

Preliminary Plat

NINNESCAH ESTATES

Sedgwick County, Kansas

LEGAL DESCRIPTION:

Parcel A
The West half of the Northeast Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas.

Parcel B

A portion of the West half of the Southeast Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: Beginning at the Northwest corner of the Southeast Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M.; thence with a bearing S89°45'54"E (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Southeast Quarter, 1340.26 feet to the Northeast corner of the West half of said Southeast Quarter; thence S00°52'56"E along the east line of the West half of said Southeast Quarter, 986.63 feet; thence S89°18'09"W, 1337.76 feet to the West line of said Southeast Quarter; thence N01°00'36"W along the West line of said Southeast Quarter, 1008.45 feet to the point of beginning, subject to road right of way easement across the West 40 feet thereof.

OWNER:

OJP Investments, LLC
Attn: Albert A. Jansen
2420 N. 191st St. W.
Colwich, KS 67030

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ajansen@heritagepwm.com

SURVEYOR & ENGINEER:
Garver, LLC

EXISTING ZONING:

Properties to the north are located in the City of Cheney and are zoned AG Agricultural and C-2 Planned Commercial. Subject property and the rest of the surrounding property is zoned RR Rural Residential. Existing use is agricultural

PROPOSED ZONING:

RR Rural Residential

FLOOD ZONE:

According to the FEMA/FIRM Map No. 20173C0410G, effective December 22, 2016; the property shown hereon is located in Zone X

GROSS AREA:

4,831,071.8 Sq. Ft.±
110.91 Acres±

DATE OF TOPOGRAPHY:

APRIL 19, 2018

PROPOSED IMPROVEMENTS:

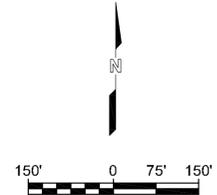
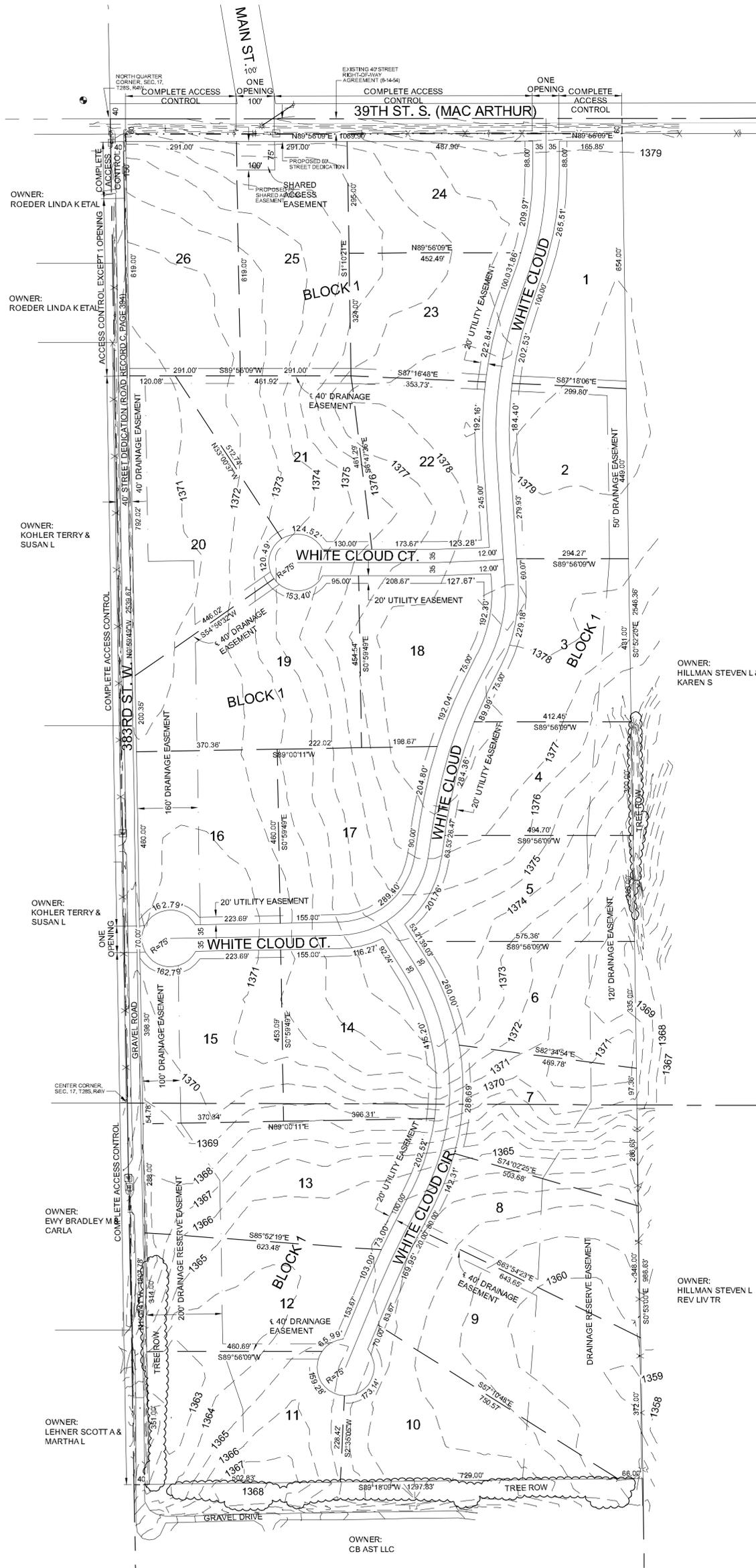
The public street within this subdivision is proposed to be unpaved and to be financed privately.

EASEMENTS:

Blanket pipeline easement over the property, recorded as Misc. Book 299, Page 91; last assigned as Doc.#/Film-Pg: 29112749. In favor of: The Drillers Gas Company; last assigned to Black Hills/Kansas Gas Utility Company, LLC.

Blanket pipeline easement over the property, recorded as Misc. Book 354, Page 469; last assigned as Film 2365, Page 1075. In favor of: Kansas Gas Supply Corporation; last assigned to Mid Continent Market Center, Inc.

Blanket pipeline easement over the property, recorded as Misc. Book 622, Page 489; last assigned as Film 2480, Page 1766. In favor of: Cities Service Oil Company; last assigned to Seminole Transportation and Gathering, Inc.



BENCHMARK: CHISELED SQUARE ON THE NORTHEAST CORNER OF A TRANSFORMER PAD, 50 FEET NORTH AND 70 FEET WEST OF THE NORTH QUARTER CORNER OF SEC. 17, T28S, R4W, ELEVATION = 1377.43 (NAVD88, G12B)

LEGEND

	FENCE
	UNDERGROUND ELECTRIC (WESTAR)
	SIGN
	TELEPHONE JUNCTION BOX
	POWER POLE (WESTAR)
	LIGHT POLE
	GUY ANCHOR
	BENCHMARK

