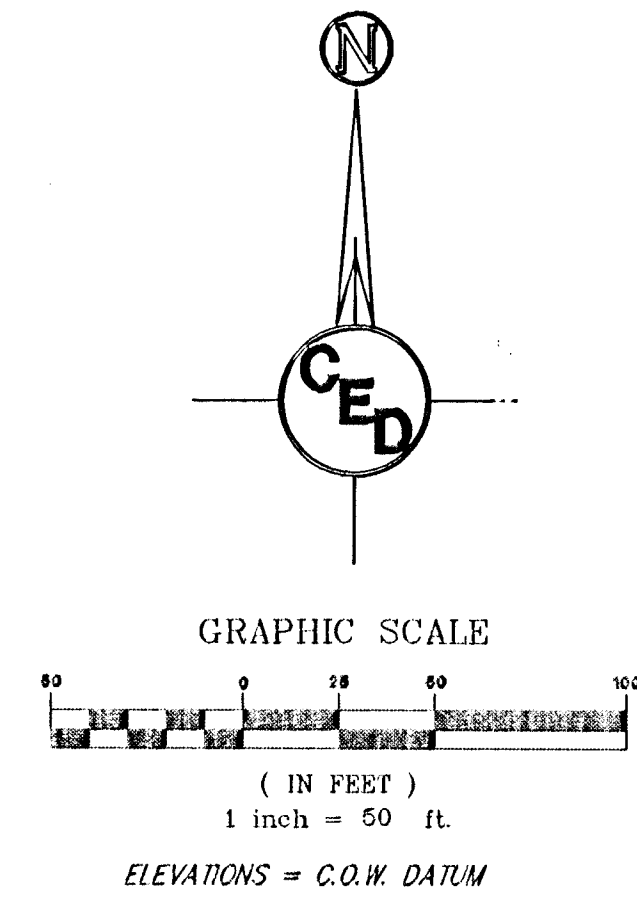


SHADOW RIDGE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



LEGAL DESCRIPTION:
Lot 10, Block B, Platteview 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
69,000.0 Sq. Ft.

ZONING
MF29

CONTROL NUMBER
174846

OWNER

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

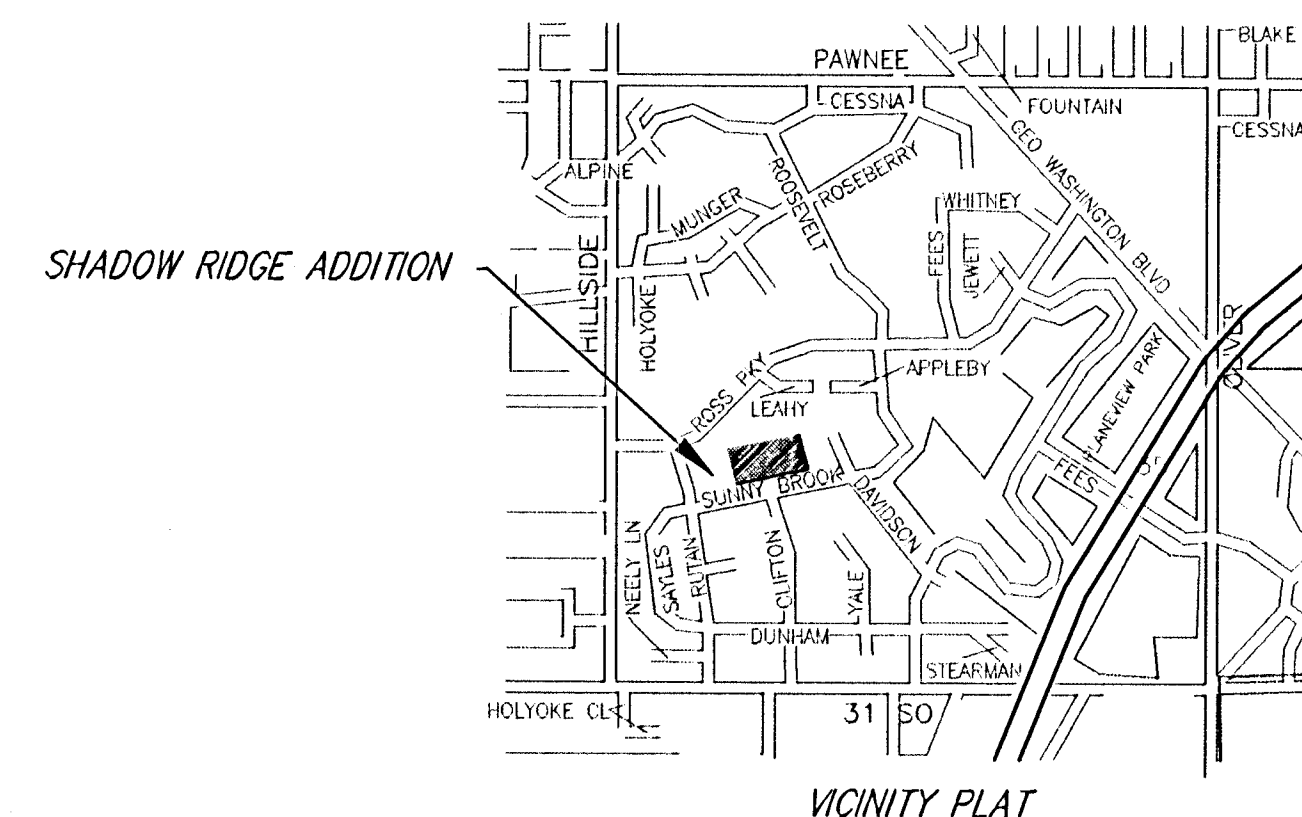
UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE 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: "O" CUT ON TOP OF CURB
N. SIDE SUNNYBROOK LANE 456' E. OF RUTAN STREET
ELEV. = 116.36 C.O.W. DATUM

ON SITE B.M. #2: "O" 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			
SHADOW RIDGE ADDITION			
WICHITA, SEDGWICK COUNTY			
CED PROJ. NO.: 20020908			
CERTIFIED ENGINEERING DESIGN, P.A.			
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	