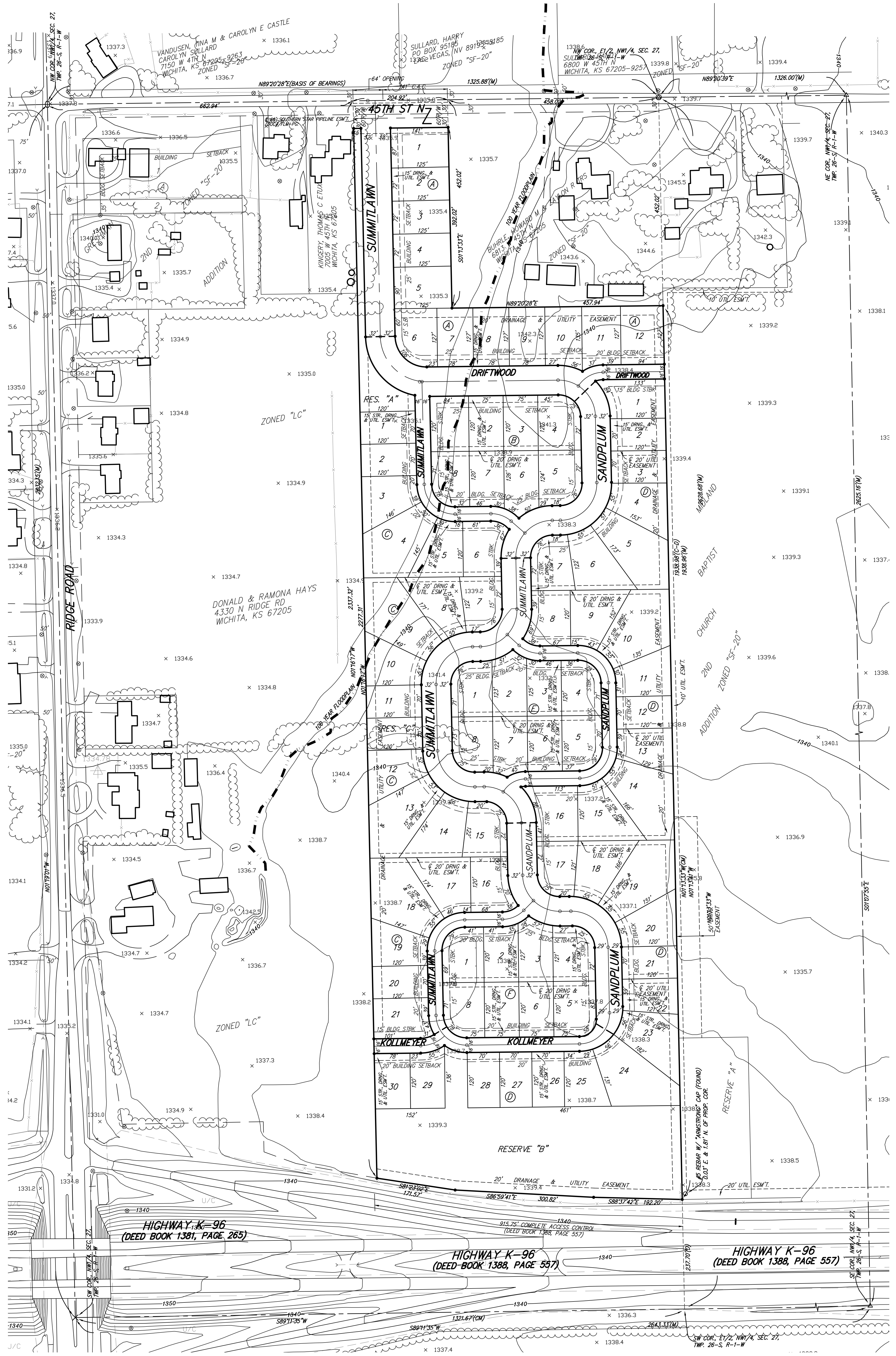


PRELIMINARY PLAT  
**NORTH FORTY-FIFTH ADDITION**  
**WICHITA, SEDGWICK COUNTY, KANSAS**



**OWNER:**  
 R & R REALTY, LLC  
 ATTN: JAY RUSSELL  
 PO BOX 75337  
 WICHITA, KS 67275

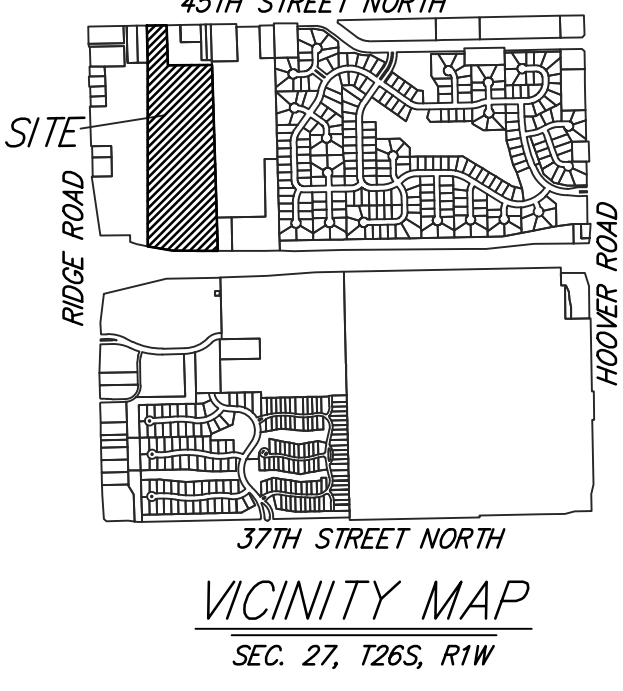
**LEGAL DESCRIPTION:**  
 The E 1/4 of the SW 1/4 of the NW 1/4 and the E 1/4 of Government Lot 4 in the NW 1/4 and the E 1/4 of the W 1/2 of Government Lot 6 in the NW 1/4, all in Sec. 27, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract of land described as beginning at a point in the north line of said Section and 867.8 feet east of the NW corner of said Sec. 27, thence south parallel with the east line of the NW 1/4 of the NW 1/4 of said Sec. 27, a distance of 452.0 feet; thence east parallel with the north line of said Sec. 27, a distance of 452.0 feet to a point in the east line of the NW 1/4 of the NW 1/4 of said Sec. 27; thence north along the east line of the NW 1/4 of the NW 1/4 of said Sec. 27, to the NE corner of said NW 1/4 of the NW 1/4 of said Sec. 27; thence west to the point of beginning, and EXCEPT a tract of land in the E 1/4 of the SW 1/4 of the NW 1/4 of said Sec. 27, described as follows: Beginning at the SE corner of said SW 1/4 of the NW 1/4, thence north along the east line of said E 1/4 of the SW 1/4 of the NW 1/4, 237.7 feet, said east line having a bearing of N00°24'W, thence S89°46'W, 192.4 feet; thence N85°26'W, 301.0 feet; thence N78°55'W to a point on the west line 293.1 feet north of the SW corner of said E 1/4 of the SW 1/4 of the NW 1/4, thence S00°27'E, 293.1 feet to the south line of said NW 1/4; thence N89°58'E along said south line to the place of beginning.

RESERVE "A" IS RESERVED FOR LANDSCAPING, ENTRY MONUMENTS, SIGNS, PLAYGROUND AND RELATED USES, OPEN SPACE, DRAINAGE PURPOSES AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "B" IS RESERVED FOR LANDSCAPING, PLAYGROUND AND RELATED USES, OPEN SPACE, LAKES, DRAINAGE PURPOSES AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "C" IS RESERVED FOR LANDSCAPING, PLAYGROUND AND RELATED USES, OPEN SPACE, AND UTILITIES AS CONFINED TO EASEMENTS.

**BENCHMARK:**  
 COUNTY BENCHMARK, RAIL ROAD SPIKE IN POWER POLE, NORTHEAST CORNER 45TH ST N AND RIDGE ROAD  
 ELEV. = 1337.16 NAVD88 OR 1336.69 NGVD29



- ⊕ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = #5 REBAR IN STONE (FOUND)
- ⊗ = #5 REBAR (FOUND)
- = #5 REBAR W/ "ARMSTRONG" CAP (FOUND)
- △ = STONE (FOUND)
- ◇ = #4 REBAR W/ "TILTS" CAP (FOUND)
- ⊠ = 1.2" IRON W THIMBLE (FOUND)
- ⊞ = #4 REBAR (FOUND)
- × = CROSS (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (C) = CALCULATED
- (R) = RECORD MEASUREMENT
- (CM) = CALCULATED PER MEASURED INFO
- (C-D) = CALCULATED PER DESCRIBED INFO

**NORTH FORTY-FIFTH ADDITION**

26 July 2017  
**Baughman Company, P.A.**  
 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
 Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE