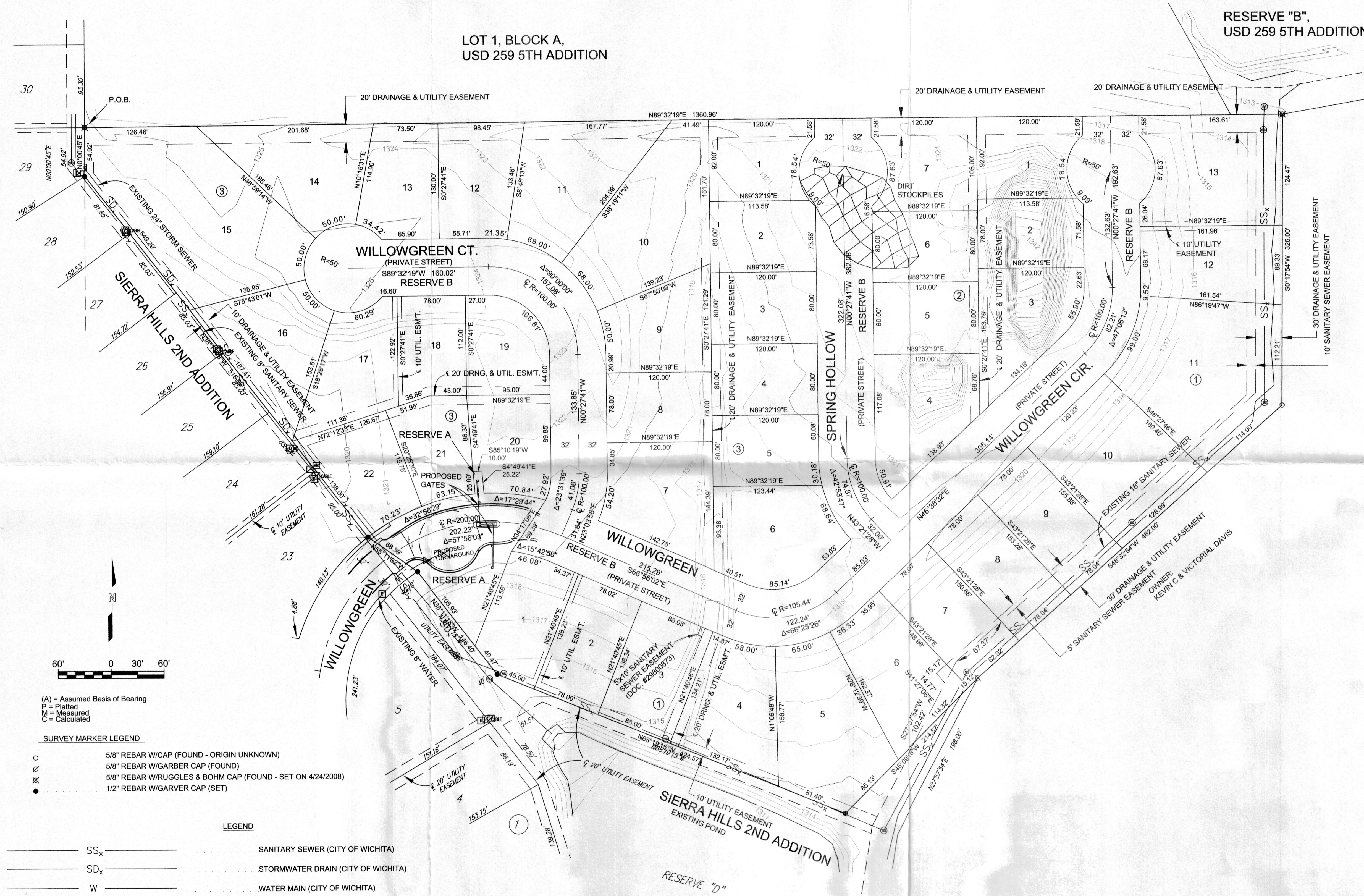


Preliminary Plat

THE RESERVE AT SIERRA HILLS 2ND ADDITION

Wichita, Sedgwick County, Kansas



LEGAL DESCRIPTION:
 That part of Sierra Hills 2nd Addition, Wichita, Sedgwick County, Kansas, described as beginning at the northwest corner of Lot 15, Block 3, in said addition; thence N89°32'19"E along the north line of said Lot 15 and extended, 1360.96 feet to the northeast corner of Reserve "E" in said addition; thence S00°17'54"W along the east line of said Reserve "E" and extended, 326.00 feet to the easterly most southeast corner of Lot 17, Block 1, in said addition; thence S48°32'54"W along the southeast line of said Lot 17 and extended, 462.00 feet to a point of intersection on the southeast line of Lot 12, Block 1, in said addition; thence S45°09'18"W along the southeast line of said Lot 12 and extended, 214.57 feet to the southerly most corner of Lot 10, Block 1, in said addition; thence N68°19'15"W along the southwest line of said Lot 10 and extended, 424.57 feet to the southwest corner of Lot 6, Block 1, in said addition; thence N38°11'18"W along the west line of said Lot 6, 146.40 feet to the northwest corner of said Lot 6; thence N55°11'32"W, 68.39 feet to the southwest corner of Lot 22, Block 3, in said addition; thence N38°11'18"W along the west line of said Lot 22 and extended, 516.96 feet to the southeast corner of Lot 29, Block 3, in said addition; thence N00°00'45"E along the east line of said Lot 29, 54.92 feet to the place of beginning.

OWNER:
 Palladio Developers, Inc.
 Attn: Gene Vitarelli
 P.O. Box 781974
 Wichita, KS 67278

Ph. (316) 688-5717
 Genev1@cox.net

SURVEYOR & ENGINEER:
 Garver, LLC

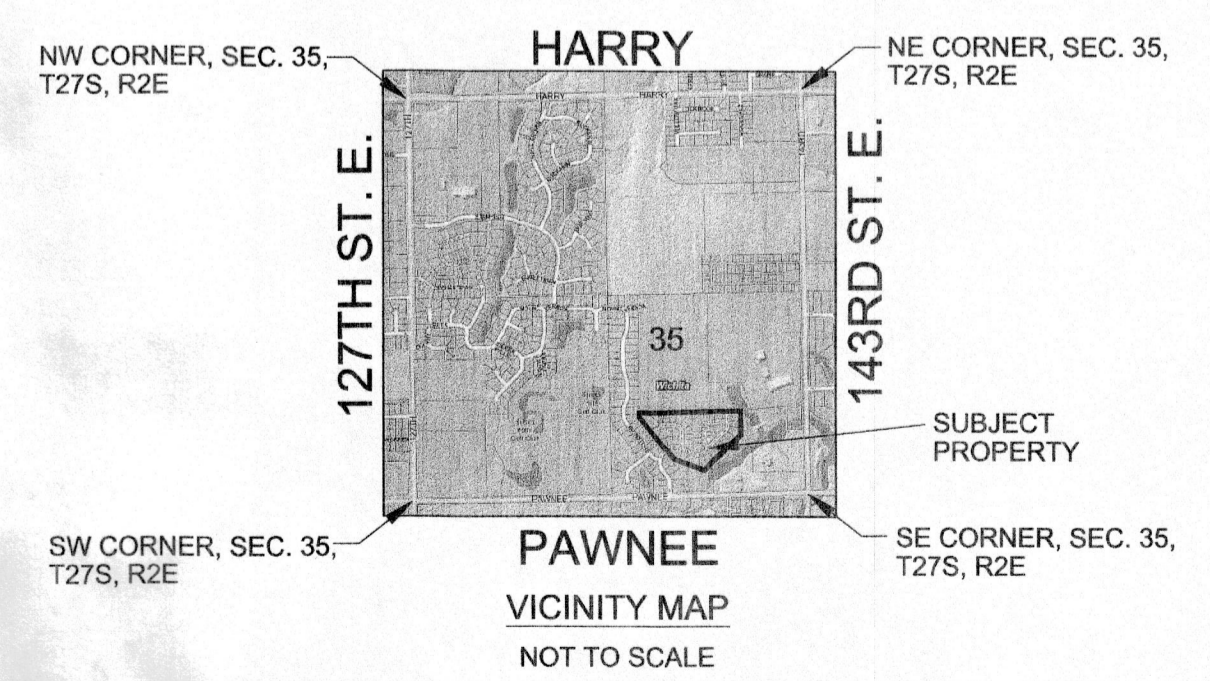
EXISTING ZONING:
 Property to the southeast is zoned SF-20. Subject property and the rest of the surrounding property is zoned SF-5. Existing use is vacant ground.

PROPOSED ZONING:
 SAME

FLOOD ZONE:
 According to the FEMA/FIRM Map No. 2017C0393G, effective December 22, 2016; the property shown hereon is located in Zone X.

GROSS AREA:
 709,412.8 Sq. Ft.±
 16.29 Acres±

DATE OF TOPOGRAPHY:
 JUNE 1, 2018



- (A) = Assumed Basis of Bearing**
P = Platted
M = Measured
C = Calculated
- SURVEY MARKER LEGEND**
- 5/8" REBAR W/CAP (FOUND - ORIGIN UNKNOWN)
 - ⊗ 5/8" REBAR W/GARBER CAP (FOUND)
 - ⊗ 5/8" REBAR W/RUGGLES & BOHM CAP (FOUND - SET ON 4/24/2008)
 - 1/2" REBAR W/GARBER CAP (SET)

- LEGEND**
- SS_x SANITARY SEWER (CITY OF WICHITA)
 - SD_x STORMWATER DRAIN (CITY OF WICHITA)
 - W WATER MAIN (CITY OF WICHITA)
 - ⊗ WATER VALVE BOX
 - ⊕ SIGN
 - ⊠ TELEPHONE PEDESTAL
 - ⊡ TELEPHONE JUNCTION BOX
 - ⊞ CABLE TV PEDESTAL
 - ⊠ ELECTRIC BOX
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ STORMWATER SEWER MANHOLE (CITY OF WICHITA)

BENCHMARK: SRB BRASS DISC 340' W. & 50' S. OF THE CENTERLINE INTERSECTION PAWNEE AVENUE & 143RD STREET EAST, ELEVATION = 1315.65 (NAVD88, G12A)

BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB ON THE SOUTH END OF THE MEDIAN OF IRONSTONE, 55' N. OF THE CENTERLINE OF PAWNEE, SIERRA HILLS 2ND ADDITION, ELEVATION = 1320.03 (NAVD88, G12A)