PRELIMINARY PLAT

SCHULTE-JOHNSON ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

0' 100' 200'

DATE OF PREPARATION: 10 DECEMBER 2018
DATE OF TOPOGRAPHY: 8 AUGUST 2018
CONTOUR INTERVALS = 1 FOOT

OWNER/DEVELOPER:
RUSSELL INVESTMENTS, L.C.
ATTN: JAY RUSSELL
PO BOX 75337
WICHITA, KS 67275

LEGAL DESCRIPTION:
BEGINNING AT A POINT ON THE EAST LINE OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, A DISTANCE OF 1765.6 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION AND GOING NORTH ONLY ON SAID LINE, A DISTANCE OF 867.8 TO THE EAST QUARTER CORNER OF THE SECTION; THENCE TURNING LEFT AND GOING WESTERLY ALONG THE HALF SECTION LINE TO THE CENTER OF THE SECTION; THENCE TURNING LEFT AND GOING SOUTHERLY ALONG A HALF SECTION LINE A DISTANCE OF 850.6 FEET; THENCE TURNING LEFT AND GOING EASTERLY TO THE POINT OF BEGINNING.

BENCHMARK:
CROWS FOOT CUT IN TOP OF WEST CURB OF LARK LANE 72'± SOUTH OF THE INTERSECTION OF LARK LANE AND GREENFIELD.
ELEV. = 1337.76 (NAVD88)

BUILDING SETBACK FOR FRONT YARD NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER THE HOMEOWNER'S ASSOCIATION RESTRICTIVE COVENANTS.

◉ = #4 REBAR (FOUND)
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
✱ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
⊠ = 1" IRON (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(CM) = CALCULATED

RESERVE "A" IS RESERVED FOR OPEN SPACE, LANDSCAPING, BERMS, ENTRY MONUMENTS, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENT.

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

RESERVE "C" IS RESERVED FOR OPEN SPACE, LANDSCAPING, BERMS, LAKES, WALKING PATHS, PARKING, CONTINGENT STREET DEDICATION AS CONFINED TO EASEMENT, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENT.

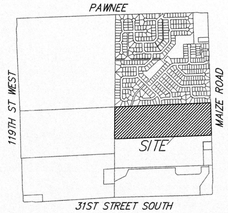
RESERVE "E" IS RESERVED FOR OPEN SPACE, LANDSCAPING, BERMS, LAKES, WALKING PATHS, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENT.

RESERVE "F" IS RESERVED FOR OPEN SPACE, LANDSCAPING, BERMS, WALKING PATHS, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENT.

RESERVE "G" IS RESERVED FOR OPEN SPACE, LANDSCAPING, BERMS, WALKING PATHS, CONTINGENT STREET DEDICATION AS CONFINED TO EASEMENT, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENT.

RESERVE "D" IS RESERVED FOR OPEN SPACE, LANDSCAPING, BERMS, WALKING PATHS, LAKES, PLAYGROUND AND RELATED APPURTENANCES, DRAINAGE PURPOSES, PARKING, AND UTILITIES AS CONFINED TO EASEMENT.

CP ○ = Cable TV Pedestal
FH ⊕ = Fire Hydrant
MB ▭ = Mail Box
Sign ⊖ = Sign
SSMH ● = Sanitary Sewer Manhole
ATTMH ● = ATT Manhole
ATT Ped □ = ATT Pedestal
TR ○ = Tree
WV ⋈ = Water Valve
XFMR □ = Transformer



VICINITY MAP

SEC. 6, T28S, R1W

SCHULTE-JOHNSON ADDITION

7 DEC 2018

CITY HALL – ENGINEERING
MAIL STOP 1-71
*Julianne Kallman

Plats for 12-27-18 Subdivision Mtg.

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

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