

LEGAL DESCRIPTION

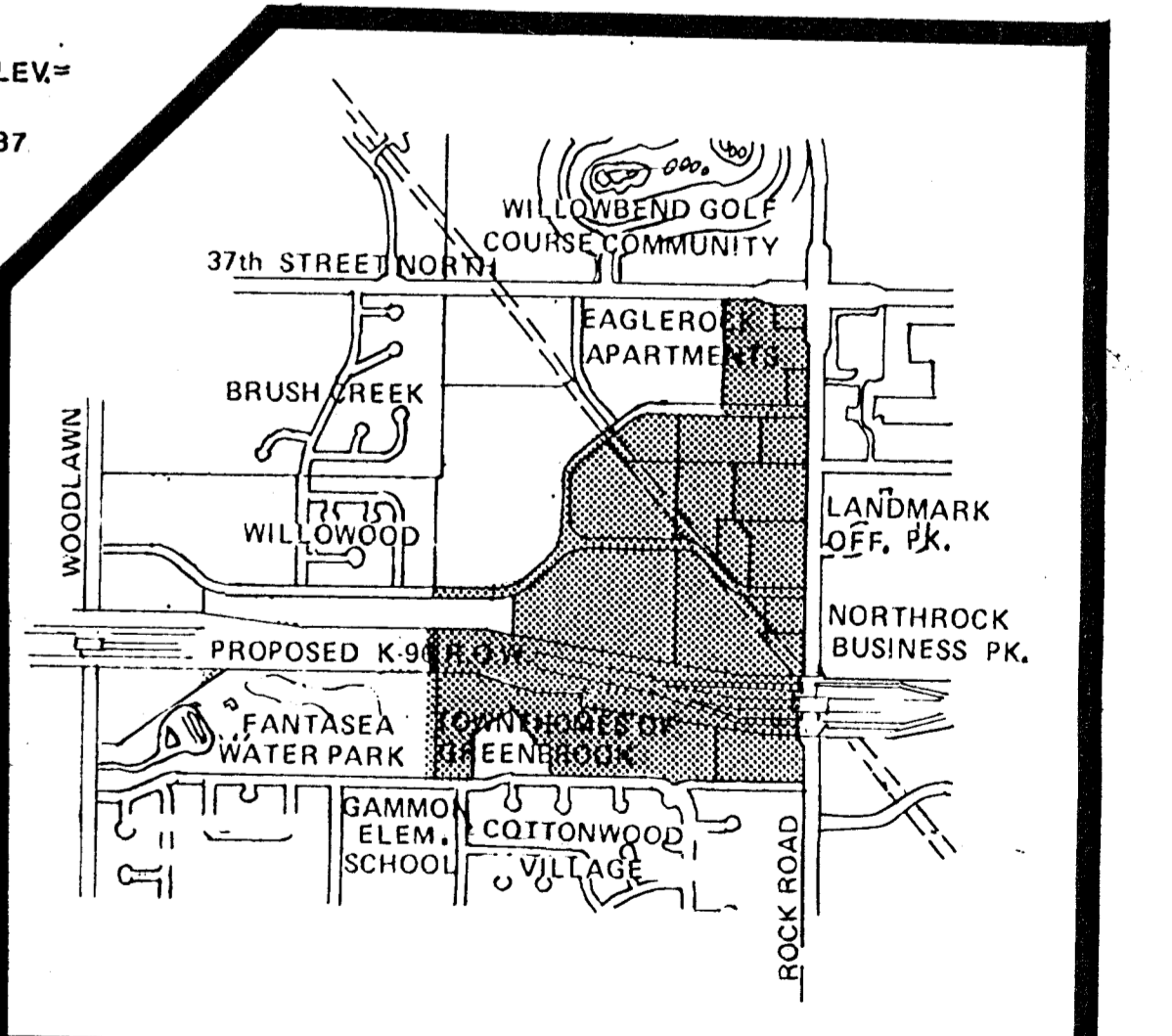
A tract of unplatted and platted land, consisting of a portion of Townships of GREENBROOK and all of COMOTARA OFFICE CENTER, all additions to Wichita, Sedgewick County, Kansas, all lying in Section 31, Township 28 South, Range 2 East of the 6th P.M., Sedgewick County, Kansas, more particularly described as follows:

Beginning at a point lying 60.00 feet West of the Northeast corner of the Southeast Quarter of said Section 31, said point lying on the North line of said Southeast Quarter; thence S 00° 53' 18" E, 751.08 feet parallel with the East line of said Southeast Quarter to a point on the North line of "COTTONWOOD VILLAGE FIFTH ADDITION", an addition to Wichita, Sedgewick County, Kansas; thence along said curve 93.95 feet, said curve having a central angle of 45° 00' 00", a radius of 127.15 feet, and a long chord of 97.32 feet, bearing S 68° 34' 12" W; thence N 45° 00' 00" E, 225.00 feet; thence S 89° 04' 12" W, 804.93 feet; thence N 00° 55' 49" W, 307.84 feet to a point on a curve to the left, thence along said "TOWNHOMES OF GREENBROOK"; thence S 35° 40' 42" W, 293.89 feet along the West line of said "TOWNHOMES OF GREENBROOK" to the North line of said "COTTONWOOD VILLAGE FIFTH ADDITION"; thence along the North boundary of said "COTTONWOOD VILLAGE FIFTH ADDITION" and a curve to the right 24.62 feet, said curve having a central angle of 00° 18' 24", a radius of 620.44 feet, and a long chord of 24.61 feet, bearing S 87° 46' 49" W; thence S 58° 55' 01" W, 200.38 feet to the Northwest corner of said "COTTONWOOD VILLAGE FIFTH ADDITION" and the Southeast corner of "SEA 11", an addition to Wichita, Sedgewick County, Kansas, said point being the Northwest corner of said Section 31; thence N 89° 01' 40" E, 227.34 feet; thence S 80° 02' 08" E, 277.70 feet; thence N 00° 58' 29" W, 203.33 feet to a point on a curve to the left, thence along said curve 105.15 feet, said curve having a central angle of 17° 09' 54", a radius of 301.00 feet, and a long chord of 104.76 feet, bearing S 80° 25' 49" W; thence S 89° 01' 40" W, 421.41 feet to a point on a curve to the left, thence along said curve 223.68 feet, said curve having a central angle of 44° 58' 03", a radius of 285.00 feet, and a long chord of 227.98 feet, bearing W 86° 32' 39" E; thence N 44° 03' 37" E, 265.61 feet to a point on a curve to the left, thence along said curve 243.15 feet, bearing N 24° 01' 49" E; thence N 42° 00' 00" E, 200.00 feet to a point on the West line of said "COTTONWOOD VILLAGE FIFTH ADDITION"; thence N 48° 00' 00" E, 176.00 feet to a point on a curve to the right, thence along said curve 145.26 feet, said curve having a central angle of 40° 18' 12", a radius of 205.50 feet, and a long chord of 145.26 feet, bearing N 89° 01' 40" E; thence N 89° 18' 12" E, 475.45 feet to the Northeast corner of said "COTTONWOOD VILLAGE FIFTH ADDITION"; thence N 89° 01' 40" E, 320.18 feet to the North boundary of said "37TH ROCK ADDITION", said point also being the Northwest corner of said "COMOTARA OFFICE CENTER"; thence along the North boundary of said "37TH ROCK ADDITION"; thence N 89° 01' 40" E, 320.18 feet to the Northeast corner of said "COMOTARA OFFICE CENTER"; thence along the East boundary of said "COMOTARA OFFICE CENTER"; thence S 01° 05' 20" E, 175.00 feet; thence S 09° 37' 11" E, 101.12 feet; thence S 01° 05' 20" E, 2302.90 feet parallel with the East line of said Northeast Quarter to the point of beginning.

CONTAINING 131.01 ACRES ±

BENCH MARK

CITY OF WICHITA DISC LOCATED AT ROCK ROAD AND 37TH STREET NORTH 44' SOUTH AND 48' WEST OF THE CENTER LINE (BOTH) ELEVATION 204.11'



LOCATION MAP

NO SCALE

N
W
E
S

CONTOUR INTERVAL = 1'

SCALE: 1" = 100'

200 100 50 0 100 200

PRELIMINARY PLAT
KILLARNEY PLAZA

