

PRELIMINARY PLAT

WEST KELLOGG COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

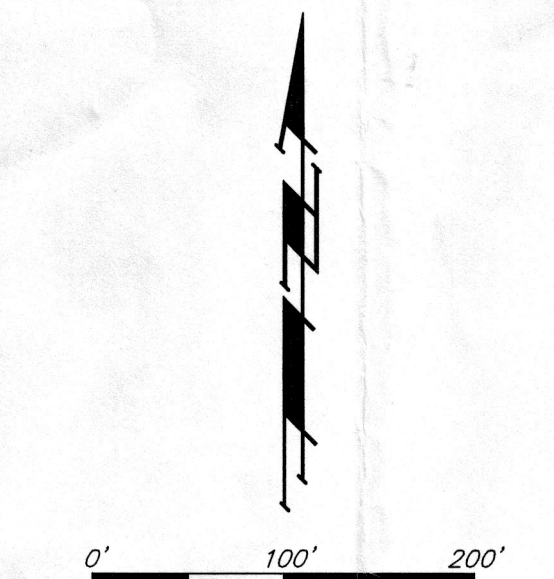
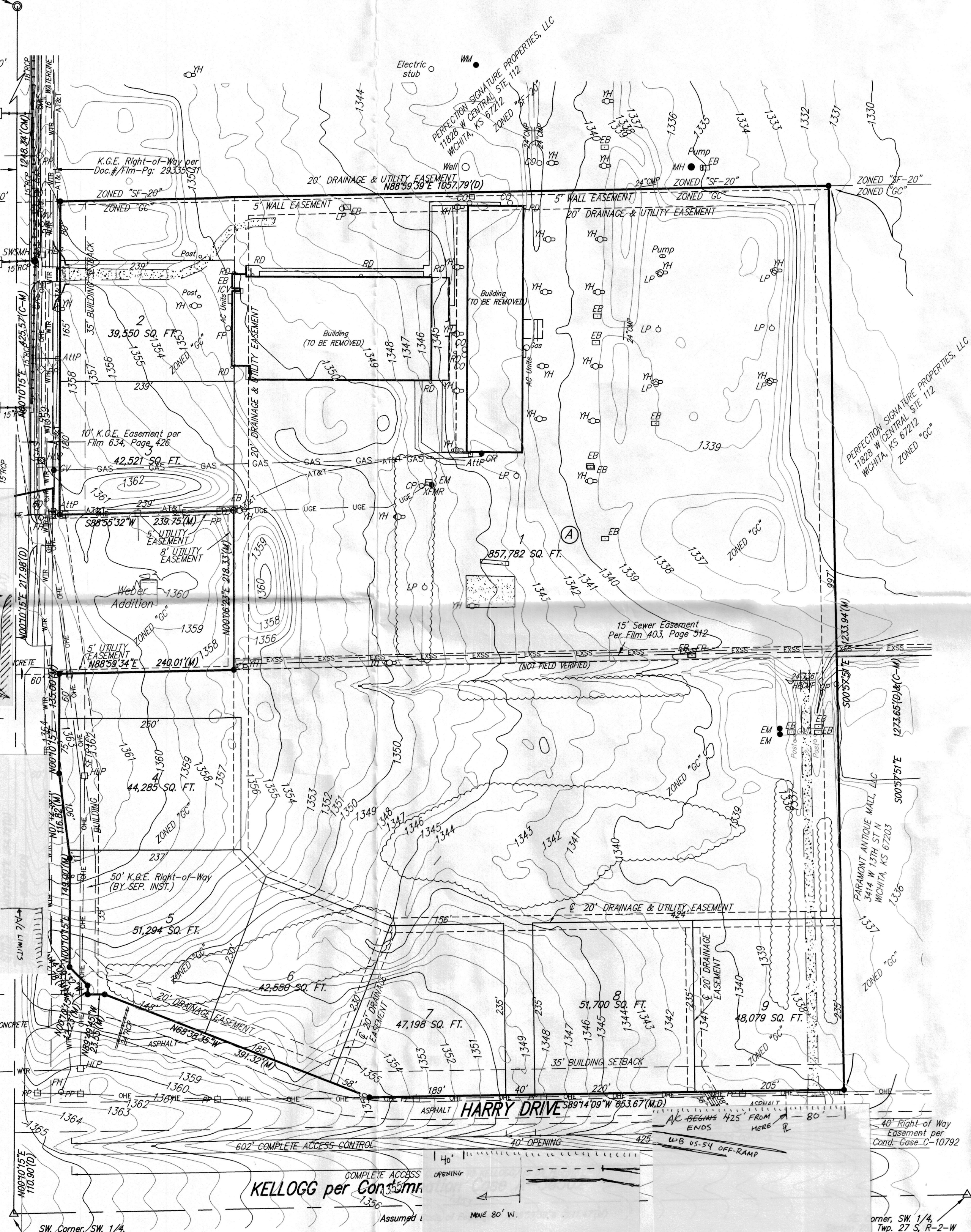
NW Corner, SW 1/4,
Section 25, Twp. 27 S., R-2-W

RODNEY KETTERER FAMILY TRUST
1403 N BRUNSWICK ST.
WICHITA, KS 67212-1509
ZONED "S-5"

KEVIN & FRANCES WASH
1403 N 15TH ST.
WICHITA, KS 67212-1509
ZONED "S-5"

LIMITS OF
FUTURE MEDIAN
THEIR MAIN DR.
SO. OF HERE WOULD
BE R1/R0
ALSO, SEEMS APPROPRIATE
CLOSE TO EXISTING DRIVE TO
NORTH

ADDITION
HARRY DRIVE



DATE OF PREPARATION: 26TH JUNE 2017
DATE OF REVISION: 14TH NOVEMBER 2016
CONTOUR INTERVALS = 1 FOOT (CONTOURS PROVIDED BY
SEDGWICK COUNTY)

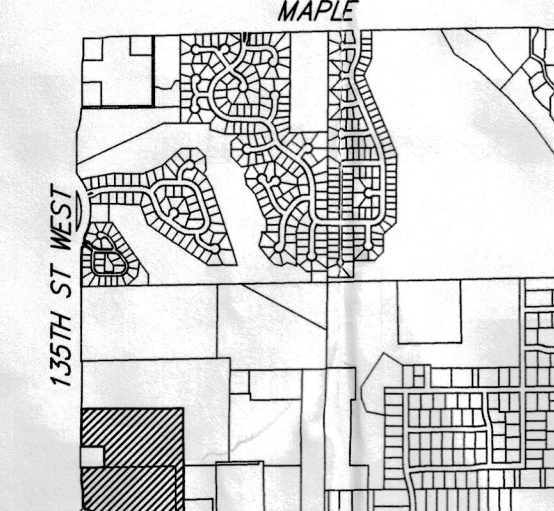
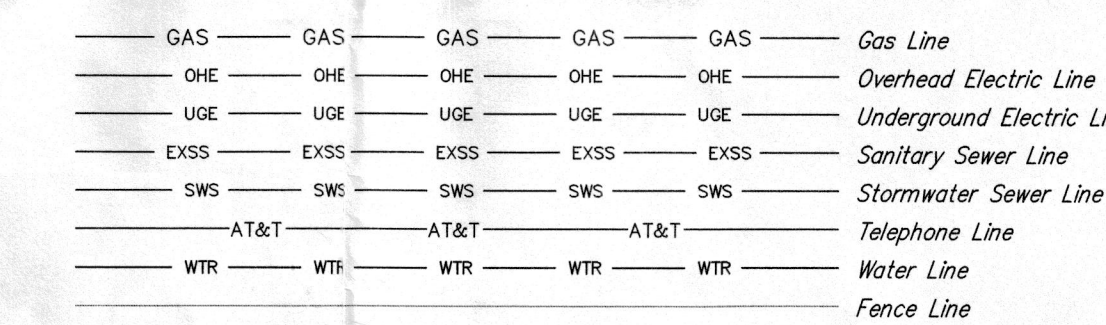
OWNER/CONTRACT PURCHASER:
WEST KELLOGG LC
1608 E. LEWIS
WICHITA, KS 67211

OWNER:
PERFECTION SIGNATURE PROPERTIES, LLC
11228 W CENTRAL STE. 112
WICHITA, KS 67212

LEGAL DESCRIPTION:

A TRACT IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF U.S. 54 HIGHWAY (CASE NO. A38302) AND THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG SAID NORTH LINE OF SAID U.S. 54 HIGHWAY, 1144.10 FEET MORE OR LESS TO A POINT 1468.75 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER, ALSO MEASURED ALONG SAID HIGHWAY RIGHT-OF-WAY; THENCE NORTH WITH A DEFLECTION ANGLE TO THE LEFT OF 90°12' A DISTANCE OF 630.5 FEET TO A POINT 736.6 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER (BEING THE WEST LINE OF DEED RECORDED BOOK 1355, PAGE 416); THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1131.21 FEET MORE OR LESS TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 626.33 FEET MORE OR LESS TO THE PLACE OF BEGINNING, EXCEPT THEREFROM THE SOUTH 40 FEET WHICH HAS BEEN CONDEMNED IN CASE C-10792-67 AND THE EAST 80 FEET, AND EXCEPT THAT PART CONVEYED TO AN EASEMENT FOR ROAD PURPOSES ON THE NORTH 60 FEET THEREOF, AND ALL BEING SUBJECT TO THE FOLLOWING: AN EASEMENT FOR RIGHT-OF-WAY RECORDED IN DOC.#FLM-PG: 29233674, AND SUBJECT TO AN EASEMENT FOR ROAD PURPOSES ON THE NORTH 60 FEET THEREOF, AND ALL BEING SUBJECT TO THE FOLLOWING: AN EASEMENT FOR RIGHT-OF-WAY RECORDED IN DOC.#FLM-PG: 28869287 AND AN EASEMENT FOR RIGHT-OF-WAY RECORDED IN DOC.#FLM-PG: 28869292, TOGETHER WITH A TRACT IN THE SW 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 54, AS CONDEMNED IN DISTRICT COURT CASE NO. A-38302 AND 1468.75 FEET WEST OF THE EAST LINE OF SAID SW 1/4 (MEASURED ALONG SAID HIGHWAY RIGHT OF WAY); THENCE WEST ALONG SAID HIGHWAY RIGHT OF WAY, A DISTANCE OF 80 FEET; THENCE NORTH WITH A DEFLECTION ANGLE TO THE RIGHT OF 89°46', A DISTANCE OF 630.11 FEET TO A POINT 736.6 FEET NORTH OF THE SOUTH LINE OF SAID SW 1/4; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SW 1/4, A DISTANCE OF 750.49 FEET TO A POINT 300 FEET EAST OF THE WEST LINE OF SAID SW 1/4, SAID POINT BEING THE SE CORNER OF LOT 1, BLOCK A, WEBER ADDITION, SEDGWICK COUNTY, KANSAS; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SW 1/4 AND ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 218 FEET TO THE NE CORNER OF SAID LOT 1; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SW 1/4 AND ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 300 FEET TO THE WEST LINE OF SAID SW 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID SW 1/4, A DISTANCE OF 425.57 FEET TO A POINT 1380.00 FEET NORMALLY DISTANT NORTH OF THE SOUTH LINE OF SAID SW 1/4; THENCE EASTERLY PARALLEL WITH AND 1380.00 FEET NORMALLY DISTANT NORTH OF THE SOUTH LINE OF SAID SW 1/4, 1117.80 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF THAT PART OF SAID SW 1/4 DESCRIBED AND CONVEYED IN THE KANSAS WARRANTY DEED RECORDED IN DOC.#FLM-PG: 28772359, THENCE SOUTHERLY ALONG SAID EXTENDED WEST LINE, 1273.94 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART CONDEMNED FOR HIGHWAY RIGHT OF WAY IN CONDEMNATION CASE C-10792. ALL BEING SUBJECT TO ROAD RIGHT OF WAYS OF RECORD.

- AT&T = AT&T Telephone Pedestal
 - CO = Cleanout
 - CP = Cable TV Pedestal
 - EB = Electric Box
 - EM = Electric Meter
 - FH = Fire Hydrant
 - FM = Fiber Optic Marker
 - FP = Flag Pole
 - GR = Gas Regulator
 - GV = Gas Valve
 - HLP = High Line Pole
 - ICV = Irrigation Control Valve - Valve Box
 - LP = Light Pole
 - PM = Pipeline Marker
 - PP = Power Pole
 - RD = Roof Drain
 - SSMH = Sanitary Sewer Manhole
 - SWSMH = Stormwater Sewer Manhole
 - Well = Cased Well
 - WM = Water Meter
 - WV = Water Valve
 - XPMR = Transformer
 - YH = Yard Hydrant (Spigot)
- # = #4 Baughman Rebar Found
 - = 3/4" Iron Pipe Found
 - = #4 Baughman Rebar Set
 - △ = #5 Rebar in Thimble Found
 - = Stone Found
 - = 3/4" Iron Pipe with Sedgwick County Cap Found
 - = 1" Iron Pipe Found
- (M) = MEASURED
 - (D) = DESCRIBED
 - (P) = PLATTED
 - (C) = CALCULATED
 - (CP) = CALCULATED PER PLATTED INFO.
 - (CD) = CALCULATED PER DEED INFO.
- BENCHMARK:**
SQUARE CUT ON EAST NOSE OF CENTER ISLAND, 50 FEET WEST OF 135TH WEST AND ONEWOOD STREET INTERSECTION. ELEV. = 1350.35 NAVD88



VICINITY MAP
SEC. 25, T27S, R2W

WEST KELLOGG COMMERCIAL ADDITION

20 June 2017
Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-263-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE