

**LEGAL DESCRIPTION**

Parcel A:  
That part of Lot 49, John - Art Addition on Addition to Wichita, Sedgwick County, Kansas, described as beginning at the N.E. Corner of said Lot 49; thence west along the north line of said Lot 49, 150 feet; thence south parallel with the east line of said Lot 49, 215 feet; thence east, parallel with the north line of Lot 49, 160 feet to the east line of said Lot 49; thence northwesterly along the easterly line of said Lot 49, 41.18 feet to a point 175 feet south of the N.E. Corner of said Lot 49; thence North along the east line of said Lot 49, 175 feet to the place of beginning.

Parcel B:  
That part of Lot 49, John - Art Addition on Addition to Wichita, Sedgwick County, Kansas, described as commencing at the N.E. Corner of said Lot 49; thence west along the north line of said Lot 49, 150 feet, to the point of beginning; thence south parallel with the east line of said Lot 49, 215 feet; thence west parallel with the north line of said Lot 49, 125 feet; thence north parallel with the east line of said Lot 49, 240 feet, to a deflection point in the north line of said Lot 49; thence southeast along the deflection line in the north line of said Lot 49, 102.96 feet to a deflection point in the north line of said Lot 49; thence east along the north line of said Lot 49, 25 feet, to the point of beginning.

**BENCHMARK**

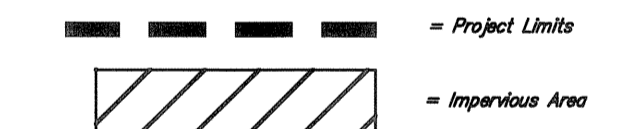
Benchmark - 1:  
City of Wichita Benchmark, 74' North and 44' East of Centerline of 47th and Seneca at Face of Walk.  
Elevation = 1275.17 (NAVD 88)

Site Benchmark - 1:  
Cross Cut on top of Sidewalk. Elevation = 1275.72 (NAVD 88)

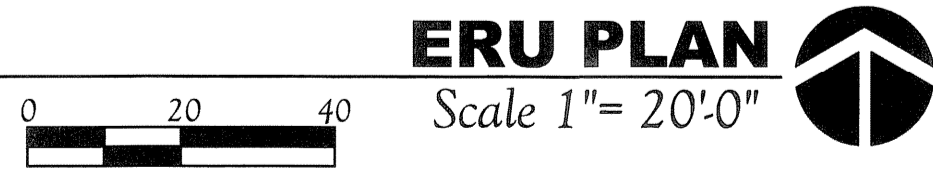
**SITE INFORMATION**

Total Area: ±60,573.7 sq. ft. (1.39 acres)  
Impervious Area (Site): ±28,144 sq. ft. (1.33 acres)  
Impervious Area (Site) + Sidewalks and Drives: ±62,016 sq. ft. (1.43 acres)  
Building Area: ±4,512 sq. ft.

**ERU LEGEND**



**For Reference Only  
See Civil Siteplan  
R3 OF R3  
Not To Scale**



		Kwik Shop #714- Wichita, KS <b>ERU Plan</b> Civil Site Improvements	
<small>Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-0149 F 316-262-0149                  ENGINEERING   SURVEYING   PLANNING   LANDSCAPE ARCHITECTURE</small>			
PROJECT NUMBER	DESIGN	DATE	DRAWN
	MWS	06/2011	MWS
REVISIONS:	APPROVED		
	Noted		
	SHEET	<b>1 OF 1</b>	
<small>E:\projects\KwikShop-714 &amp; Seneca\Siteplan.dwg</small>			