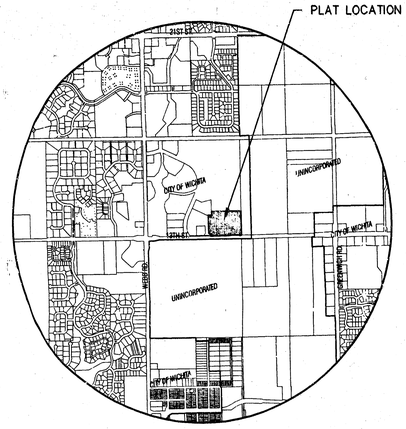


VICINITY MAP

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/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.

LEGAL DESCRIPTION

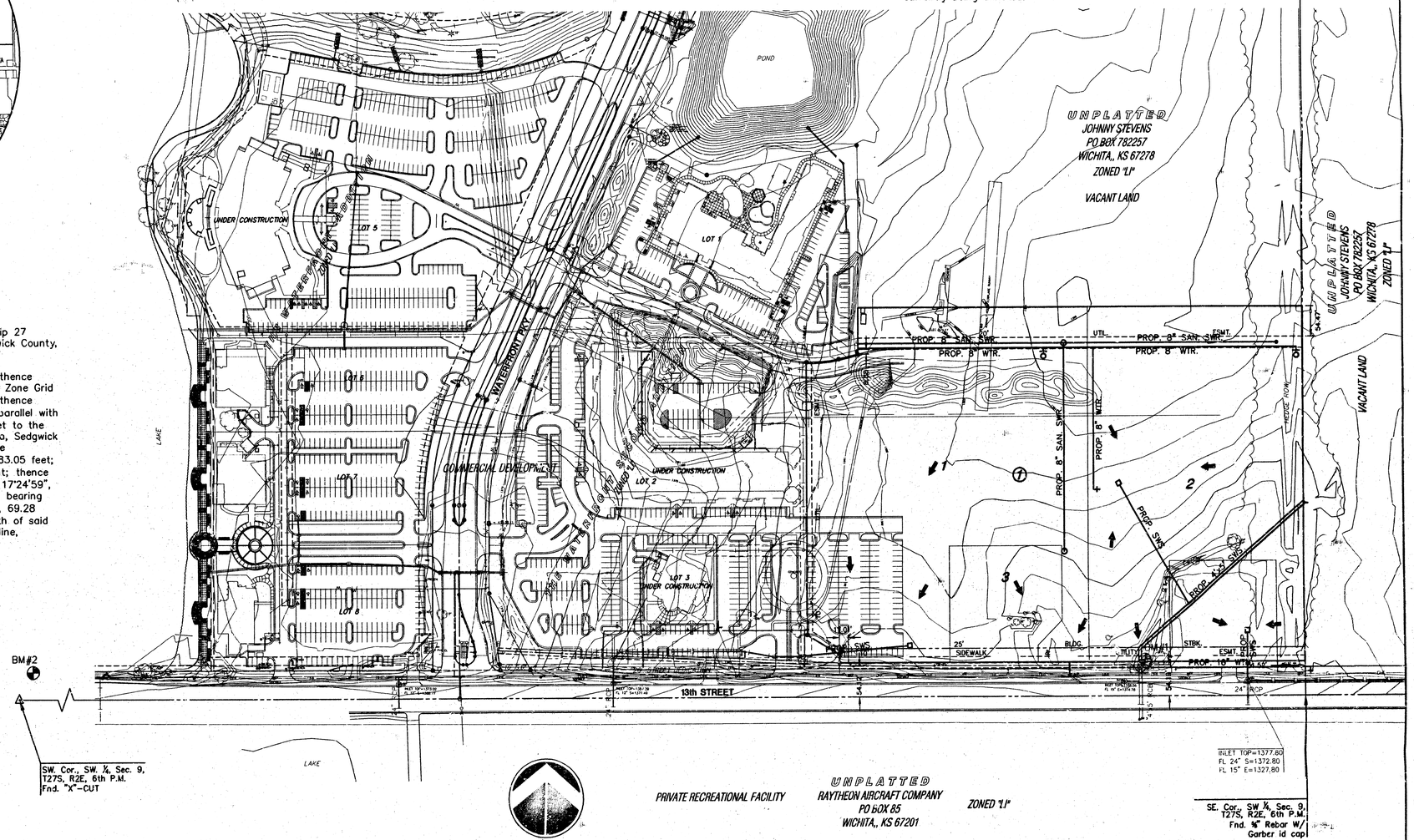
A tract of land lying in the Southwest Quarter, Section 9, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:

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

- CONIFEROUS TREE & DIAMETER
- DECIDUOUS TREE & DIAMETER
- SIGN
- BUSH
- EDGE OF TREES
- FENCE
- SSMH – SANITARY SEWER MANHOLE
- GM – GAS METER
- POLE – POLE
- HLP – HIGH LINE POLE
- WALL
- LP – LIGHT POLE
- FH – FIRE HYDRANT
- WV – WATER VALVE
- WM – WATER METER
- PL – POWER POLE AND ANCHOR
- TR – 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
- BM – BENCHMARK



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

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

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