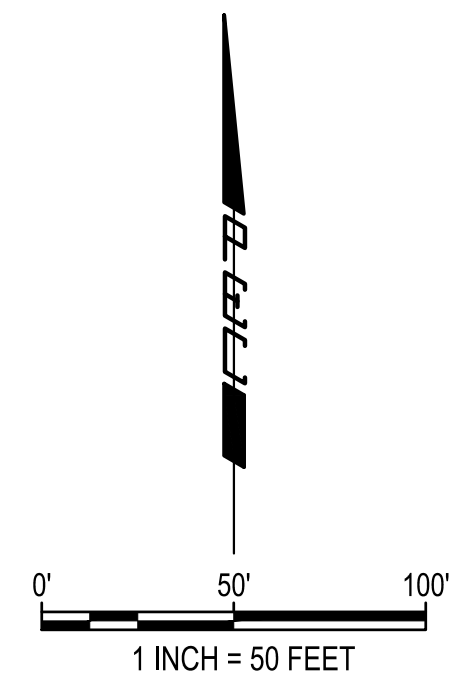


# NE SUB YARD ADDITION

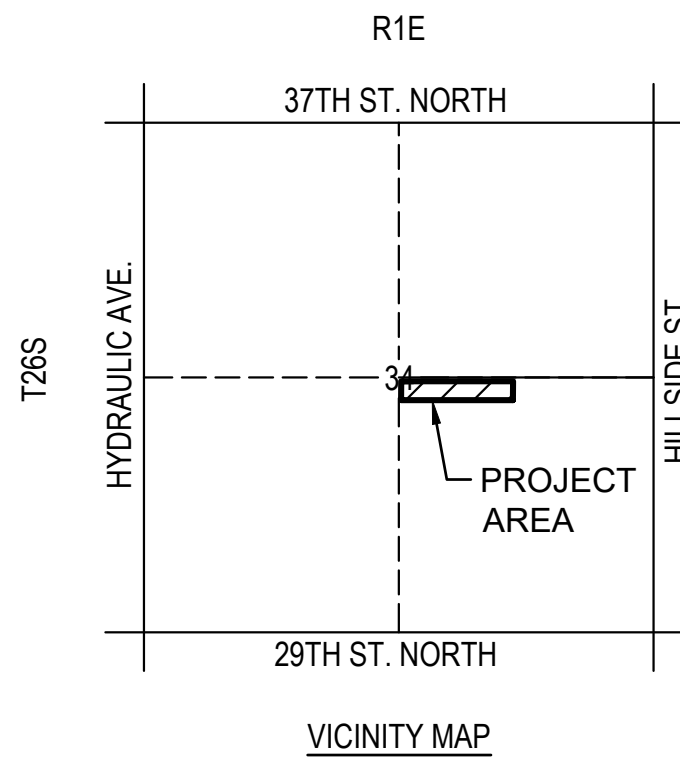
## WICHITA, SEDGWICK COUNTY, KANSAS

### PRELIMINARY PLAT



**PLAT LEGEND**

- △ FOUND CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH PEC CAP
- (M) MEASURED BEARING/DISTANCE
- (D) DEED



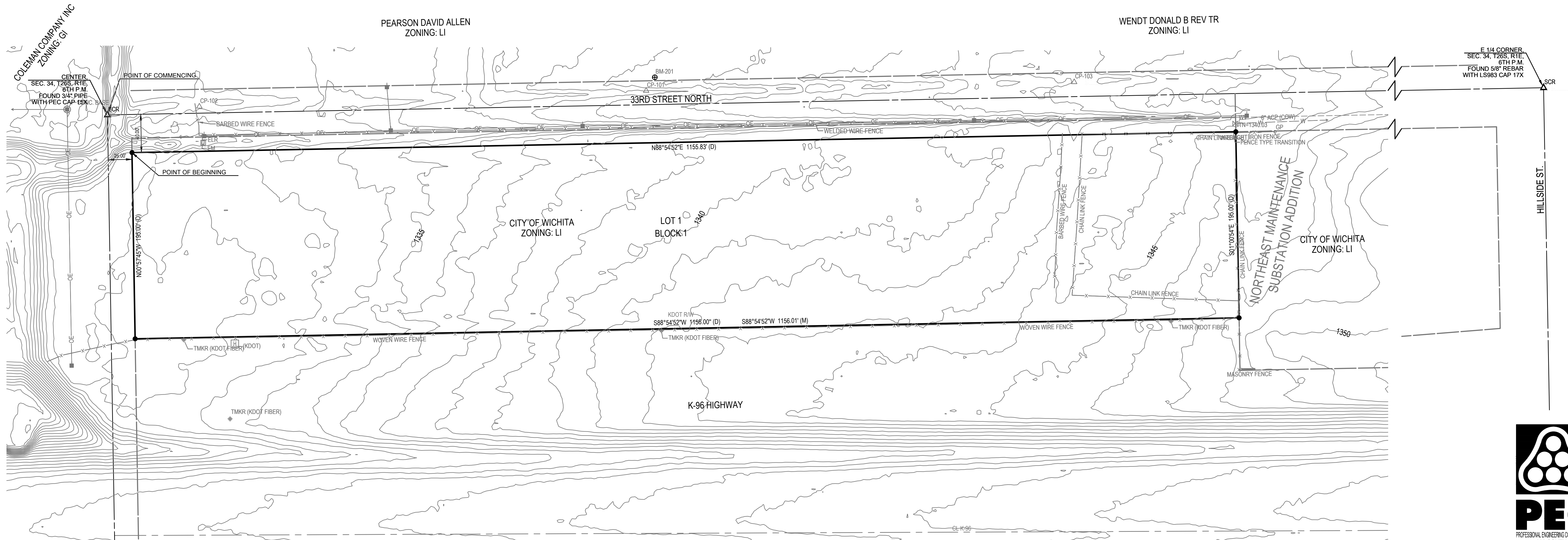
**BENCH MARK LIST**  
 BM-201  
 ELEV: 1,337.33 (NAVD 88)  
 T-POST DRIVEN FLUSH WITH THE GROUND AT THE BACK OF THE DITCH ALONG THE NORTH SIDE OF 33RD STREET NORTH. +/- 12' NORTH TO THE EAST-WEST WOVEN-WIRE FENCE AND +/- 183' WEST TO THE CENTERLINE OF THE GRAVEL DRIVE TO 2430 EAST 33RD STREET NORTH

**PARCEL DESCRIPTION**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 01 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED AND PREPARED ON 12/20/2024 BY BRIAN MARTIN PS #1747 AND PROFESSIONAL ENGINEERING CONSULTANTS P.A., C.L.S. #65, AS FOLLOWS:

**COMMENCING**; AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE N88°54'52"E (BEARINGS KANSAS REGIONAL COORDINATE SYSTEM, ZONE 17 WICHITA ZONE) ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 25.00 FEET; THENCE S00°57'45"E A DISTANCE OF 40.00 FEET TO THE NORTH LINE OF A PROPERTY DESCRIBED IN FLMP# 22281180 IN THE SEDGWICK COUNTY REGISTER OF DEEDS AND THE **POINT OF BEGINNING**; THENCE N88°54'52"E ALONG SAID NORTH PROPERTY LINE A DISTANCE OF 1155.83 FEET TO THE EAST LINE OF SAID PROPERTY; THENCE S01°00'54"E ALONG SAID EAST PROPERTY LINE A DISTANCE OF 195.00 FEET TO THE SOUTH LINE OF SAID PROPERTY; THENCE S88°54'52"W ALONG SAID SOUTH PROPERTY LINE A DISTANCE OF 1156.00 FEET TO THE WEST LINE OF SAID PROPERTY; THENCE N00°57'45"W ALONG SAID WEST PROPERTY LINE A DISTANCE OF 195.00 FEET TO THE **POINT OF BEGINNING**.

ENCOMPASSING 5.17 ACRES MORE OR LESS.



FILED: 12/20/2024 10:51 AM BY REBECCA WELLS  
 PLOTTED: 12/20/2024 9:28:27 AM BY REBECCA WELLS  
 C:\WICHITA\CD\2024\12\20240608PCL\PLANS\20240608.PRELIMINARY PLAT.DWG

