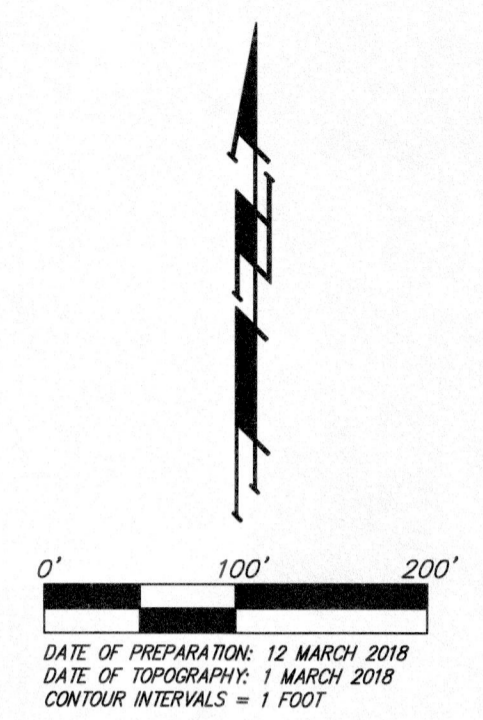
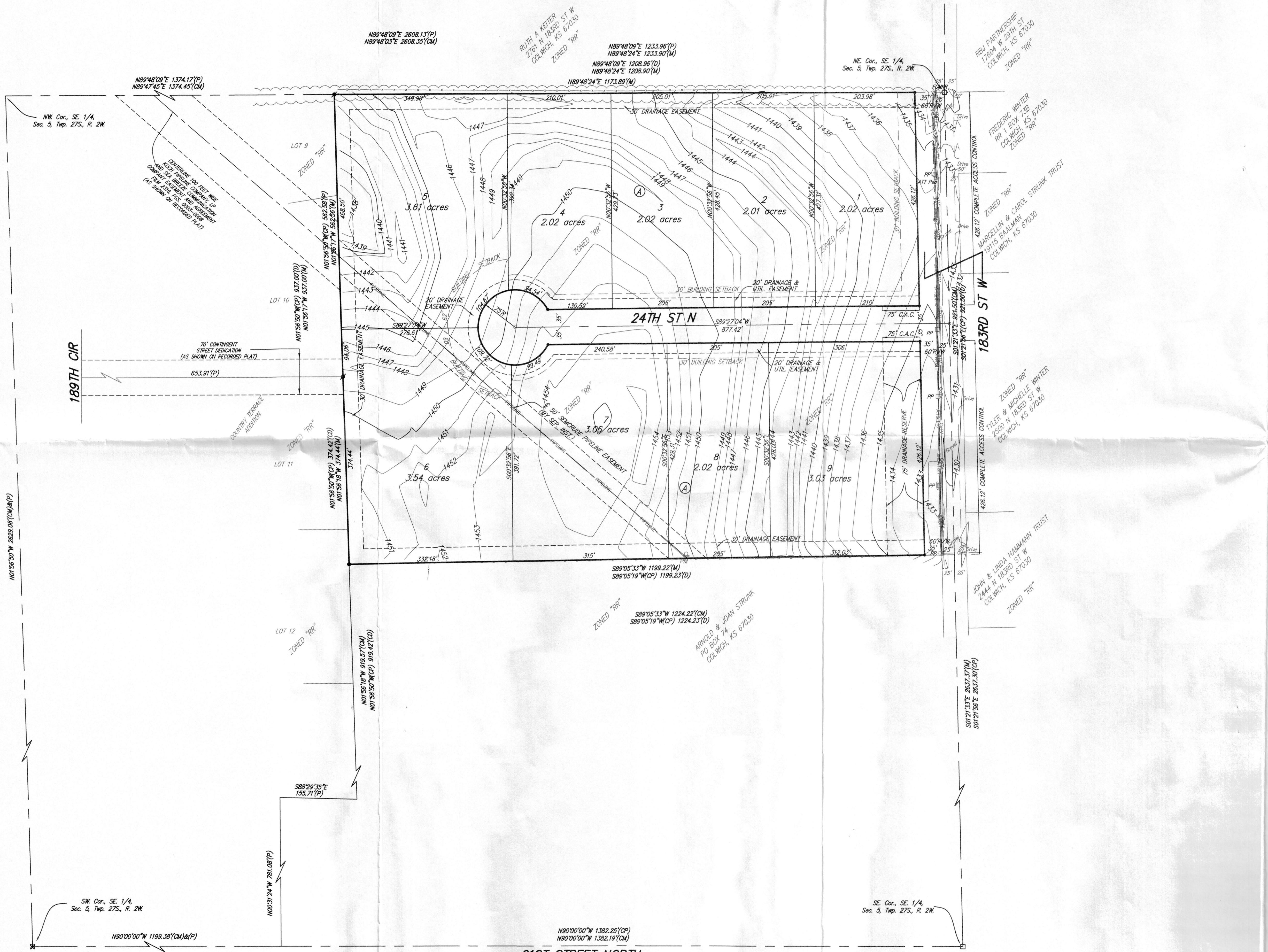


REVISED PRELIMINARY PLAT  
**SUNSET LANDING ADDITION**  
 SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 12 MARCH 2018  
 DATE OF TOPOGRAPHY: 1 MARCH 2018  
 CONTOUR INTERVALS = 1 FOOT

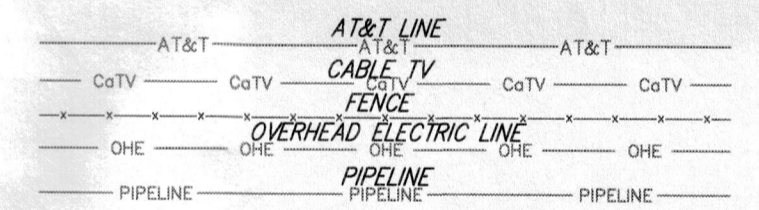
OWNER/DEVELOPER:  
 VISION HOMES  
 ATIN, ANN ALLAIRE  
 PO BOX 224  
 COLWICH, KS 67030

LEGAL DESCRIPTION:  
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 9, COUNTRY TERRACE ADDITION AN ADDITION TO SEDGWICK COUNTY, KANSAS; THENCE N89°48'09"E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1233.96 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE S01°21'56"E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 921.50 FEET; THENCE S89°05'19"W 1224.23 FEET TO A POINT IN THE EAST LINE OF SAID COUNTRY TERRACE ADDITION; THENCE N01°56'50"W ALONG THE EAST LINE OF SAID COUNTRY TERRACE ADDITION, 937.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ROAD RIGHTS OF WAY OF RECORD.

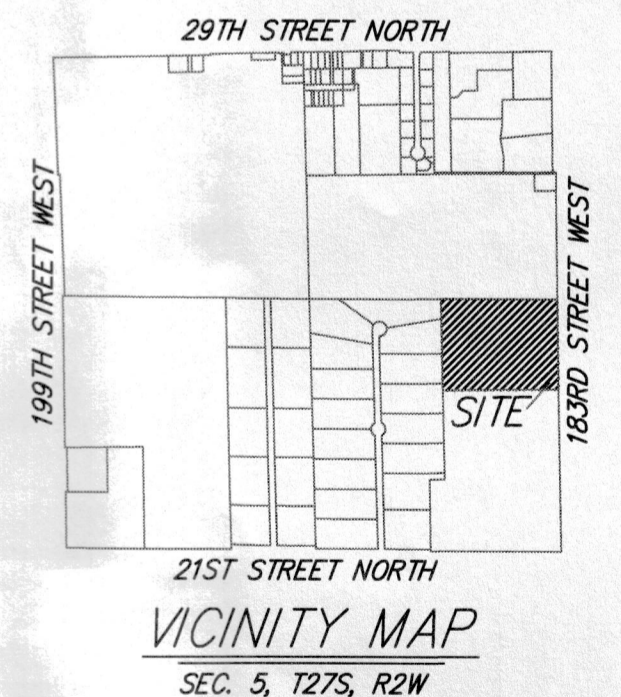
BENCHMARK:  
 RAIL ROAD SPIKE IN NW FACE OF POWER POLE 164'± SOUTH OF NE CORNER OF LOT 1, BLOCK A. ELEV. 1432.87 NAVD88

- = #4 Baughman Rebar Set
- = 1/2" Iron Pipe Found
- = #4 Anderson Capped Rebar Found
- ⊗ = Stone Found
- ⊙ = Sedgwick County Metal Cap Found

- PP □ = Power Pole
- ATT Ped □ = ATT Pedestal
- PM ⊙ = Pipeline Marker
- FOURM ⊙ = ATT FIBER MARKER



**CITY HALL - ENGINEERING**  
**MAIL STOP 1-71**  
 \*Julianne Kallman  
 Plats for 04-25-19 Subdivision Mtg



DRAINAGE RESERVE NOTE:  
 The drainage reserve is hereby reserved for drainage reserve purposes and shall be the responsibility of the owners of Lot 9, Block A, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said floodway reserve, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer for said appropriate governing body.

NOTE:  
 THE PRELIMINARY PLAT WAS APPROVED WITH THE STREET CONNECTION TO THE WEST BY THE SUBDIVISION COMMITTEE ON APRIL 26, 2018. AFTER THE SUBDIVISION COMMITTEE HEARING, THE APPLICANT ASKED US TO PUT THE PLAT ON HOLD UNTIL THE OWNER COULD GET COST ESTIMATES FOR THE EXTRA 900'± OF ROAD CONSTRUCTION. THE APPLICANT HAD SEVERAL CONTRACTORS GIVE HER ESTIMATES AND THE COST OF THE STREET CONNECTION TO THE WEST WOULD BE APPROXIMATELY 40 PERCENT HIGHER THAN THE CUL-DE-SAC OPTION. THIS 40 PERCENT COST INCREASE DOES NOT INCLUDE THE ADDITIONAL COST TO CROSS THE EXISTING PIPELINE. THERE WERE SEVERAL OPTIONS THE APPLICANT HAD IN ORDER TO APPEAL THE REQUIREMENT TO EXTEND THE STREET. AFTER TALKING TO THE COUNTY AND M.A.P.D., ONE OF THE OPTIONS WAS TO SUBMIT THE FINAL PLAT WITH THE ORIGINAL CUL-DE-SAC LAYOUT. THIS OPTION ALLOWS US TO UPDATE THE SUBDIVISION MEMBERS OF THE INCREASED COST OF THE ROAD EXTENSION AND THE PIPELINE CROSSING AND TO ASK THEM TO RECONSIDER THE ROAD EXTENSION REQUIREMENT BEFORE MOVING FORWARD TO THE PLANNING COMMISSION.

**SUNSET LANDING ADDITION**  
 REV. 5 April 2019  
 5 April 2018

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