

# Hydraulic Addition

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-ONE(21), TOWNSHIP TWENTY-EIGHT (28) SOUTH, RANGE ONE (1) EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS

**OWNER**

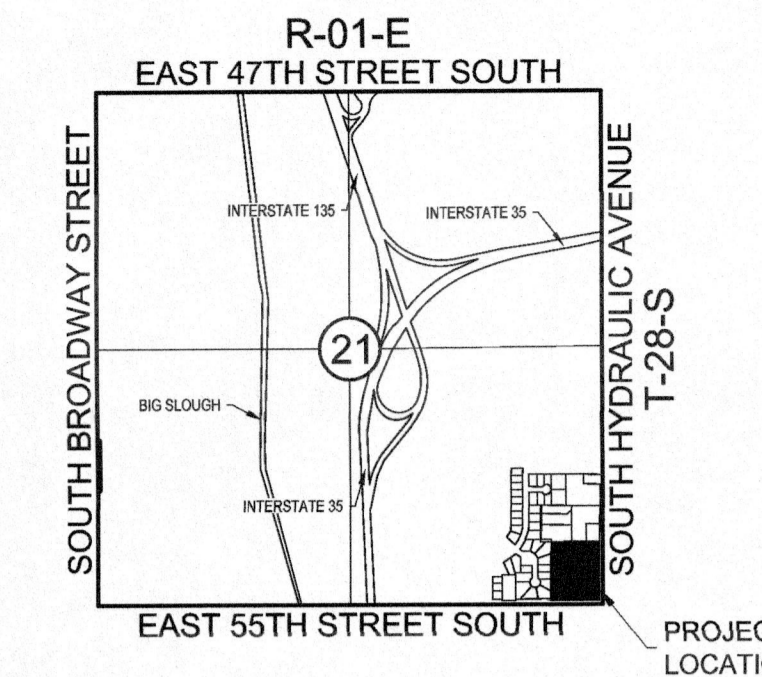
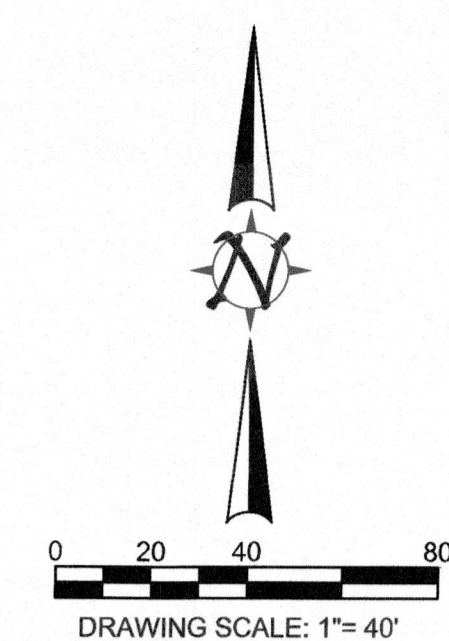
MARSHALL & SUZANNE MCHENRY  
8203 S. WEBB RD.  
DERBY, KS 67037

**DEVELOPER**

WICHITA 23604, LLC  
3114 E. 81ST ST.  
TULSA, OK 74137  
PHONE: 918.749.1880  
ATTN: MIKE MANTLE

**ENGINEER/SURVEYOR**

AAB ENGINEERING, LLC  
P.O. BOX 2136  
SAND SPRINGS, OK 74063  
PHONE: 918.514.4283  
FAX: 918.514.4288



**LEGEND**

B/L.....	BUILDING LINE
LNA.....	LIMITS OF NO ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
ROW.....	RIGHT OF WAY
U/E.....	UTILITY EASEMENT
FFE.....	FINISH FLOOR ELEVATION
IPS.....	SET 1/2" X24" IRON ROD/CAP
JAE.....	JOINT ACCESS EASEMENT

**LEGAL DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-EIGHT (28) SOUTH, RANGE ONE (1) EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS MORE FULLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4); THENCE NORTH 00°49'59" WEST ALONG THE EAST LINE THEREOF, A DISTANCE OF 40.00 FEET; THENCE SOUTH 88°57'06" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINES AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°57'06" WEST AND 40.00 FEET NORTHERLY OF THE SOUTHERLY SAID SECTION LINE, A DISTANCE OF 510.81 FEET; THENCE NORTH 00°46'41" WEST, A DISTANCE OF 601.92 FEET TO A POINT THAT IS 20.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER THEREOF; THENCE NORTH 88°55'44" EAST AND PARALLEL WITH SAID NORTHERLY LINE, A DISTANCE OF 510.23 FEET TO A POINT THAT IS 50.00 FEET WESTERLY OF THE EASTERLY LINE OF SAID SECTION TWENTY ONE (21); THENCE SOUTH 00°49'59" EAST PARALLEL WITH SAID EASTERLY SECTION LINE FOR A DISTANCE OF 602.12 FEET TO THE POINT OF BEGINNING. CONTAINING 307,342 SQUARE FEET OR 7.06 ACRES. THIS LEGAL DESCRIPTION WAS PREPARED ON JANUARY 5, 2022, BY JAY P. BISSELL, KANSAS PROFESSIONAL SURVEYOR NO. 1697.

**UTILITY CONTACTS**

<b>ELECTRIC</b> EVERGY CONTACT: SHANE PRICE PHONE: 316.706.6702	<b>GAS</b> KANSAS ONE GAS CONTACT: CINDY LITTLE/JOHN PHONE: 316.831.5664
<b>TELEPHONE</b> AT&T CONTACT: STEPHEN LEBRUN PHONE: 316.268.2192	<b>WATER/SEWER</b> CITY OF WICHITA PUBLIC WORKS CONTACT: JEFF CROSBY PHONE: 316.268.4555

**SITE DATA**

**BENCHMARK**  
CHISELED BOX ON CURB OF DRIVE, APPROX. 43' NORTH & 25' EAST OF NORTHEAST PROPERTY CORNER ELEVATION=1263.38 (NAVD1988)

**BASIS OF BEARINGS**  
GRID BEARINGS OF THE KANSAS STATE PLANE COORDINATE SYSTEM- SOUTH ZONE.

**LAND AREA**  
LOT 1: 48,914 SF ± / 1.12 ACRES ±  
LOT 2: 238,523 SF ± / 5.48 ACRES ±

**EXISTING/PROPOSED USES**  
EXISTING USE: VACANT  
PROPOSED USE: COMMERCIAL

**ZONING**  
LC - LIMITED COMMERCIAL

**SURVEY DATE**  
JUNE 2021

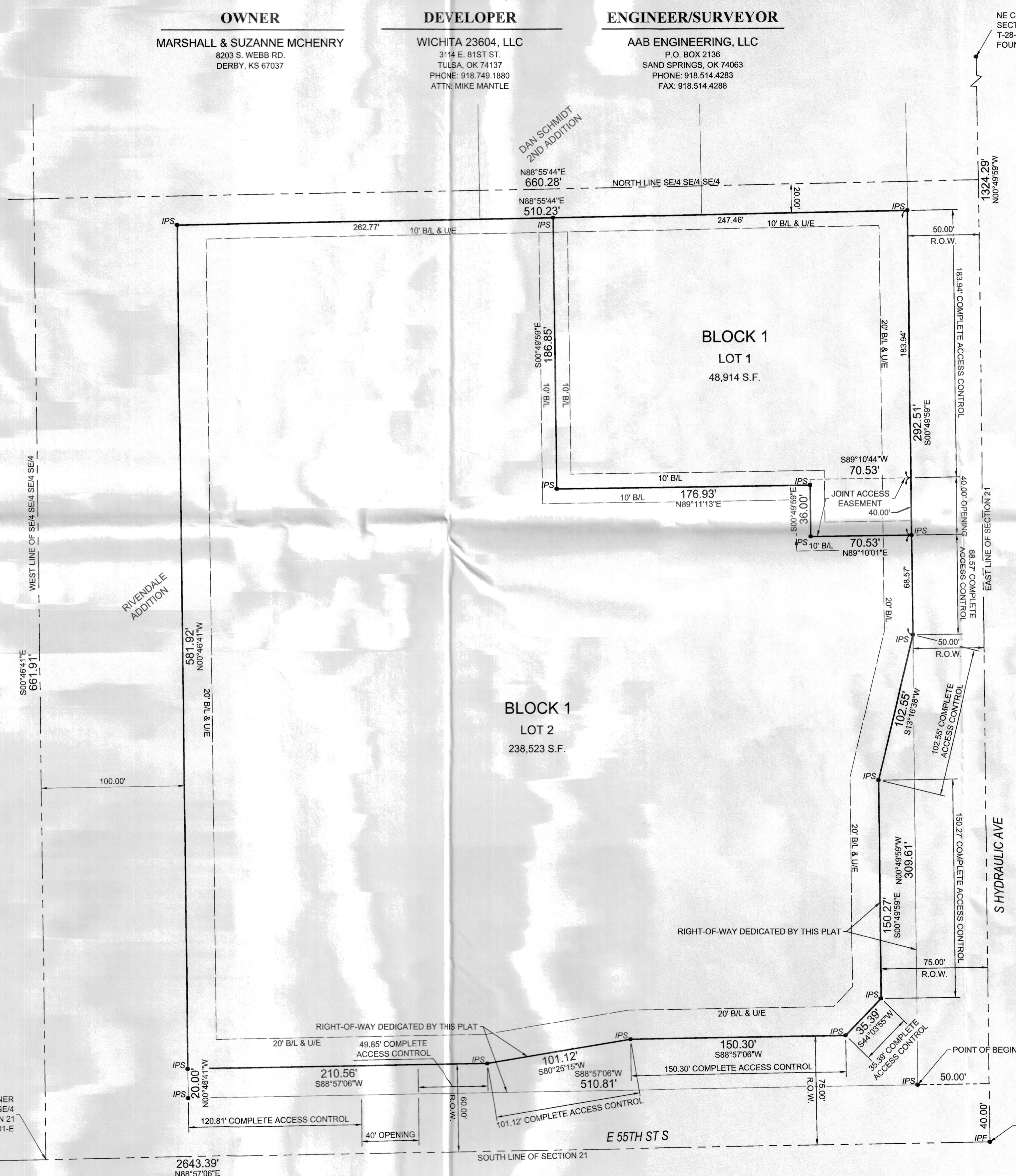
**LOCATION**  
APPROXIMATELY 435 FEET NORTH OF THE INTERSECTION OF E. 55TH ST. S. AND S. HYDRAULIC AVE. ON THE WEST OF HYDRAULIC.

**ACCESS**  
A JOINT ACCESS EASEMENT HAS BEEN PROPOSED TO ALLOW ADJACENT USERS TO THE SOUTH ACCESS TO S. HYDRAULIC AVE.

**BUILDING SETBACKS**  
FRONT: 20 FEET  
BACK: 10 FEET  
SIDE: 10 FEET

**LOT/BLOCK**  
2 LOTS  
1 BLOCK

- GENERAL NOTES**
1. THE PROPERTY IS WITHIN A ZONE IDENTIFIED BY THE CITY ENGINEER'S OFFICE AS LIKELY TO HAVE GROUNDWATER AT SOME OR ALL TIMES WITHIN TEN FEET OF THE GROUND SURFACE ELEVATION. BUILDING WITH SPECIALLY ENGINEERED FOUNDATIONS OR WITH THE LOWEST FLOOR OPENING ABOVE GROUNDWATER IS RECOMMENDED AND OWNERS SEEKING BUILDING PERMITS ON THIS PROPERTY WILL BE SIMILARLY ADVISED. MORE DETAILED INFORMATION ON RECORDED GROUNDWATER ELEVATIONS IN THE VICINITY OF THIS PROPERTY IS AVAILABLE IN THE CITY ENGINEER'S OFFICE.
  2. ALL ACCESS CONTROLS ARE HEREBY DEDICATED TO THE CITY OF WICHITA.
  3. ALL UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED ON THE PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.



SW CORNER SE/4 SECTION 21 T-28-S, R-01-E FOUND 1/2" IRON PIPE PER REFERENCE REPORT

POINT OF COMMENCEMENT SE CORNER SECTION 21 T-28-S, R-01-E FOUND 1/2" IRON PIPE PER REFERENCE REPORT

