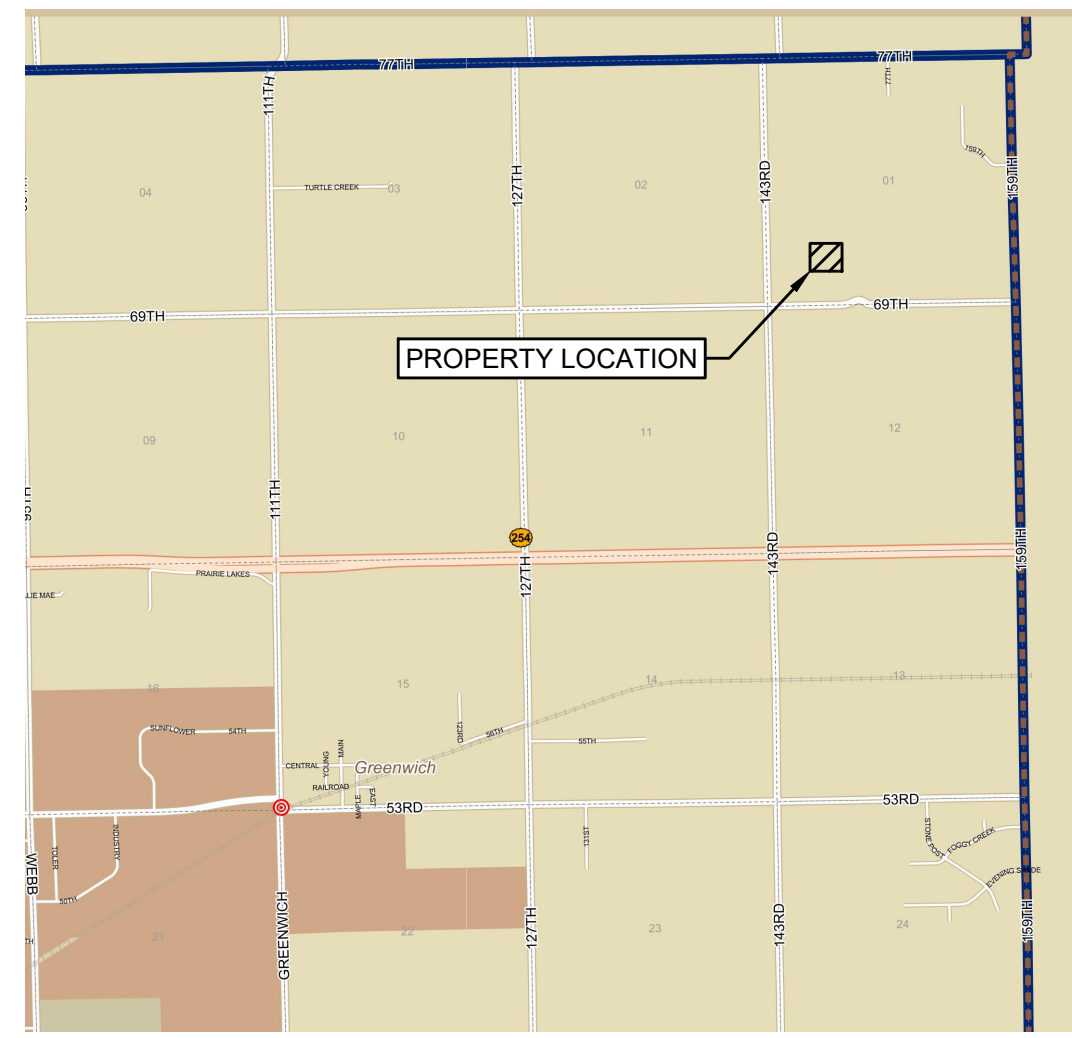
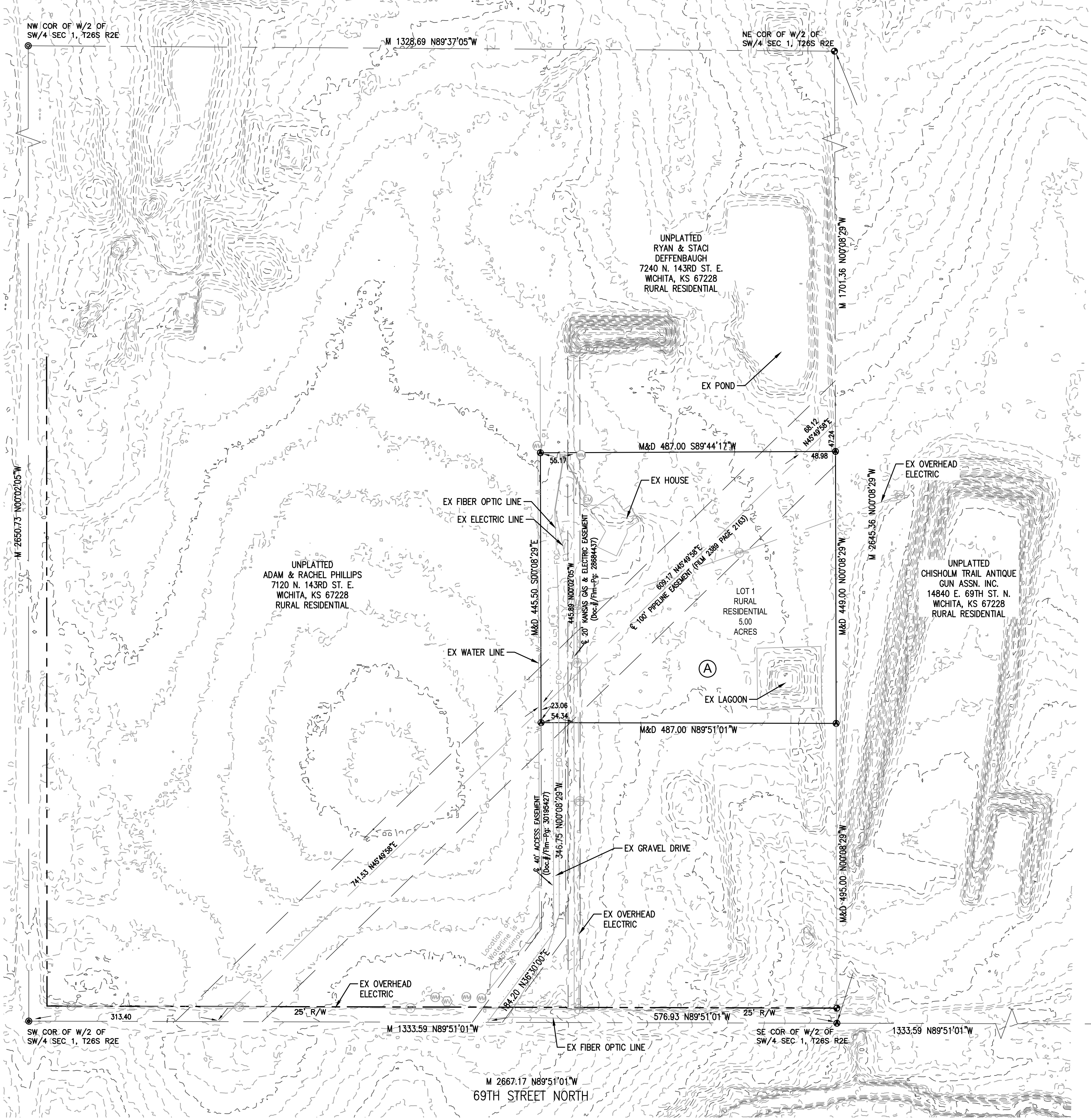


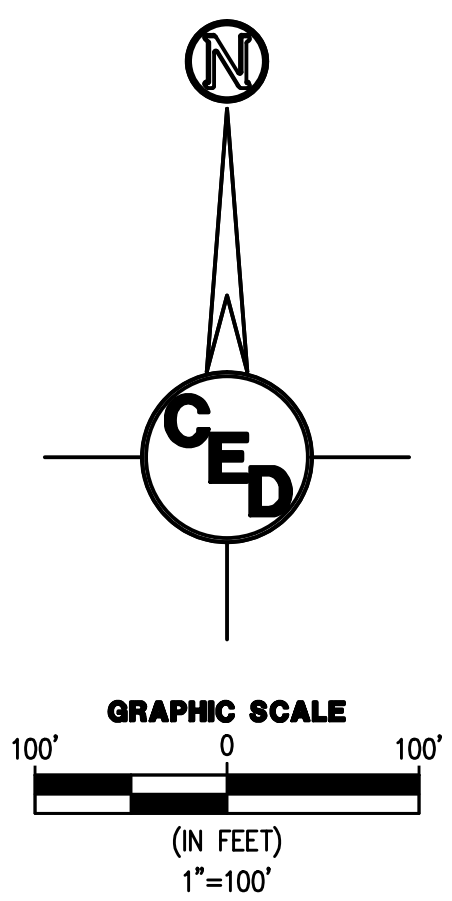
# PRELIMINARY PLAT SAPPHIRE ESTATES 2ND ADDITION

AN ADDITION TO SEDGWICK COUNTY, KANSAS.



VICINITY MAP  
NOT TO SCALE

**LEGAL DESCRIPTION:**  
That part of the West Half of the Southwest Quarter of Section 1, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as COMMENCING at the Southeast corner of said West Half. THENCE; N00°08'29"W along the East line of said West Half, a distance of 495.00 Feet to the Point of Beginning; THENCE N00°08'29"W continuing along the East line of said West Half, a distance of 449.00 Feet; THENCE S89°44'17"W, a distance of 487.00 Feet; THENCE S00°08'29"E parallel with the East line of said West Half, a distance of 445.50 Feet; THENCE S89°51'11"E parallel with the South line of said West Half, a distance of 487.00 Feet to the Point of BEGINNING, Containing 5.00 Acres more or less.



## LEGEND

- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li>ⓐ - "ARMSTRONG" capped rebar set</li> <li>ⓑ - "ARMSTRONG" capped rebar found</li> <li>Ⓒ - "Garber" capped rebar found</li> <li>Ⓓ - "Garver" capped rebar found</li> <li>Ⓔ - "Goedecke" capped rebar found</li> <li>Ⓜ - 1/2" iron pipe found</li> <li>Ⓝ - 3/4" iron pipe found</li> <li>Ⓞ - 1" iron pipe found</li> <li>Ⓟ - stone found</li> <li>Ⓡ - railroad spike found</li> <li>M - measured distance</li> <li>P - plat distance</li> <li>D - deed distance</li> <li>C - calculated distance</li> </ul> | <ul style="list-style-type: none"> <li>TR - telephone riser</li> <li>CV - cox vault</li> <li>AT - ATT vault</li> <li>FO - fiber optic vault</li> <li>ET - electric transformer</li> <li>EM - electric meter</li> <li>GV - gas valve</li> <li>GM - gas meter</li> <li>WV - water valve</li> <li>WM - water meter</li> <li>MH - manhole</li> <li>SI - storm inlet</li> <li>SC - sewer clean out</li> <li>GW - guy wire</li> <li>PP - power pole</li> <li>LP - light pole</li> <li>SG - sign</li> <li>GP - guard post</li> <li>FH - fire hydrant</li> <li>MISC - misc.</li> <li>MISC - misc.</li> </ul> | <ul style="list-style-type: none"> <li>— — — — — subject property line</li> <li>— — — — — adjacent property line</li> <li>— — — — — center line</li> <li>— — — — — easement line</li> <li>— — — — — setback line</li> <li>— — — — — wood privacy fence</li> <li>— — — — — chainlink fence</li> <li>— — — — — cable line</li> <li>FOC — — — — FOC fiber optic line</li> <li>— — — — — buried electric line</li> <li>— — — — — overhead electric line</li> <li>— — — — — water line</li> <li>— — — — — storm water line</li> <li>— — — — — sanitary sewer line</li> <li>— — — — — gas line</li> </ul> |
|--|--|---|

**SURVEYOR:**  
ARMSTRONG LAND SURVEY, P.A.  
1601 E. HARRY ST.  
WICHITA, KANSAS 67211  
(316) 263-0082

**OWNER:**  
DEFFENBAUGH  
IRREVOCABLE TRUST  
7120 N. 143RD ST. E.  
WICHITA, KS 67228

NOTE: BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A. ON OR ABOUT JULY 01, 2024.

**BENCHMARK:**  
CHISELED SQUARE CUT ON THE HEADWALL OF RCBC LOCATED APPROXIMATELY 17 FT NORTH & 49 FT EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER SEC 1, T26S, R2E.  
ELEV. = 1349.48 (NAVD88)

**CERTIFIED ENGINEERING DESIGN, P.A.**

**CED** 1935 WEST MAPLE STREET  
WICHITA, KANSAS 67213  
PH: (316) 262-8808  
FAX: (316) 262-1669

SHEET	1
TOTAL	1

FILE LOCATION: C:\Users\pugh.CED\OneDrive - CED\2024\20243416\DWG\Sapphire Estates 2nd Addition Plat.dwg USER: pugh.CED TAB NAME: PP PLOTTED: 8/13/2024 4:45 PM PLOTTED BY: 447 PM