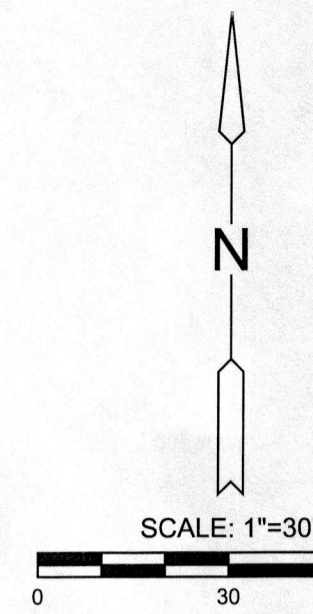


### NOTES

- LOCATION: Located north of Andale City Limits in Sedgwick County, north of 61st St. N. and west of 247th St. W. in an area with a residential neighborhood to the south, a single farm residence to the east, and cultivated fields to the west, north and east of the project site.
- LOT TOTAL - 1
- EXISTING / PROPOSED USES: Existing - Agricultural Production  
Proposed - Safety Services / County Fire Station
- ZONING: Existing - "RR" - Rural Residential  
Proposed - "RR" - Rural Residential with Conditional Use (CON2019-35) to allow for Safety Services
- PLAT AREA: Gross = 87,118 sq.ft. or 2.00 acres ±
- SURVEY DATE: August 14, 2019 (Boundary and Topographic)
- PUBLIC UTILITIES: Municipal sanitary sewer is available on the southeast side of the property. Municipal water shall be extended from existing 6" main southeast of property.
- EASEMENTS: A 15 foot utility easement shall be platted along the east property line.
- FLOOD: According to FEMA FIRM Community Unit Panel 20173C0142G, effective date December 22nd, 2016; this property lies within flood zone "X" - Areas determined to be outside the 0.2% Annual Chance Floodplain.
- DRAINAGE: A master drainage plan has been developed for this plat.
- BUILDING SETBACKS: As per zoning district or as shown hereon.



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N00°59'25"W on the east line of the Southeast Quarter, Section 10, Township 26 South, Range 3 West of the 6th Principal Meridian.  
This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

### LEGAL DESCRIPTION

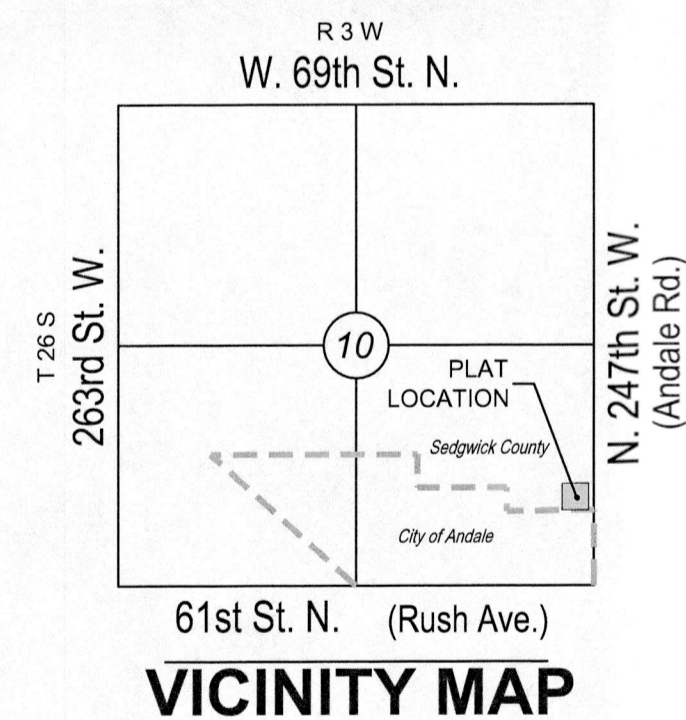
A tract of land in the Southeast Quarter of Section 10, Township 26 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas described as follows:  
BEGINNING at the Northeast corner of Lot 10, Block 3, Gresl Addition to Andale, Sedgwick County, Kansas; thence West along the North line of said Gresl Addition a distance of 295.16 feet; thence North parallel with the East line of said Southeast Quarter a distance of 295.16 feet; thence East parallel with the North line of said Gresl Addition a distance of 295.16 feet to a point on the West line of Deed to the State of Kansas for Highway Purposes, recorded in Deed Book 1315, Page 276, said point being 60 feet West of the East line of the Southeast Quarter of Section 10; thence South parallel with the East line of said Southeast Quarter a distance of 295.16 feet to the POINT OF BEGINNING.  
Said tract CONTAINS: 87,118 square feet or 2.00 acres of land, more or less.

### BENCHMARKS

- BM#1 3/4" rebar, 14 feet west of west edge of pavement of 247th St. West, 7 feet northwest of Andale city limits sign, 30 feet east and 25 feet north of power pole. Elev. = 1425.64' NAVD 88
- BM#2 Cotton gin spike in power pole on south side of south drive into residence on east side of 247th St. West, 200 feet north of Andale city limits sign. Elev. = 1429.14' NAVD 88

### LEGEND

- BIN - Coniferous Tree
- Edge Of Trees
- Deciduous Tree
- SN - Sign
- Pole
- Power Pole
- Light Pole
- Electric Transformer
- Sanitary Sewer Manhole
- Fire Hydrant
- Water Valve
- Easement
- Fence
- Storm Sewer Pipe
- Water Line
- Sanitary Sewer Line
- Overhead Electric
- Section Corner Monument Found
- Found monument (see annotation for type)
- Set 1/2" rebar w/ MKEC CLS 39 id. cap
- Benchmark
- (M) - Measured
- (P) - Platted
- (D) - Described
- (CM) - Calculated from Measurement
- (CP) - Calculated from Plat
- Lot
- Block
- Existing Structure



# PRELIMINARY PLAT

A portion of the SE 1/4, Sec. 10, T26S, R3W, 6th P.M.

# SEDGWICK COUNTY

# FIRE STATION NO. 31 ADDITION

OWNERS: Joan S. Sigg Revocable Trust Dated May 13, 1998 and Elmer J. Sigg Revocable Trust Dated May 13, 1998  
PURCHASER: Board of County Commissioners of Sedgwick County

PO Box 122, Colwich, KS 67030-0122  
525 N. Main St., Ste. 320, Wichita, KS 67202

(316) 660-9300

Subdivision Meeting: September 26, 2019  
Date submitted: September 9, 2019

