

# Preliminary Plat

## ST. CATHERINE'S LAKES

Wichita, Sedgwick County, Kansas

**LEGAL DESCRIPTION:**  
 The NW1/4 of the NE1/4 of Section 34, T26S, R1W of the 6th P.M., Sedgwick County, Kansas.

**OWNERS:**  
 Dean W. Nicholson and Pauline Nicholson, Trustees under the Dean W. and Pauline Nicholson Living Trust, dated April 23, 1997  
 4106 N. Ridge Road  
 Wichita, KS 67205

Robert W. and Janet S. Kingsley  
 6007 W. 37th St. N.  
 Wichita, KS 67205

**Agent:**  
 Randy Ketzner  
 5120 N. Ridge Road  
 Wichita, KS 67205

Ph. (316) 293-7700

**SURVEYOR & ENGINEER:**  
 Ruggles & Bohm P.A.  
 Attn: Will Clevenger  
 wcleve@bkansas.com

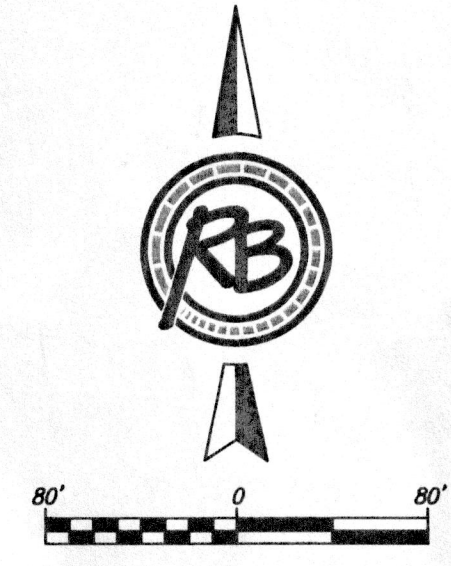
**PROPOSED ZONING:**  
 SF-5

**EXISTING ZONING:**  
 Properties to the east and south are zoned SF-5. Subject property and the rest of the surrounding property is zoned SF-20. Existing use is agricultural

**FLOOD ZONE:**  
 According to the FEMA/FIRM Map No.s 20173C0195E and 20173C0335E, effective February 2, 2007; the property shown hereon is located in Zone X

**GROSS AREA:**  
 1,711,750.7 Sq. Ft. ±  
 39.30 Acres ±

**DATE OF TOPOGRAPHY:**  
 APRIL 8, 2014



- LEGEND**
- SS ..... SANITARY SEWER (CITY OF WICHITA)
  - SWS ..... STORM WATER SEWER (CITY OF WICHITA)
  - OHE ..... OVERHEAD ELECTRIC (WESTAR)
  - T ..... UNDERGROUND TELEPHONE (AT&T)
  - G ..... GAS LINE (BLACK HILLS ENERGY)
  - W ..... WATER MAIN (CITY OF WICHITA)
  - GV ..... GAS VALVE
  - FH ..... FIRE HYDRANT
  - WV ..... WATER VALVE BOX
  - WM ..... WATER METER
  - ICV ..... IRRIGATION CONTROL VALVE
  - ↓ ..... SIGN
  - BPed ..... TELEPHONE PEDESTAL
  - TVPed ..... CABLE TV PEDESTAL
  - A.C. .... AIR CONDITIONER
  - EBOX ..... ELECTRIC BOX
  - Xtfr. .... TRANSFORMER
  - LP ..... LIGHT POLE
  - PP ..... POWER POLE (WESTAR)
  - DA ..... GUY ANCHOR
  - SS MH ..... SANITARY SEWER MANHOLE (CITY OF WICHITA)
  - CO ..... CLEAN OUT
  - ..... LOCATION OF SPOT ELEVATION
  - ..... DECIDUOUS TREE (CALIPER INDICATED)
  - ⊗ ..... CONIFEROUS TREE (CALIPER INDICATED)
  - ..... BENCHMARK

- BENCHMARKS:**
- BENCHMARK #1: CHISELED SQUARE AT THE END OF THE TOP OF CURB AT THE SOUTHWEST CORNER OF RIDGE PORT AND 37TH ST. N., ELEVATION = 1333.05 (NAVD88)
  - BENCHMARK #2: RAILROAD SPIKE IN THE NORTH FACE OF THE 6TH POWER POLE WEST OF HOOVER, 2066' W. & 18' S. OF 37TH ST. N. AND HOOVER, ELEVATION = 1332.89 (NAVD88)
  - BENCHMARK #3: RAILROAD SPIKE IN THE NORTH FACE OF THE 4TH POWER POLE ON THE EAST SIDE OF LAKEWAY ST., 8.5' NORTH OF THE NORTH FACE OF HOUSE #3514 LAKEWAY ST. ELEVATION = 1329.58 (NAVD88)
  - BENCHMARK #4: CHISELED SQUARE ON THE SOUTH SIDE OF CURB INLET ON THE EAST SIDE OF LAKEWAY ST., 8.5' NORTH OF THE NORTH FACE OF HOUSE #3514 LAKEWAY ST. ELEVATION = 1329.58 (NAVD88)

