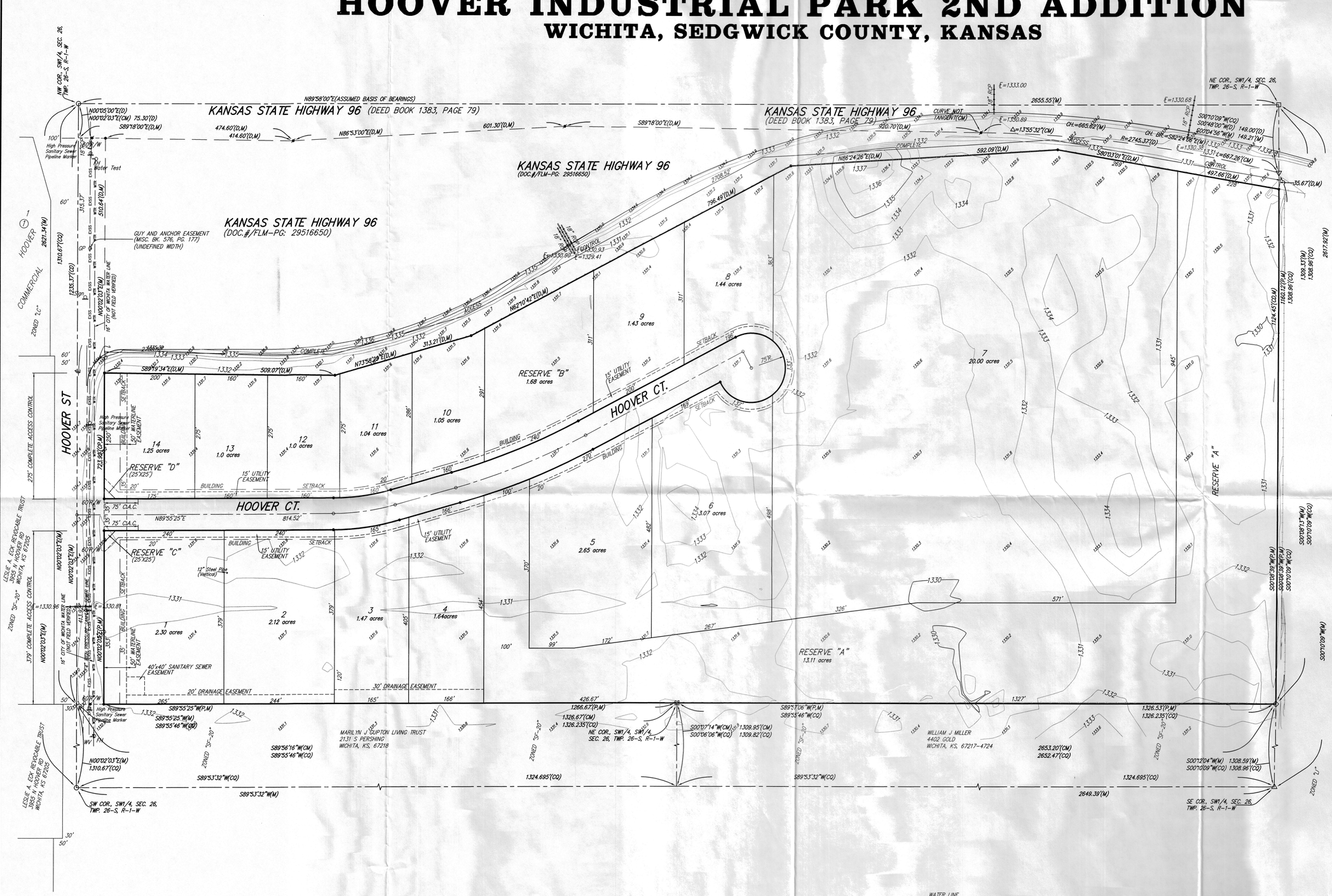
REVISED PRELIMINARY PLAT

HOOVER INDUSTRIAL PARK 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



0' 100' 200'

C.A.C. = COMPLETE ACCESS CONTROL
DATE OF TOPOGRAPHY: 11 SEPTEMBER 2013
CONTOUR INTERVALS = 1 FOOT (CONTOURS PROVIDED BY SEDGWICK COUNTY)

OWNER:
BIG BANK MONEY, LLC
ATTN: JOE HEMMELGARN
8225 W. IRVING
WICHITA, KS 67209-1838
PH: 316-516-0311

LEGAL DESCRIPTION:
A REPLAT OF ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK A, TOGETHER WITH ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, AND 15, BLOCK B, AND TOGETHER WITH ALL OF 40TH STREET NORTH, ALL AS PLATTED AND DEDICATED IN HOOVER INDUSTRIAL PARK ADDITION, SEDGWICK COUNTY, KANSAS, TOGETHER WITH LOTS 9, 10, 11, 12, AND 13, BLOCK A, TOGETHER WITH LOTS 16, 17, 18, 19, AND 20, BLOCK B, TOGETHER WITH RESERVE "A", AND TOGETHER WITH 41ST STREET NORTH; EXCEPT THAT PART OF SAID LOTS 9, 10, 11, 12, AND 13, BLOCK A, AND EXCEPT THAT PART OF SAID LOTS 16, 17, 18, 19, AND 20, BLOCK B, AND EXCEPT THAT PART OF SAID RESERVE "A", AND EXCEPT THAT PART OF SAID 41ST STREET NORTH LYING WITHIN AND BEING COINCIDENT WITH THE FOLLOWING DESCRIBED TRACT OF LAND AS DEDICATED IN THE RIGHT OF WAY DEDICATION RECORDED IN DOC.#/FLM-PG: 29516650 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 16, BLOCK A, IN SAID HOOVER INDUSTRIAL PARK ADDITION; THENCE S00°02'03"W ALONG THE WEST LINE OF LOT 16 IN SAID BLOCK A, ALONG THE WEST LINE OF 41ST ST. N. AS DEDICATED IN SAID HOOVER INDUSTRIAL PARK ADDITION, AND ALONG THE WEST LINE OF LOT 20, BLOCK B, IN SAID HOOVER INDUSTRIAL PARK ADDITION, 510.64 FEET; THENCE S89°19'34"E, 509.07 FEET; THENCE N73°58'29"E, 313.21 FEET; THENCE N62°10'42"E, 796.49 FEET; THENCE N86°24'26"E, 592.09 FEET; THENCE S80°03'01"E, 497.66 FEET TO A POINT ON THE EAST LINE OF RESERVE "A" IN SAID HOOVER INDUSTRIAL PARK ADDITION; THENCE N00°08'39"E ALONG THE EAST LINE OF SAID RESERVE "A", 35.67 FEET TO THE NORTHEAST CORNER OF SAID RESERVE "A"; THENCE WESTERLY ALONG THE NORTH LINE OF SAID RESERVE "A" AND ALONG THE NORTH LINE OF LOT 9 IN SAID BLOCK A, BEING A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°55'32" AND A RADIUS OF 2745.37 FEET, AN ARC DISTANCE OF 667.26 FEET, (HAVING A CHORD LENGTH OF 665.62 FEET BEARING N82°24'06"W), TO THE END OF SAID CURVE IN THE NORTH LINE OF SAID LOT 9; THENCE N89°18'00"W ALONG THE NORTH LINE OF SAID LOT 9 AND LOTS 10, 11, 12, AND 13 IN SAID BLOCK A, 920.70 FEET TO A DEFLECTION CORNER IN THE NORTH LINE OF SAID LOT 13; THENCE S89°53'00"W ALONG THE NORTH LINE OF SAID LOT 13, AND LOTS 14 AND 15 IN SAID BLOCK A, 601.30 FEET TO A DEFLECTION CORNER IN THE NORTH LINE OF SAID LOT 15; THENCE N89°18'00"W ALONG THE NORTH LINE OF SAID LOTS 15 AND 16, 414.60 FEET TO THE POINT OF BEGINNING, ALL BEING SUBJECT TO ROAD RIGHTS-OF-WAY OF RECORD.

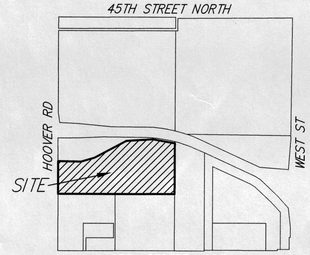
BENCHMARK:
RAILROAD SPIKE IN WEST FACE OF SAWED OFF POST, 25.6' W. & 1.0' S. OF NORTHWEST CORNER OF LOT 16, BLOCK A.
ELEV. = 1333.59 NAVD88

TOP OF FENCE POST WITHOUT TOP CAP, 0.6' W. & 0.7' N. OF POINT OF CURVATURE IN NORTH LINE OF LOT 9, BLOCK A.
ELEV. = 1337.55 NAVD88

RESERVE "A" IS RESERVED FOR OPEN SPACE, LAKES, LANDSCAPING, OFF-SITE SIGNS, BILLBOARDS AND RELATED APPURTENANCES, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "B" IS RESERVED FOR OPEN SPACE, LANDSCAPING, LAKES, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENT.

RESERVES "C" AND "D" ARE RESERVED FOR OPEN SPACE, LANDSCAPING, ENTRY MONUMENTS, AND SIGNAGE.



VICINITY MAP
SEC. 26, T26S, R1W

FH ○–FH = Fire Hydrant
GP ○ GP = Guy Pole
⟵ Guy = Guy Anchor
Sign 🖂 Sign = Sign
WV ⋈ WV = Water Valve

WATER LINE
AT&T LINE
GAS LINE
CABLE TV
FENCE
OVERHEAD ELECTRIC LINE
SANITARY SEWER
UNDERGROUND ELECTRIC LINE
STORMWATER SEWER

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
✖ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
△ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
○ = #5 REBAR W/ ILLEGIBLE CAP (FOUND)(ORIGIN UNKNOWN)
▽ = #5 REBAR W/ "GARBER" CAP (FOUND)
◇ = 3/4" IRON PIPE W/ "MOEHRING" CAP (FOUND)
⊠ = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED PER MEASURED INFO.
(CP) = CALCULATED PER PLATTED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.
(CQ) = CALCULATED PER SUBDIVISION OF QUARTER SECTION

HOOVER INDUSTRIAL PARK 2ND ADDITION

9 AUGUST 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\HOOVER INDUSTRIAL PARK 2ND ADDITION_15-11-P155\PLAT\DRAWINGS\HOOVER INDUSTRIAL PARK 2ND_PSKETCH E 4-11-16 MGC.DWG-MGC