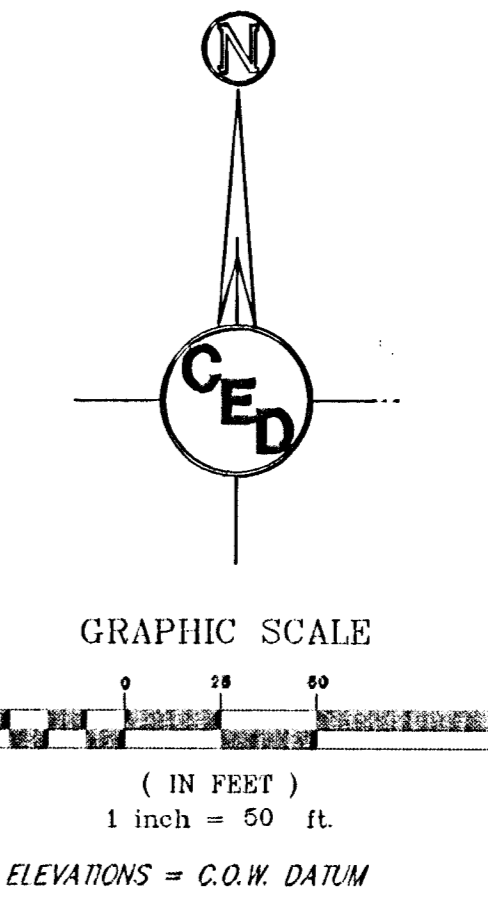


# SHADOW RIDGE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



**LEGAL DESCRIPTION:**  
 Lot 10, Block B, Planeview Subdivision No. 2, Wichita, Kansas, except that part of Lot 10 described as beginning at the southeasterly most corner of said Lot 10; thence N08°58'32"W, 213.70 feet; thence S81°49'50"W, 234.71 feet; thence S08°10'10"E, 229.94 feet to the south line of said Lot 10; thence easterly, along the south line of said Lot 10, said south line being a curve to the left, having a radius of 1965 feet and through a central angle of 6°57'07", a distance of 238.42 feet to the place of beginning.

**GROSS SIZE**  
 279,390.24 Sq. Ft.  
 6.41 Acres

**NET SIZE OF LOT**  
 279,390.24 Sq. Ft.  
 6.41 Acres

**MINIMUM LOT SIZE**  
 6,900.0 Sq. Ft.

**ZONING**  
 MF29

**CONTROL NUMBER**  
 174846

**OWNER**  
 Robert Snyder  
 3620 E. Sunnybrook  
 Wichita, KS 67210  
 Ph: 684-7734

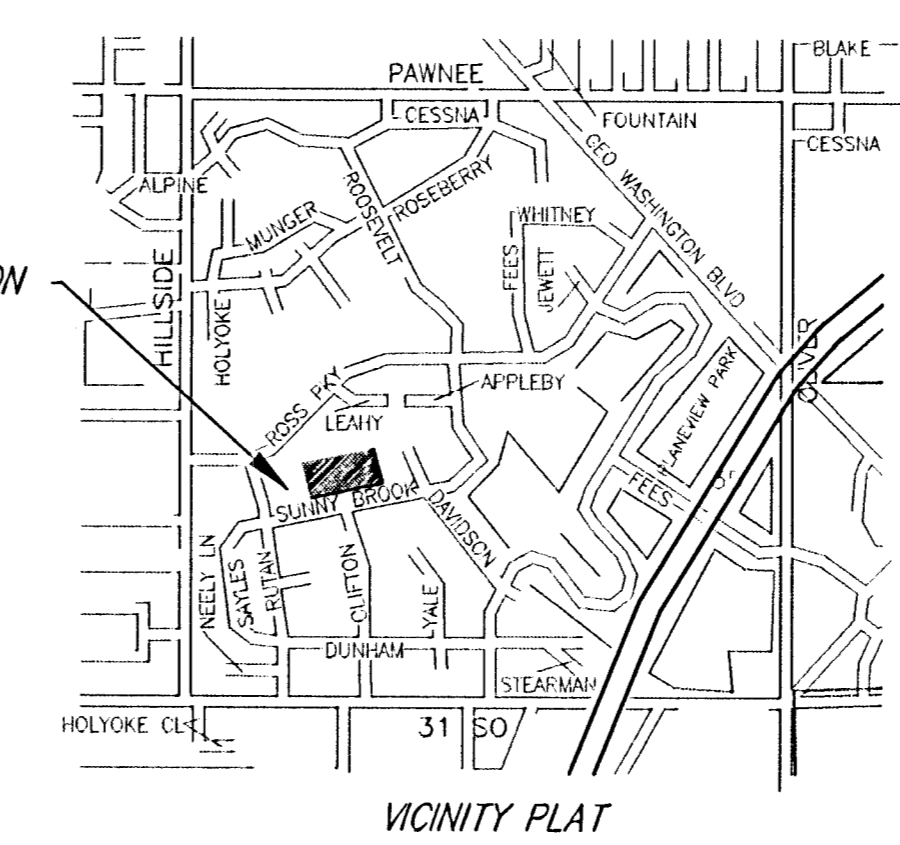
UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

HORIZONTAL CONTROL POINTS	
C.P. NO. 1	N 20585.63 E 20251.60 3/4" IRON PIN, NW COR. LOT 7, BLOCK A
C.P. NO. 2	N 20340.88 E 20406.19 3/4" IRON PIN NEAR SW COR. LOT 4, BLOCK A
C.P. NO. 3	N 20696.10 E 20898.41 3/4" IRON PIN, NE COR. LOT 22, BLOCK A

REFERENCE BENCH MARK: CITY OF WICHITA STD. DISC N.E. CORNER OF BRIDGE & HILLSIDE 7 25TH ST. S. ELEV. = 104.34 C.O.W. DATUM

ON SITE BENCH MARK #1: "C" CUT ON TOP OF CURB N. SIDE SUNNYBROOK LANE 456' E. OF RUTAN STREET ELEV. = 116.59 C.O.W. DATUM

ON SITE B.M. #2: "D" CUT AT CENTERLINE OF WALK @ N.W. COR. LOT 7, BLOCK A, SHADOW RIDGE ADD. ELEV. = 105.10 C.O.W. DATUM



SITE PLAN FOR SUNNYBROOK COURT STREET IMPROVEMENTS		
<b>SHADOW RIDGE ADDITION</b>		
WICHITA, SEDGWICK COUNTY		
CED PROJ. NO.: 20020908		
<b>CERTIFIED ENGINEERING DESIGN, P.A.</b>		
810 WEST DOUGLAS, SUITE C WICHITA, KANSAS 67203 PH.(316)262-8808 FAX.(316)262-1669		
DESIGNED: HDF	SCALE: 1"=50'	SHEET
DRAWN: CKW	DATE: 04/03	2
CHECKED: HDF	CED FILE: SRPlans.dwg	TOTAL 15