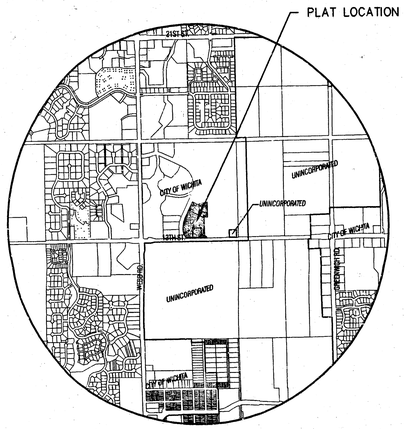


VICINITY MAP

LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter, Section 9, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter; thence along the South line of said Southwest Quarter, on a Kansas South Zone Grid Bearing of N89°00'49"E, 1202.92 feet; thence N00°59'11"W, 40.00 feet to the North right-of-way line of 13th Street being the POINT OF BEGINNING; thence N30°32'19"W, 168.18 feet along the East line of The Waterfront Addition, an addition to Wichita, Sedgwick County, Kansas; thence continuing along said East line, N00°53'35"W, 125.00 feet to a point on a curve to the right; thence continuing along said East line and along said curve 266.26 feet, said curve having a central angle of 25°25'35", a radius of 600.00 feet, and a long chord distance of 264.08 feet, bearing N11°49'12"E; thence continuing along said East line N24°32'00"E, 479.65 feet thence S65°24'41"E, 160.61 feet; thence N78°25'09"E, 285.39 feet; thence S00°59'11"E, 396.00 feet; thence S89°00'49"W, 97.50 feet; thence S00°59'11"E, 478.80 feet; thence S60°59'11"E, 69.28 feet; thence S00°59'11"E, 35.36 feet to said North right-of-way line; thence along said North right-of-way line S89°00'49"W, 570.34 feet to the POINT OF BEGINNING.

BENCH MARKS

BM#1 — Square cut SE. corner of RCB on N. end of wing wall on RCB under 13th and W. of of S. ¼ cor., Sec. 9, T27S, R2E
ELEV. = 189.92'(CITY DATUM)
1377.32 NGVD

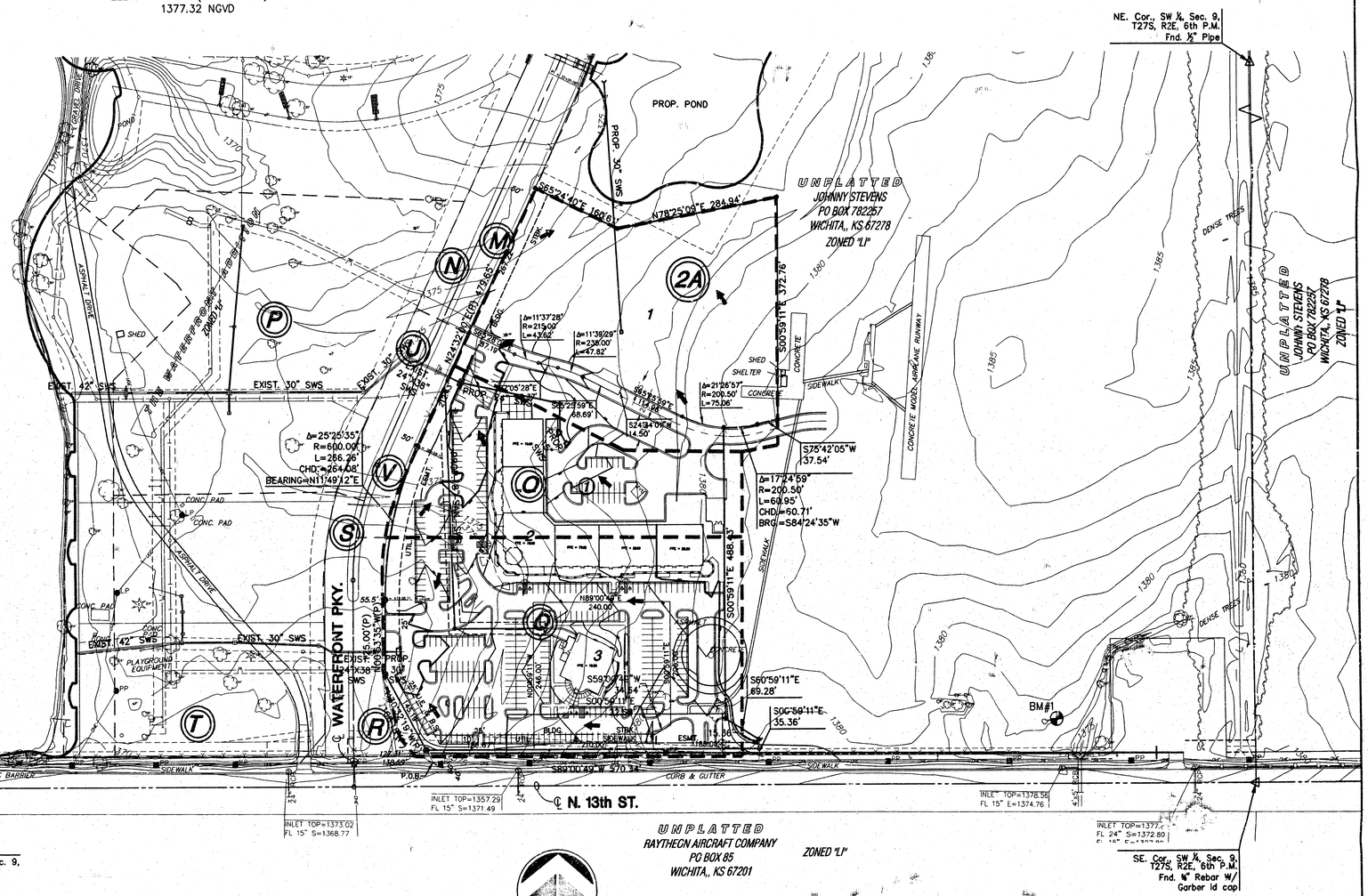
BM#2 — Square cut SW. corner signal light pole base NE. corner Webb and 13th
ELEV. = 185.945 (CITY DATUM)
1373.045 NGVD

NOTE

1. ZONING: Existing Limited Industrial "LI"
   Proposed Limited Industrial "LI"
2. Plat Area = 11.80ac. Pre Street Dedication
   = 11.536ac. Post Street Dedication

LEGEND

- CONIFEROUS TREE & DIAMETER
- DECIDUOUS TREE & DIAMETER
- SIGN
- BUSH
- EDGE OF TREES
- FENCE
- SANITARY SEWER MANHOLE
- GAS METER
- POLE
- HIGH LINE POLE
- GATE
- WALL
- LIGHT POLE
- FIRE HYDRAHT
- WATER VALVE
- WATER METER
- POWER POLE AND ANCHOR
- TELEPHONE RISER
- INLET
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- SECTION CORNER
- PROPERTY CORNER FOUND
- BENCHMARK



SCALE: 1" = 100'
100 0 100 200

PRELIMINARY DRAINAGE AND UTILITY PLAN

THE WATERFRONT SECOND ADDITION

OWNER/DEVELOPER: Beech Lake Development L.L.C., 1223 N. Rock Road, Bldg. H200, Wichita, KS 316-636-2100

DATE: SEPTEMBER 2003

MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

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