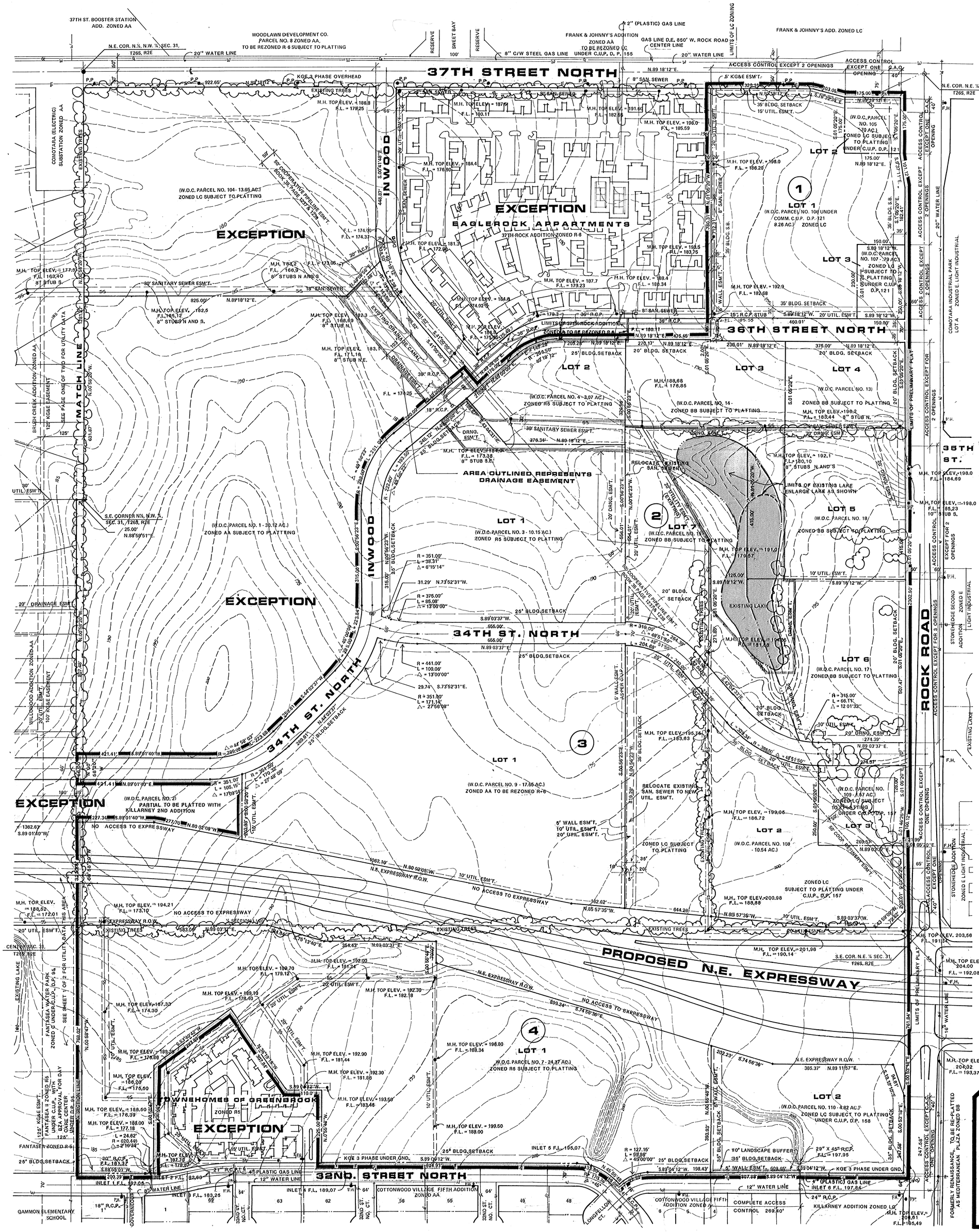


LEGAL DESCRIPTION

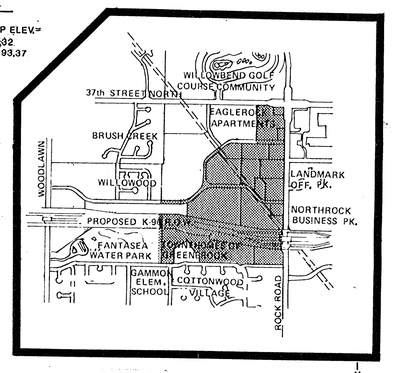
A tract of unplatted and platted land, consisting of a portion of Townhomes of "GREENBROOK" and all of "COMOTARA OFFICE CENTER", all additions to Wichita, Sedgwick County, Kansas, all lying in Section 31, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described 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, 761.84 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, Sedgwick County, Kansas; thence along the North boundary of said "COTTONWOOD VILLAGE FIFTH ADDITION", S 89° 04' 12" W, 807.48 feet to a point on a curve to the left; thence along said curve 99.86 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 66° 34' 12" W; thence N 45° 55' 48" W, 18.00 feet to a point on a curve to the left; thence along said curve 133.80 feet, said curve having a central angle of 45° 00' 00", a radius of 170.36 feet, and a long chord of 130.39 feet, bearing N 68° 25' 48" W; thence S 89° 04' 12" W, 804.93 feet; thence N 00° 55' 48" W, 225.00 feet; thence S 89° 04' 12" W, 110.00 feet; thence N 36° 19' 18" W, 307.84 feet to a point on the Northwesterly boundary of said "TOWNHOMES OF GREENBROOK"; thence S 53° 40' 42" W, 293.89 feet along said Northwesterly line; thence S 00° 58' 47" E, 336.66 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 02° 16' 24", a radius of 620.44 feet, and a long chord of 24.61 feet, bearing S 87° 46' 49" W; thence S 88° 55' 01" W, 200.38 feet to the NorthWest corner of said "COTTONWOOD VILLAGE FIFTH ADDITION" and the Southeast corner of "FANTASEA II", an addition to Wichita, Sedgwick County, Kansas, said point also lying on the West line of said Southeast Quarter; thence N 00° 58' 47" W, 768.02 feet along said West line to the Northwest corner of said Southeast Quarter; thence N 00° 58' 20" W, 323.36 feet along the West line of the Northeast Quarter 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' 20" W, 203.33 feet to a point on a curve to the right; thence along said curve 105.15 feet, said curve having a central angle of 17° 09' 54", a radius of 351.00 feet, and a long chord of 104.76 feet, bearing S 80° 26' 43" W; thence S 89° 01' 40" W, 421.41 feet; thence N 00° 58' 20" W, 66.00 feet; thence N 89° 01' 40" E, 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 217.98 feet, bearing N 66° 32' 39" E; thence N 44° 03' 37" E, 269.61 feet to a point on a curve to the left; thence along said curve 223.84 feet, said curve having a central angle of 45° 00' 00", a radius of 285.00 feet, and a long chord of 218.13 feet, bearing N 21° 33' 37" E; thence N 00° 56' 23" W, 315.00 feet to a point on a curve to the right; thence along said curve 251.02 feet, said curve having a central angle of 49° 56' 23", a radius of 288.00 feet, and a long chord of 243.15 feet, bearing N 24° 01' 49" E; thence N 49° 00' 00" E, 290.00 feet to a point on the Westerly line of "37TH ROCK ADDITION", an addition to Wichita, Sedgwick County, Kansas; thence S 41° 00' 00" E, 66.00 feet to the Southwest corner of said "37TH ROCK ADDITION"; thence N 49° 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 206.50 feet, and a long chord of 142.28 feet, bearing N 69° 09' 06" E; thence N 89° 18' 12" E, 475.45 to the Southeast corner of said "37TH ROCK ADDITION"; thence N 01° 05' 20" W, 780.31 to the Northeast corner of said "37TH ROCK ADDITION" said point also being the Northwest corner of said "COMOTARA OFFICE CENTER"; thence along the North boundary of said "COMOTARA OFFICE CENTER" N 89° 18' 12" E, 320.18 feet; thence S 76° 39' 38" E, 103.08 feet; thence N 89° 18' 12" E, 175.00 feet to the Northeast corner of said "COMOTARA OFFICE CENTER"; thence along the East boundary of said "COMOTARA OFFICE CENTER" 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

OWNER: KILLARNEY INVESTMENTS, 8400 KILLARNEY, WICHITA, KS. 67206 / WOODLAWN DEVELOPMENT COMPANY, 151 NORTH MAIN, SUITE 300, WICHITA, KS. 67202

DATE: FEB. 27, 1987 | APRIL 6, 1987 | APRIL 13, 1987 | MAY 7, 1987

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH WICHITA, KS 67220 316 683-5567