27; thence west to the point of beginning, and EXCEPT a tract of land in the E ½ of the SW ¼ of the NW ¼ of said Sec. 27, described as follows: Beginning at the SE corner of said SW ¼ of the NW ¼; thence north along the east line of said E ½ of the SW ¼ of the NW ¼, 237.7 feet, said east line having a bearing of N00°24'W; thence S89°46'W, 192.4 feet; thence N85°28'W, 301.0 feet; thence N78°55'W to a point on the west line 293.1 feet north of the SW corner of said E ½ of the SW ¼ of the NW ¼; thence S00°27'E, 293.1 feet to the south line of said NW ¼; thence N89°58'E along said south line to the place of beginning.

0' 100' 200'

DATE OF PREPARATION: 31 JULY 2017
DATE OF TOPOGRAPHY: 9 APRIL 2003
CONTOUR INTERVALS = 2 FOOT

RESERVE "A" IS RESERVED FOR LANDSCAPING, ENTRY MONUMENTS, SIGNS, PLAYGROUND AND RELATED USES, LAKES, OPEN SPACE, PIPELINE AS CONFINED TO EASEMENT, DRAINAGE PURPOSES AND UTILITIES AS CONFINED TO EASEMENTS.

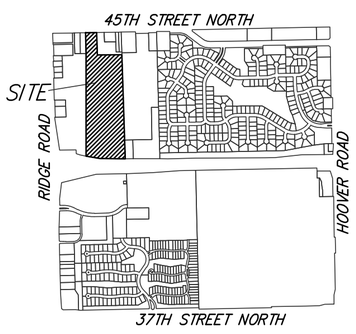
RESERVES "B" & "C" ARE RESERVED FOR LANDSCAPING, OPEN SPACE, LAKES, DRAINAGE PURPOSES, PUBLIC SIDEWALKS, WALKING PATH AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "D" IS RESERVED FOR LANDSCAPING, OPEN SPACE, BERMS, WALKING PATH, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVES "E" & "F" IS RESERVED FOR LANDSCAPING, OPEN SPACE, DRAINAGE PURPOSES, BERMS, AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVES "G" & "H" ARE RESERVED FOR OPEN SPACE, LANDSCAPING, DRAINAGE PURPOSES, EMERGENCY ACCESS AND UTILITIES.

RESERVE "I" IS RESERVED FOR LANDSCAPING, PLAYGROUND AND RELATED USES, PUBLIC SIDEWALKS, OPEN SPACE, DRAINAGE PURPOSES AND UTILITIES AS CONFINED TO EASEMENTS.



VICINITY MAP
SEC. 27, T26S, R1W

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⊗ = #5 REBAR IN STONE (FOUND)
⊠ = #5 REBAR (FOUND)
○ = #5 REBAR W/ "ARMSTRONG" CAP (FOUND)
△ = STONE (FOUND)
□ = #4 REBAR W/ "TTLSI" CAP (FOUND)
⬯ = 1/2" IRON IN THIMBLE (FOUND)
⊠ = #4 REBAR (FOUND)
× = CROSS (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(C) = CALCULATED
(R) = RECORD MEASUREMENT
(CM) = CALCULATED PER MEASURED INFO.
(C-D) = CALCULATED PER DESCRIBED INFO.

NORTH FORTY-FIFTH ADDITION
REV. 4 December 2019
26 July 2017

Baughman Company , P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\North Forty-Fifth Addition(residential)_\Plat\Drawings\North Forty-Fifth Addition_P.dwg-RKR