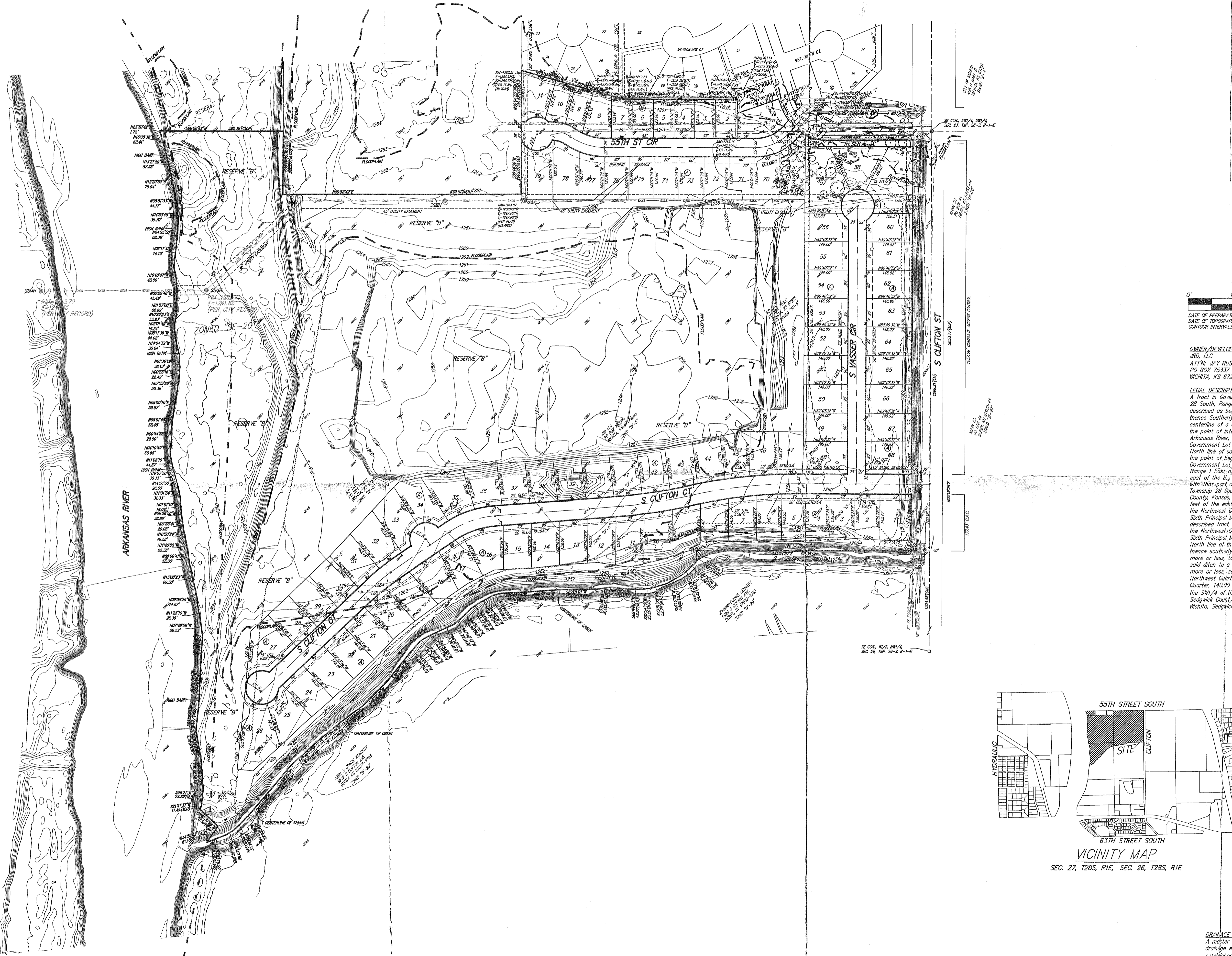


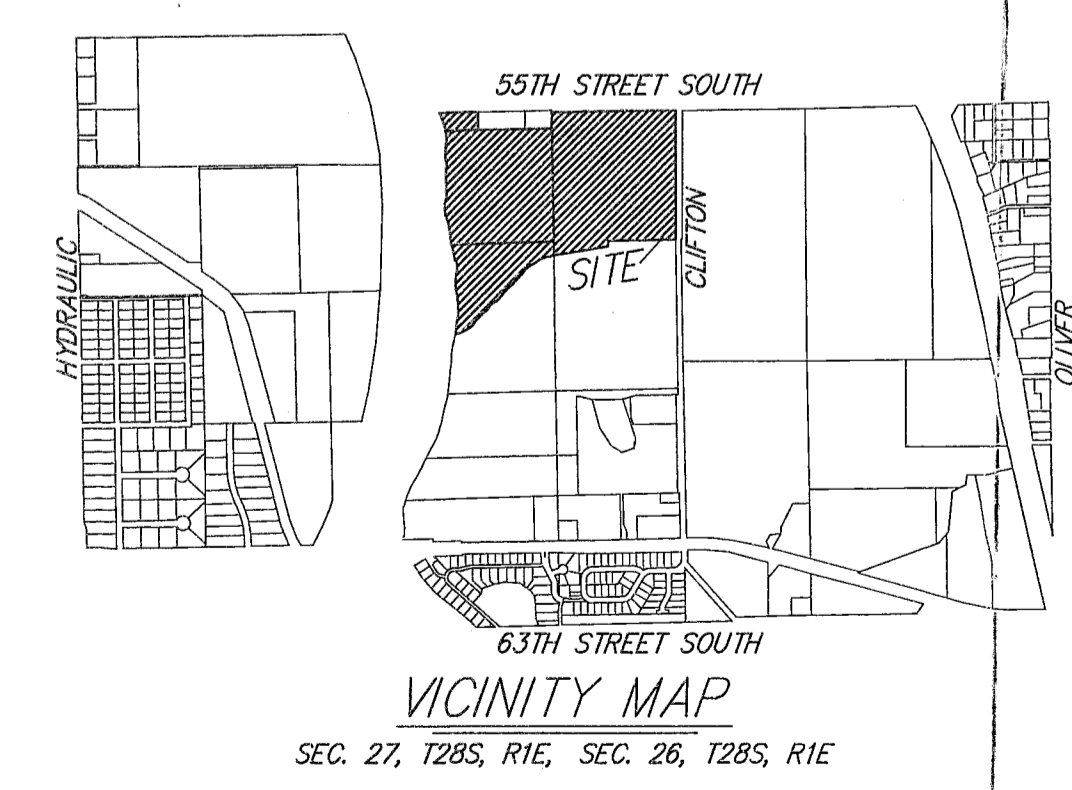
PRELIMINARY PLAT
JRD ADDITION
 WICHITA, SEDGWICK COUNTY, KANSAS



0' 150' 300'
 DATE OF PREPARATION: 14 JULY 2019
 DATE OF TOPOGRAPHY: 29 MAY 2019
 CONTOUR INTERVALS = 1 FOOT (CONTOURS PROVIDED BY SEDGWICK COUNTY)

OWNER/DEVELOPER:
 JRD, LLC
 ATTN: JAY RUSSELL
 PO BOX 75337
 WICHITA, KS 67275

LEGAL DESCRIPTION:
 A tract in Government Lot 2 in the Northeast Quarter of Section 27, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as beginning at the Northeast corner of said Government Lot 2, thence Southerly, along the East line of said Government Lot 2, 140 feet to the centerline of a ditch; thence Southwesterly, along the centerline of said ditch to the point of intersection of said centerline and the East bank of the Big Arkansas River, said point being 830 feet South of the North line of said Government Lot 2, thence Northwesterly, along said East bank to a point on the North line of said Government Lot 2; thence East 1062 feet more or less, to the point of beginning, TOGETHER with the south 600.00 feet of that part of Government Lot 4 in the Southwest Quarter of Section 22, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, lying east of the Big Arkansas River EXCEPT the north 200.00 feet of the east 765.00 feet thereof, TOGETHER with the Northwest Quarter of the Northwest Quarter of Section 26, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, TOGETHER with the following described tract, Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 26, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence easterly along the North line of the Southwest Quarter of said Northwest Quarter, 588.00 feet; thence southerly parallel with the West line of said Northwest Quarter, 58.5 feet, more or less, to the centerline of a ditch; thence following the centerline of said ditch to a point on the West line of said Northwest Quarter, 140.00 feet, more or less, south of the Northwest of the Southwest Quarter of said Northwest Quarter; thence northerly along the West line of said Northwest Quarter, 140.00 feet, more or less, to the point of beginning, TOGETHER with the SW/4 of the SW/4 of Sec. 23, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, except that part as Meadowlake Beach Addition, Wichita, Sedgwick County, Kansas.



- C.A.C. = COMPLETE ACCESS CONTROL
- (M) = MEASURED
 - (D) = DESCRIBED
 - (P) = PLATTED
 - (C) = CALCULATED
 - (CM) = CALCULATED PER MEASURED
 - (CD) = CALCULATED PER DEED INFO
 - = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - ⊗ = 3/4" IRON PIPE (FOUND)
 - ⊙ = BOLT W/ 3" DIA. HEAD (FOUND)
 - = 3"x6" STONE W/ 1/2" IRON PIPE ON NORTH SIDE (FOUND)
 - △ = STONE (FOUND)
- BENCHMARK:**
 CITY OF WICHITA BENCHMARK DISC, SE CORNER OF CLIFTON AND 55TH ST. S., SOUTHWEST CORNER OF RCBC, ON TOP OF HUBGUARD AT THE WEST END.
 ELEV. = 1263.75 NAVD88

NOTE: FEMA Floodplain boundaries are scaled per location per the FEMA FIRM Panel 508 of 690, for Wichita, Sedgwick County, Kansas. Map Number 2017C0508G. Any lots that lie entirely within Zone AE will require fill to be removed from Zone AE.

DRAINAGE PLAN NOTE:
 A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

- RESERVE "A" IS RESERVED FOR OPEN SPACE, LANDSCAPING, FLOODPLAIN, AND DRAINAGE PURPOSES.
- RESERVE "B" IS RESERVED FOR OPEN SPACE, LANDSCAPING, FLOODWAY & FLOODPLAIN, DRAINAGE PURPOSES AND UTILITIES AS CONFINED TO EASEMENT.
- RESERVE "C" IS RESERVED FOR OPEN SPACE, LANDSCAPING, ENTRY MONUMENTS, SIGNAGE, BERMS, DRAINAGE PURPOSES AND UTILITIES AS CONFINED TO EASEMENTS.
- WATER LINE
 - AT&T LINE
 - GAS LINE
 - CABLE TV
 - FENCE
 - OVERHEAD ELECTRIC LINE
 - SANITARY SEWER
 - UNDERGROUND ELECTRIC LINE
 - STORMWATER SEWER
- ⊙ = Catch Basin
 - ⊙ = Channel
 - ⊙ = Cable TV Pedestal
 - ⊙ = Drop Inlet
 - ⊙ = Electric Box
 - ⊙ = Fire Hydrant
 - ⊙ = Gas Meter
 - ⊙ = Gas Valve
 - ⊙ = High Line Pole
 - ⊙ = Irrigation Control Valve - Valve Box
 - ⊙ = Power Pole
 - ⊙ = Sign
 - ⊙ = Sanitary Sewer Manhole
 - ⊙ = ATT Pedestal
 - ⊙ = Stormwater Sewer Manhole
 - ⊙ = Pole
 - ⊙ = Closed Well
 - ⊙ = Water Meter
 - ⊙ = Water Valve
 - ⊙ = Water Tower
 - ⊙ = Transformer

JRD ADDITION 11 July 2019

Baughman Company, P.A.
 315 Ellis St., Wichita, KS 67211 P 316-262-7771 F 316-262-0149

Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\JRD Addition - Plat\Drawings\JRD Addition - P.dwg\BKR