

**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 Southeast corner of said Southwest Quarter, thence along the East line of said Southwest Quarter on a Kansas South Zone Grid Bearing of N01°00'39"W, 40.00 feet to the POINT OF BEGINNING, thence continuing along said East line N01°00'39"W, 655.00 feet; thence parallel with the South line of said Southwest Quarter, S89°00'49"W, 831.49 feet to the East line of The Waterfront Second Addition, an addition to Wichita, Sedgwick County, Kansas; thence continuing along said East line of said The Waterfront Second Addition for the next six courses S00°59'11"E, 83.05 feet; thence S75°42'05"W, 37.54 feet to a point on a curve to the right; thence along said curve 60.95 feet, said curve having a central angle of 17°24'59", a radius of 200.50 feet, and a long chord distance of 60.71 feet, bearing S84°24'35"W; thence S00°59'11"E, 488.43 feet; thence S60°59'11"E, 69.28 feet; thence S00°59'11"E, 35.36 feet to a point lying 40 feet North of said South line; thence parallel with and 40 feet North of said South line, N89°00'49"E, 541.97 feet; thence N01°01'06"W, 10.00 feet; thence N89°00'49"E, 76.85 feet; thence S01°00'39"E, 10.00 feet; thence N89°00'49"E, 250.00 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 13.67 acres of land, more or less.

**LEGEND**

<ul style="list-style-type: none"> <li>CT - CONIFEROUS TREE &amp; DIAMETER</li> <li>DT - DECIDUOUS TREE &amp; DIAMETER</li> <li>SH - SIGN</li> <li>B - BUSH</li> <li>ET - EDGE OF TREES</li> <li>F - FENCE</li> <li>SSMH - SANITARY SEWER MANHOLE</li> <li>GM - GAS METER</li> <li>POLE - POLE</li> <li>HL - HIGH LINE POLE</li> <li>W - WALL</li> <li>LP - LIGHT POLE</li> <li>FH - FIRE HYDRANT</li> <li>WV - WATER VALVE</li> <li>WM - WATER METER</li> <li>PP - POWER POLE AND ANCHOR</li> </ul>	<ul style="list-style-type: none"> <li>TR - TELEPHONE RISER</li> <li>I - INLET</li> <li>SS - STORM SEWER PIPE</li> <li>W - WATER LINE</li> <li>SSS - SANITARY SEWER LINE</li> <li>G - GAS LINE</li> <li>TEL - TELEPHONE LINE</li> <li>UEL - UNDERGROUND ELECTRIC LINE</li> <li>OEL - OVERHEAD ELECTRIC</li> <li>TEL - TELEPHONE</li> <li>SC - SECTION CORNER</li> <li>PCF - PROPERTY CORNER FOUND</li> <li>BM - BENCHMARK</li> </ul>
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BM#2

SW Cor., SW 1/4, Sec. 9,  
T27S, R2E, 6th P.M.  
Fnd. "X"-CUT

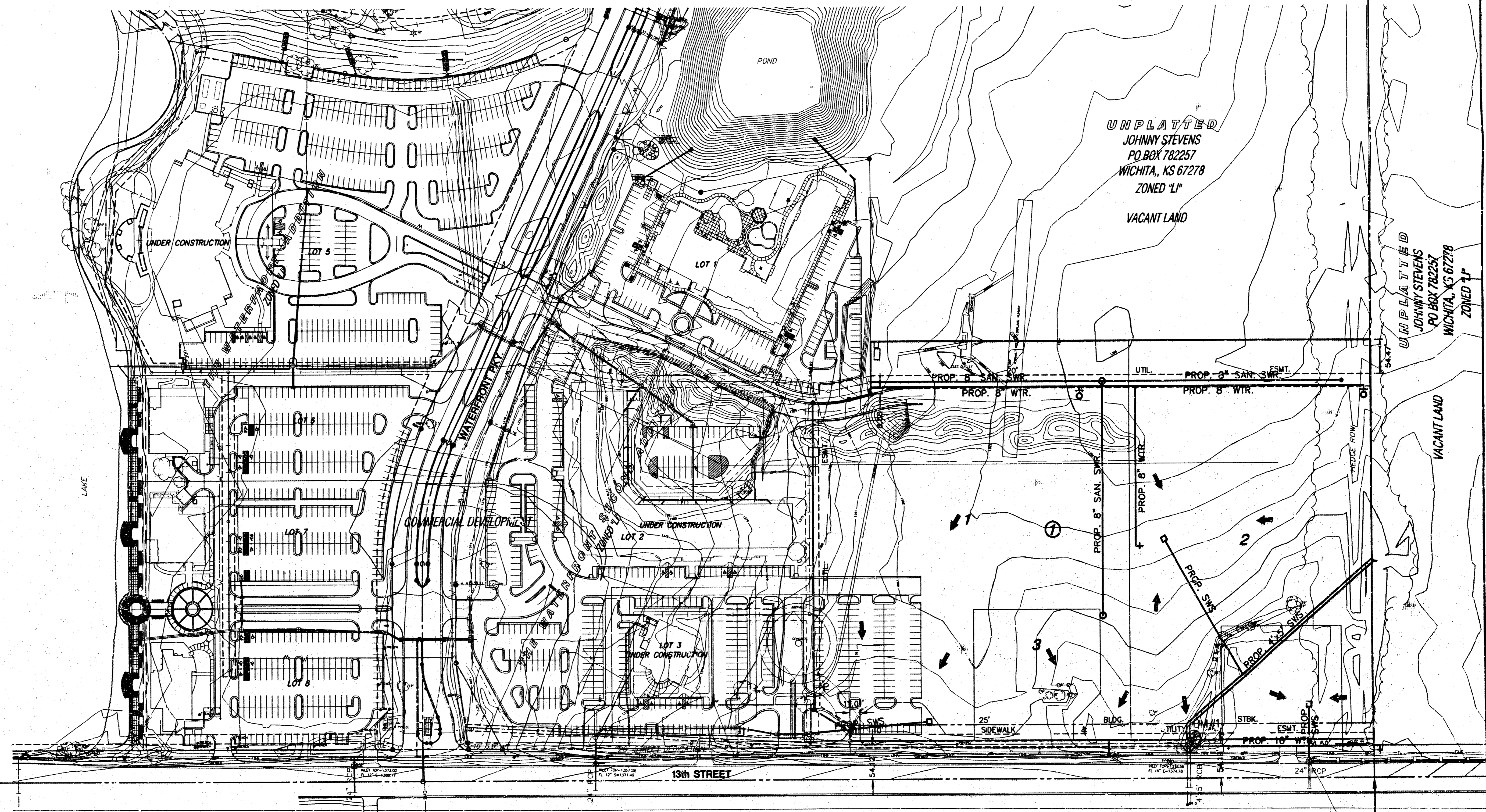
**BENCH MARKS**

- BM#1 Square cut SE. corner of RCB on N. end of wing wall on RCB under 13th and W. of S. 1/4 cor., Sec. 9, T27S, R2E  
ELEV. = 189.92 (CITY DATUM)  
1377.32 NGVD
- BM#2 Square of SW. corner signal light pole base NE. corner Webb and 13th  
ELEV. = 185.945 (CITY DATUM)  
1373.045 NGVD

**NOTE**

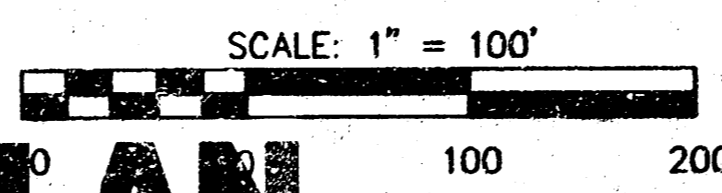
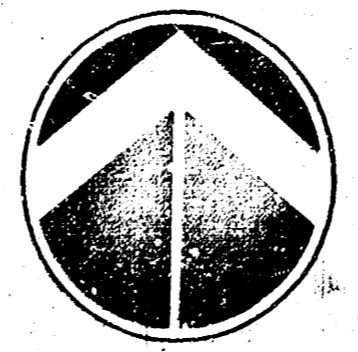
1. ZONING: Existing/Proposed - Limited Industrial "LI"
2. Plat Area = 13.28 ac. Post Street Dedication
3. Lot Total = 3
4. Street Dedication: 20' along 13th Street
5. Annexation: A portion of the property is currently being annexed.

NE. Cor., SW 1/4, Sec. 9,  
T27S, R2E, 6th P.M.  
Fnd. 1/2" Pipe



UNPLATTED  
JOHNNY STEVENS  
PO BOX 782257  
WICHITA, KS 67278  
ZONED "LI"  
VACANT LAND

UNPLATTED  
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WICHITA, KS 67278  
ZONED "LI"  
VACANT LAND



PRIVATE RECREATIONAL FACILITY  
UNPLATTED  
RAYTHEON AIRCRAFT COMPANY  
PO BOX 85  
WICHITA, KS 67201  
ZONED "LI"

INLET TOP=1377.80  
FL 24" S=1372.80  
FL 15" E=1327.80

SE. Cor., SW 1/4, Sec. 9,  
T27S, R2E, 6th P.M.  
Fnd. 1/2" Rebar W/  
Garber id cap

# PRELIMINARY DRAINAGE AND UTILITY PLAN

# THE WATERFRONT FIFTH ADDITION

OWNER/DEVELOPER: Beech Lake Investment L.L.C., AND The Waterfront Holding Co. L.L.C. 1223 N. Rock Road, Bldg. H200, Wichita, KS 316-636-2100

DATE: JULY 2004

