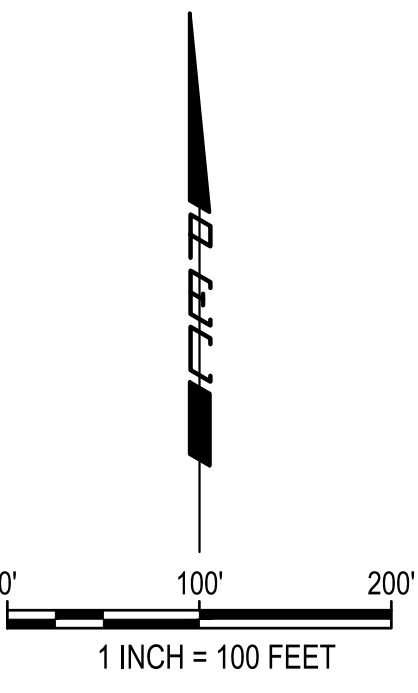


# FOX RUN ADDITION

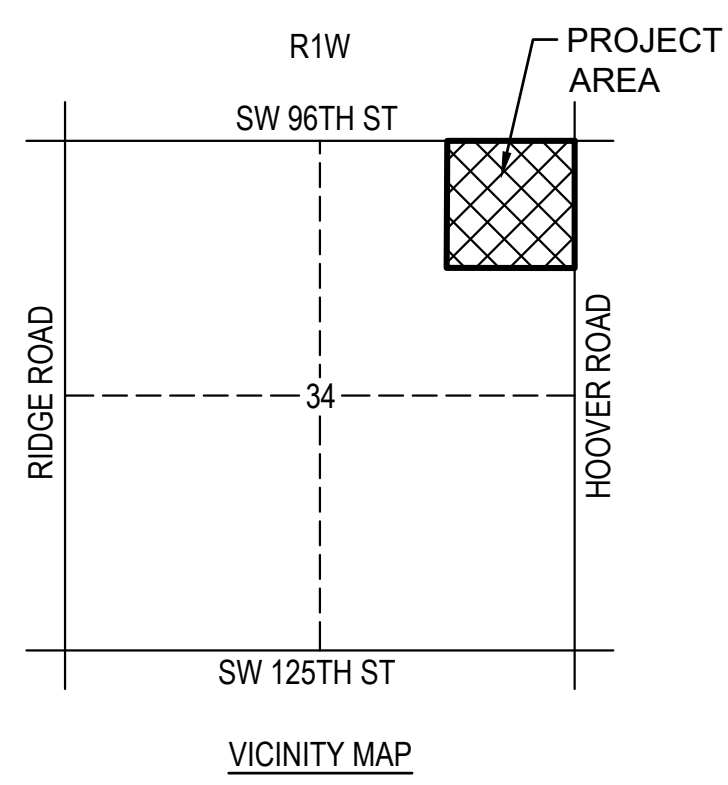
## CITY OF SEDGWICK, HARVEY COUNTY, KANSAS

### PRELIMINARY PLAT

<b>LEGAL DESCRIPTION:</b>	DATE OF PREPARATION:	JANUARY 21, 2026
THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE ONE (1) WEST OF THE 6TH P.M., HARVEY COUNTY, KANSAS.	DATE OF SURVEY:	OCTOBER 24, 2025
	OWNER'S AND SUB-DIVIDERS:	CITY OF SEDGWICK 520 N. COMMERCIAL SEDGWICK, KS 67135
	SURVEYOR AND ENGINEER:	PROFESSIONAL ENGINEERING CONSULTANTS 303 S. TOPEKA, WICHITA, KS 67202
	EXISTING USE:	AGRICULTURE
	PROPOSED USE:	RESIDENTIAL
	EXISTING ZONING:	A-1
	PROPOSED ZONING:	R-1
TOTAL LOTS ACRES	TOTAL SITE ACRES	
31.98	38.42	

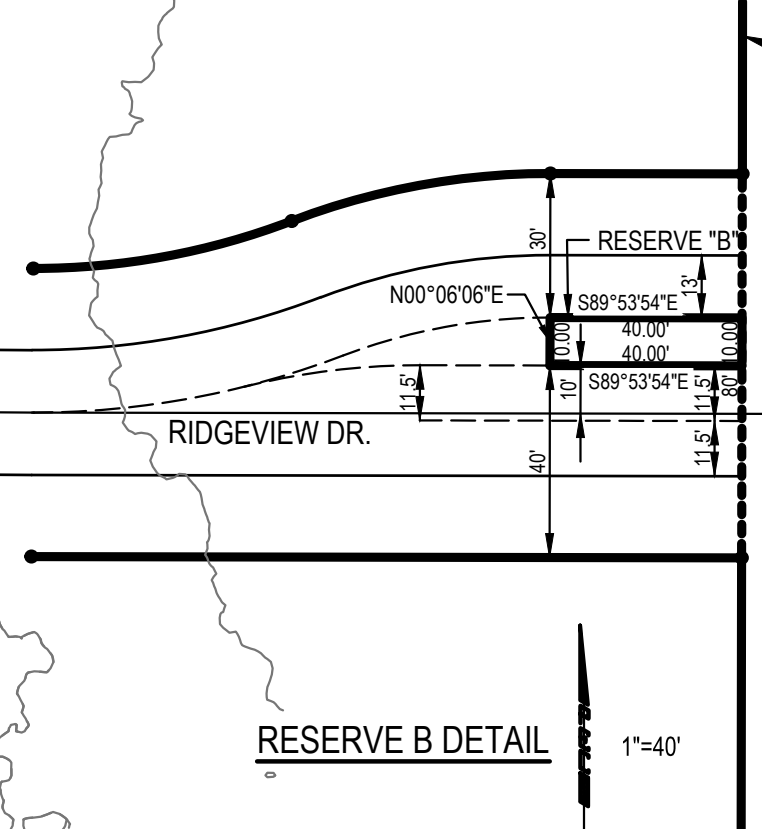
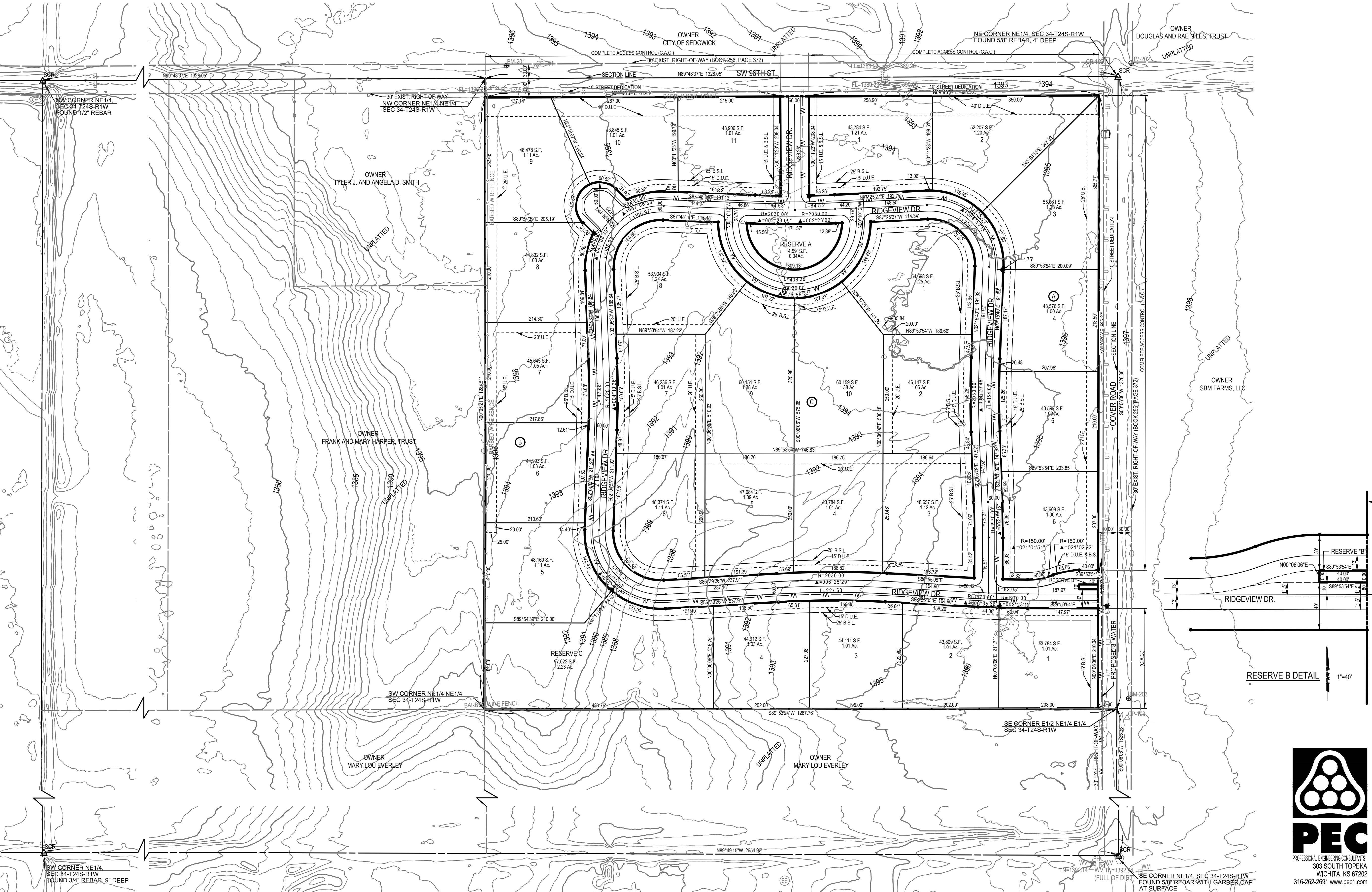


- PLAT LEGEND**
- △ FOUND CORNER AS NOTED
  - FOUND MONUMENT AS NOTED
  - SET 1/2" X 24" REBAR WITH PEC CAP
  - U.E. UTILITY EASEMENT
  - D.U.E. DRAINAGE AND UTILITY EASEMENT
  - B.S.L. BUILDING SETBACK LINE
  - (CM) CALC'D FROM MEASURE
  - (M) MEASURED BEARING/DISTANCE
  - (P) PLATTED
  - C.A.C. COMPLETE ACCESS CONTROL



- BENCH MARKS:**
- BM-201  
ELEV. 1,397.53 (NAVD 88)  
T-POST FLUSH WITH GROUND +/- 1' SOUTH OF 2ND POWER POLE EAST OF DRIVE TO 5119 SW 96TH ST.
  - BM-202  
ELEV. 1,395.98 (NAVD 88)  
T-POST FLUSH WITH GROUND +/- 1' SOUTH OF POWER POLE ON NORTHEAST CORNER OF INTERSECTION OF SW96TH ST. AND S HOOVER RD.
  - BM-203  
ELEV. 1,397.29 (NAVD 88)  
T-POST FLUSH WITH GROUND IN LINE THE TREE ROW RUNNING ALONG THE EAST SIDE OF S HOOVER RD. AND +/- 23' NORTH OF CENTERLINE TREE ROW RUNNING TO THE EAST

- CITY OF SEDGWICK:**
1. SUBJECT PROPERTY IS LOCATED IN ZONE X (UNSHADED) PER FEMA PANEL NO 20079C0316F EFFECTIVE DATE OF 10/06/2010. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.
  2. RESERVE "A" SHALL BE PLATTED FOR OPEN SPACE, LANDSCAPING, SIDEWALKS, GAZEBO, ENTRY MONUMENTS, AND UTILITIES CONFINED TO EASEMENTS; RESERVE "B" SHALL BE PLATTED FOR OPEN SPACE, LANDSCAPING, SIDEWALKS, ENTRY MONUMENTS AND UTILITIES CONFINED TO EASEMENTS; RESERVE "C" SHALL BE PLATTED FOR OPEN SPACE, LANDSCAPING, SIDEWALKS, RECREATION USES, DRAINAGE, STORMWATER DETENTION, AND UTILITIES CONFINED TO EASEMENTS.
  3. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL PRIVATE ON-SITE SEWAGE SYSTEMS. WATER SERVICE SHALL BE PROVIDED BY CONNECTION TO CITY OF SEDGWICK PUBLIC WATER SUPPLY. WATER LINE IMPROVEMENTS SHALL BE FINANCED VIA PETITIONS/SPECIAL ASSESSMENTS. ELECTRIC, TELEPHONE AND CABLE TELEVISION LINES SHALL BE LOCATED UNDERGROUND AND SHALL BE FINANCED BY THE DEVELOPER PER EACH UTILITY COMPANY'S FINANCE POLICY.



SAVED 3/4/2026 10:50:50 AM BY HUNTER WILES  
 PLOTTED 3/4/2026 12:30:50 PM BY HUNTER WILES  
 U:\WIC-HITA-CIVIL\2025\257088\003\2PD4\_PLANS\030\PLAT\257088-003-PRELIMINARY.DWG

