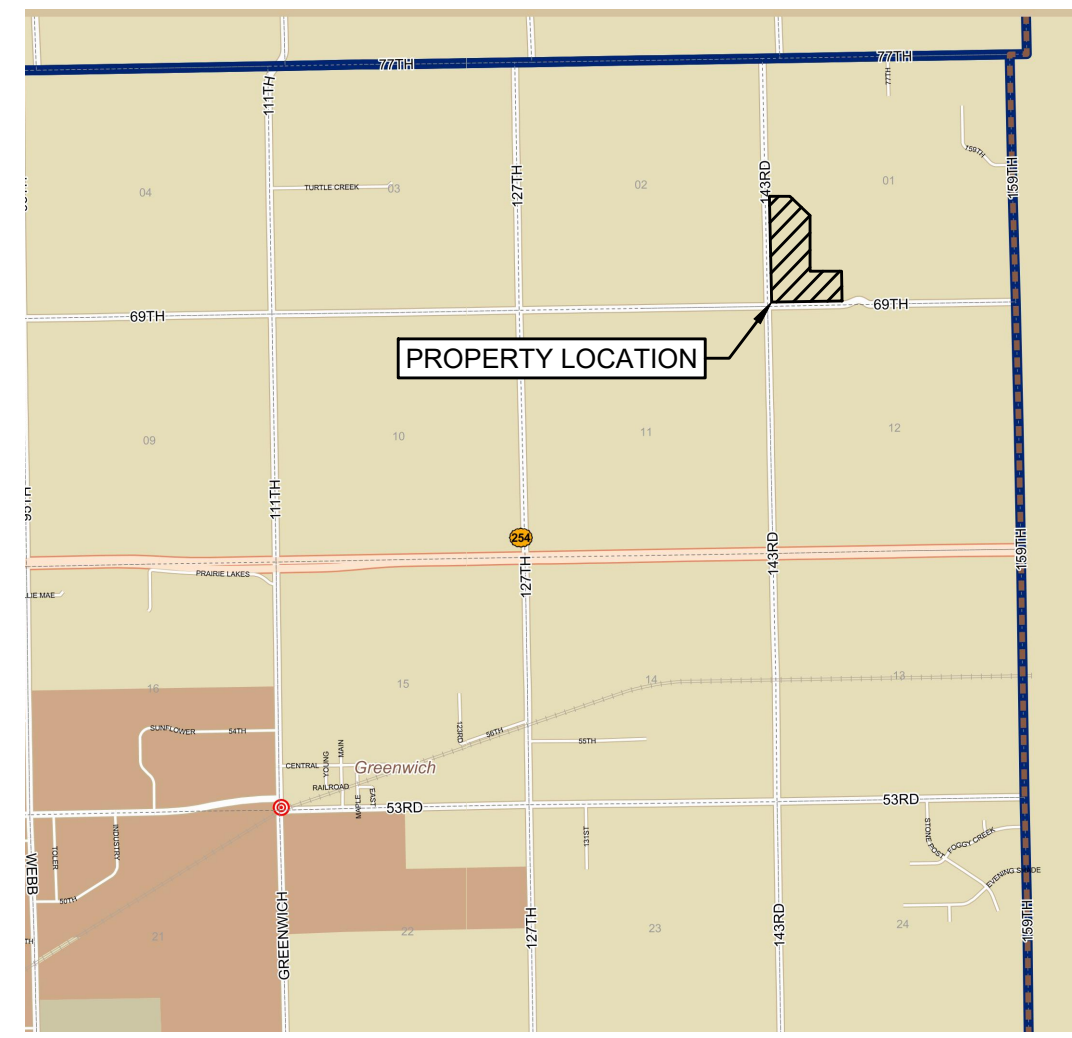


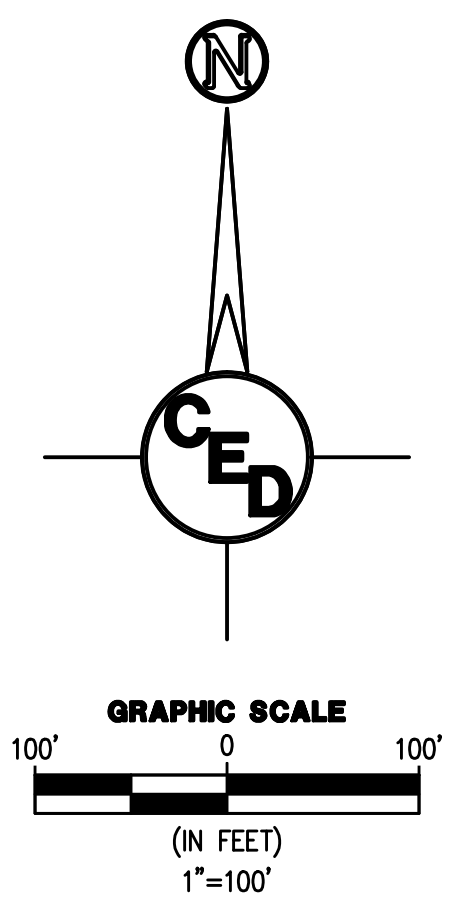
PRELIMINARY PLAT SAPPHIRE ESTATES 3RD ADDITION

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 BEGINNING at the Southeast corner of said West Half, THENCE N89°51'01"W along the South line of said West Half, a distance of 601.76 feet; THENCE N36°30'00"E along the West line of an Access Easement as described in Doc.#Fim-Pg: 30195427, a distance of 192.29 feet; THENCE N00°08'29"W continuing along said West line of Access Easement and parallel to the East line of said West Half, a distance of 340.12 feet to the Southwest corner of Sapphire Estates 2nd Addition; THENCE S89°51'01"E along the South line of Sapphire Estates 2nd Addition and the East line of said West Half; THENCE S00°08'29"E along said East line, a distance of 495.00 feet to the Point of BEGINNING;
TOGETHER WITH
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 Southwest corner of said West Half, THENCE N00°02'05"W along the West line of said West Half, a distance of 1711.00 feet to the North line of a tract previously described in Doc.#Fim-Pg: 30185673; THENCE S89°51'01"E along said North line and parallel with the South line of said West Half, a distance of 419.01 feet to the Point of BEGINNING; THENCE S00°08'29"E parallel to the East line of said West Half, a distance of 551.00 feet; THENCE S89°51'01"E parallel to the South line of said West Half, a distance of 188.00 feet; THENCE S00°08'29"E parallel to the East line of said West Half, a distance of 275.00 feet; THENCE S89°51'01"E parallel to the South line of said West Half, a distance of 236.39 feet to the West line of Sapphire Estates 2nd Addition; THENCE N00°08'29"W along the West line of said Sapphire Estates 2nd Addition and parallel to the East line of said West Half, a distance of 554.99 feet to the Northeastly line of a tract previously described in Doc.#Fim-Pg: 30185673; THENCE N53°58'44"W along said Northeastly line, a distance of 462.50 feet; THENCE N89°51'01"W along said North line, a distance of 50.99 feet to the Point of BEGINNING.



LEGEND

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

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

OWNER:
ADAM M. & RACHEL D. PHILLIPS
7120 N. 143RD ST. E.
WICHITA, KS 67228

NOTE: BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A. ON OR ABOUT DECEMBER 16, 2024.

BENCHMARK:
CHISELED SQUARE CUT ON THE SOUTHEAST CORNER OF 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