

Preliminary Plat
OAK TREE
 Wichita, Sedgwick County, Kansas

LEGAL DESCRIPTION:
 That portion of the NE1/4 of Sec. 34, T27S, R2W of the 6th P.M., Sedgwick County, Kansas, described as: Beginning 125 feet South and 467 feet West of the Northeast corner of the NE1/4; thence South 460 feet; thence East 63.77 feet; thence South 561 feet; thence West to the West line of the NE1/4 of the NE1/4; thence North to the South line of U.S. Highway No. 54 right-of-way, as condemned in Case A-38302; thence East to the beginning, EXCEPT that portion of the NE1/4 of Sec. 34, T27S, R2W of the 6th P.M., Sedgwick County, Kansas, described as: Beginning 125 feet South and 467 feet West of the Northeast Corner of the NE1/4; thence South 460 feet; thence East 63.77 feet; thence South 143.69 feet; thence West 671.97 feet; thence Northwesterly 614.81 feet; thence East 703.46 feet to the Point of Beginning.

OWNER:
 Bryan Lagaly Properties, LLC
 209 E. 6th St. Cir., Suite 100
 Goddard, KS 67052

Ph. (316) 295-7782
 BryanLagaly@gmail.com

SURVEYOR & ENGINEER:
 Garver, LLC

EXISTING ZONING:
 Subject property and the rest of the surrounding property is zoned SF-20. Existing use is vacant ground.

PROPOSED ZONING:
 TF-3 (ZON2024-00041)

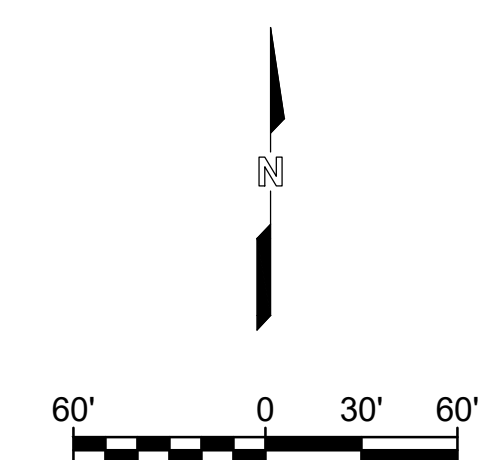
FLOOD ZONE:
 According to the FEMA/FIRM Map No. 20173C0317G, effective December 22, 2016; the property shown hereon is located in Zone X

GROSS AREA:
 491,528.8 Sq. Ft.±
 11.28 Acres±

DATE OF TOPOGRAPHY:
 AUGUST, 2024

BUILDING SETBACKS:
 Unless otherwise noted, all Front Building Setbacks shall be 20 feet, Rear Setbacks shall be 16 feet and all Interior Sideyard Setbacks shall be 5 feet.

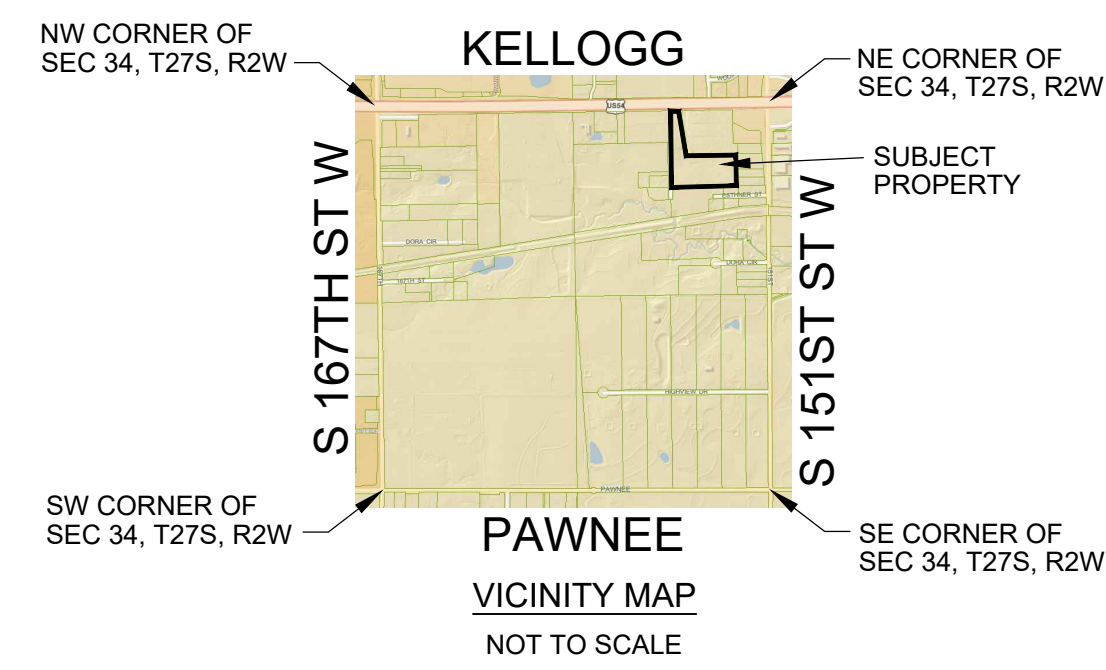
RESERVE USES:
 Reserve "A" is hereby reserved for irrigation, walls, signage, landscaping and berms. Reserves "A" and "B" are hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. Reserve "C" is hereby reserved for signage, irrigation, landscaping, streets, sidewalks and emergency access gate improvements.



BENCH MARKS

BENCH MARK POINT #100: CHISELED SQUARE WITH PLUS CUT IN CENTER ON THE WEST END OF A STORM SHELTER, 695 FEET SOUTH OF CENTER OF US-54 HIGHWAY AND 376 FEET EAST OF 155TH STREET WEST
 ELEVATION = 1401.71 (NAVD88, G18)
 KANSAS ZONE SOUTH STATE PLANE COORDINATES
 N 1676361.33
 E 1598024.54

BENCH MARK POINT #103: RAILROAD SPIKE IN WEST FACE OF POWER POLE, 1557 FEET SOUTH OF CENTER OF US-54 HIGHWAY AND 20 FEET EAST OF THE CENTERLINE OF 155TH STREET WEST.
 ELEVATION = 1407.57 (NAVD88, G18)
 KANSAS ZONE SOUTH STATE PLANE COORDINATES
 N 1675898.75
 E 1595674.84



LEGEND

	C.A.C. = Complete Access Control		FENCE
	SANITARY SEWER (CITY OF WICHITA)		OVERHEAD ELECTRIC (EVERGY)
	UNDERGROUND TELEPHONE (AT&T)		GAS LINE (KANSAS GAS SERVICE)
	WATER MAIN (CITY OF GODDARD)		GAS METER
	WATER METER		SIGN
	ELECTRIC BOX		POWER POLE (EVERGY)
	LIGHT POLE		GUY ANCHOR
	SANITARY SEWER MANHOLE		BENCH MARK

