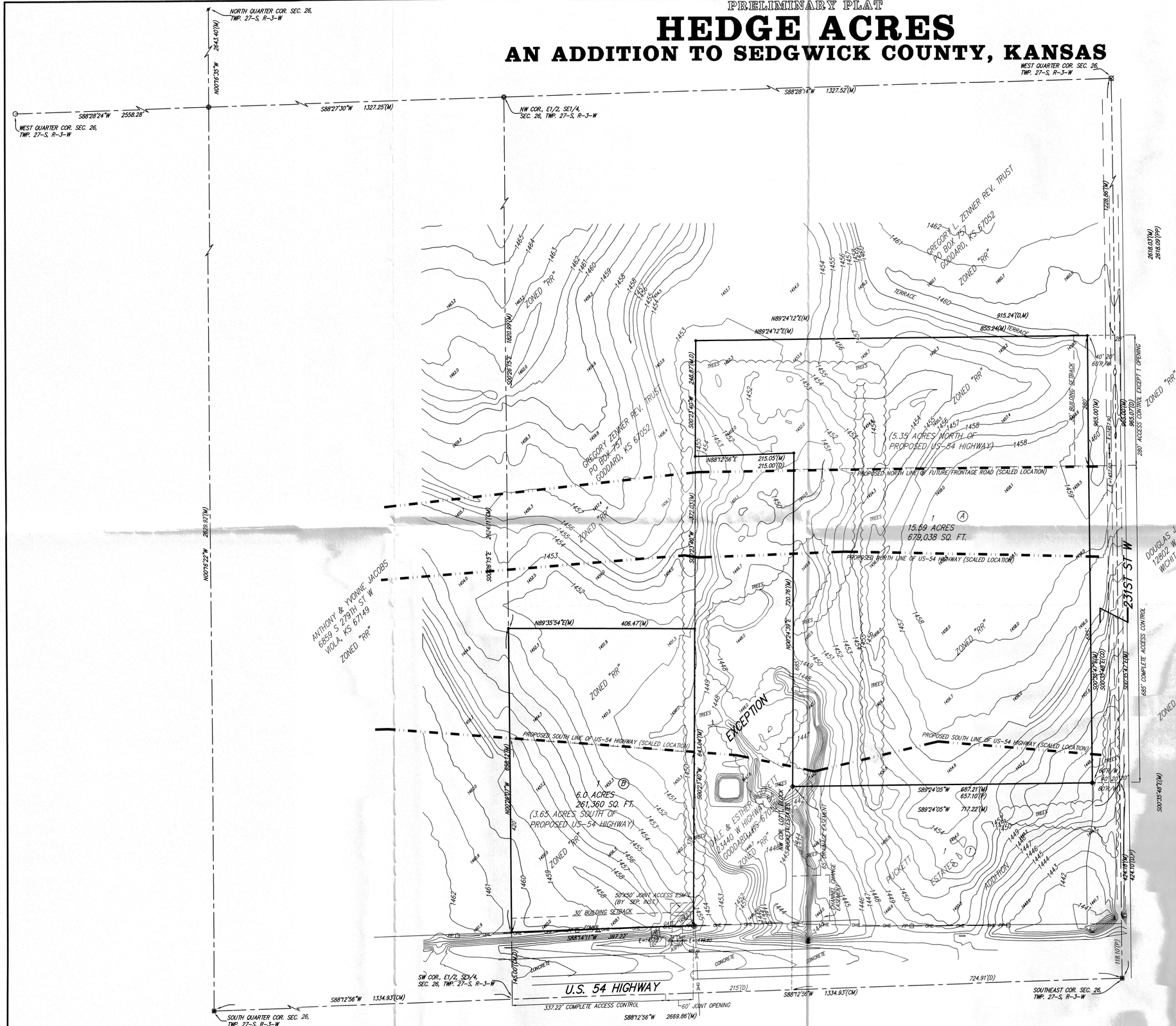
PRELIMINARY PLAT

HEDGE ACRES

AN ADDITION TO SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 24 NOVEMBER 2014
DATE OF TOPOGRAPHY: 10 OCTOBER 2014
CONTOUR INTERVALS = 1 FOOT (CONTOURS PROVIDED BY SEDGWICK COUNTY)

OWNER:
GREGORY L. ZENNER REV. TRUST
PO BOX 757
GODDARD, KS 67052

LEGAL DESCRIPTION:
A tract of land in the East Half of the Southeast Quarter of Section 26, Township 27 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Commencing at the southeast corner of said Southeast Quarter; thence northerly along the east line of said Southeast Quarter, 424.10 feet to the intersection with the easterly extension of the north line of Lot 1, Block 1, Puckett Estates, an Addition to Sedgwick County, Kansas and for a point of beginning; thence westerly along the extended north line of said Lot 1, 717.10 feet to the northwest corner of said Lot 1, said northwest corner also being a point on the east line of a tract of land in the East Half of said Southeast Quarter described and conveyed in the Warranty Deed recorded in DOC.#/FLM-PG: 29129304; thence northerly along the east line of said tract of land, (DOC.#/FLM-PG: 29129304), 720.81 feet to the northeast corner of said tract of land, (DOC.#/FLM-PG: 29129304); thence westerly along the north line of said tract of land, (DOC.#/FLM-PG: 29129304), 215.00 feet to the northwest corner of said tract of land, (DOC.#/FLM-PG: 29129304); thence northerly along the extended west line of said tract of land, (DOC.#/FLM-PG: 29129304), 248.87 feet; thence easterly perpendicular to the east line of said Southeast Quarter, 915.24 feet to a point on the east line of said Southeast Quarter; thence southerly along the east line of said Southeast Quarter, 914.60 feet to a point on the east line of said Southeast Quarter; thence southerly along the east line of said Southeast Quarter, 965.07 feet to the point of beginning, TOGETHER with a tract of land in the East Half of said Southeast Quarter described as follows: Beginning at a point on the south line of said Southeast Quarter, said point being 939.91 feet westerly of the southeast corner of said Southeast Quarter, said point also being the intersection of the south line of said Southeast Quarter with the west line of said tract of land, (DOC.#/FLM-PG: 29129304); thence westerly along the south line of said Southeast Quarter, 395.02 feet to the southwest corner of the East Half of said Southeast Quarter; thence northerly along the west line of the East Half of said Southeast Quarter, 803.12 feet; thence easterly perpendicular to the west line of said tract of land, (DOC.#/FLM-PG: 29129304), 406.47 feet to a point on the west line of said tract of land, (DOC.#/FLM-PG: 29129304); thence southerly along the west line of said tract land, (DOC.#/FLM-PG: 29129304), 787.97 feet to the point of beginning, all of the above being subject to road rights-of-way of record.

BENCHMARK:
SQUARE CUT NORTH EDGE OF SHOULDER SOUTH OF SE CORNER OF LOT 1, BLOCK B.
ELEVATION = 1452.64 (NAVD88)

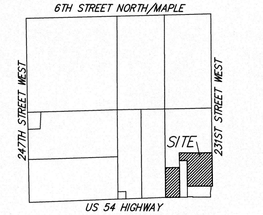
- ◩ = #4 REBAR W/"BAUGHMAN" CAP (FOUND)
- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ▣ = #5 REBAR (FOUND)
- ⊠ = 1" IRON (FOUND)
- ◈ = #5" REBAR W/ "RB" CAP(FOUND)
- ⊙ = #5 REBAR W/ "CARRER" CAP (FOUND)
- ○ = 1/2" IRON (FOUND)
- ◉ = #4 REBAR (FOUND)

NOTE:
BUILDING SETBACKS WILL BE MEASURED FROM THE PROPOSED NORTH LINE OF THE FRONTAGE ROAD AND FROM THE PROPOSED SOUTH LINE OF US-54 HIGHWAY.

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(DP) = CALCULATED PER PLATTED INFO.
(CD) = CALCULATED PER DESCRIBED

PP □ = Power Pole
TR ⊙ = Tree
MB ▭ = Mail Box

FENCE
OVERHEAD ELECTRIC LINE
STORMWATER SEWER



VICINITY MAP
SEC. 26, T27S, R3W

PW&U -ENGINEERING 1-71
*Julianne Kallman
Plats for 12.11.14 Subdivision Mtg

HEDGE ACRES
24 November 2014

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-267-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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