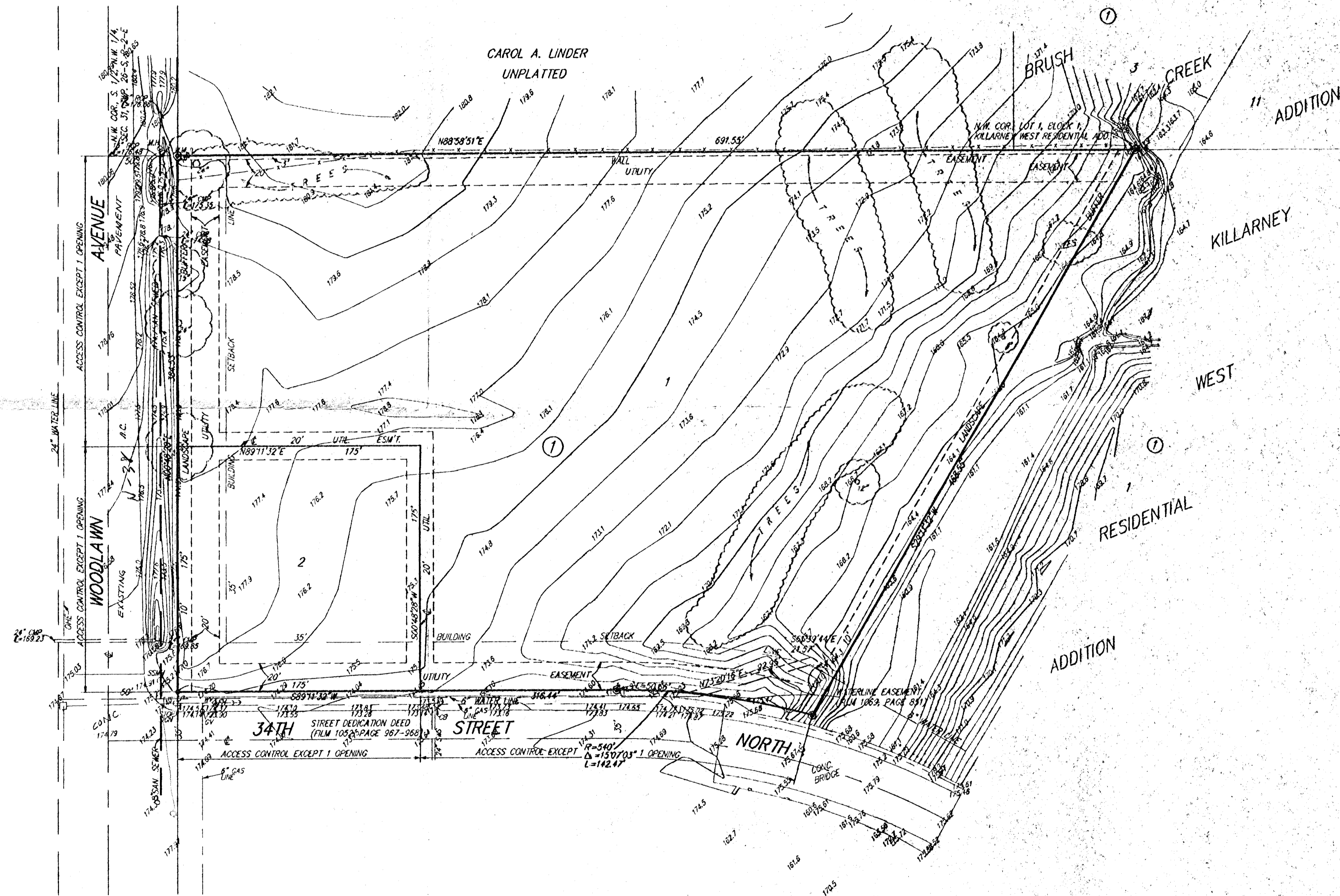


SKETCH PLAT VALENTINE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



ADDITIONAL BUILDING SETBACKS ESTABLISHED IN COMMUNITY UNIT PLAN CP-156, WHICH IS ON FILE IN THE WICHITA METROPOLITAN AREA PLANNING DEPARTMENT OFFICE.

- = 1/2 REBAR w/ "BAUGHMAN" CAP (SET)
- ⊙ = 1/2" REBAR w/ "MO-KANSAS" CAP (FOUND)

BEARING BASE = ASSUMED

OWNER:
SHELDON COLEMAN INVESTMENT TRUST
2414 N. WOODLAWN, SUITE 170
WICHITA, KS 67220

LEGAL DESCRIPTION:
A TRACT OF LAND LYING IN THE N.W. 1/4 OF SEC. 31, TWP. 26-S, R-2-E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID N.W. 1/4, SAID POINT LYING 50 FEET EAST OF THE N.W. CORNER OF SAID SOUTH HALF; THENCE S89°58'51"E, 691.55 FEET ALONG SAID NORTH LINE; THENCE S27°11'32"W, 408.55 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE ALONG SAID CURVE 142.48 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 152°03", A RADIUS OF 540 FEET, AND A LONG CHORD OF 142.07 FEET, BEARING N03°14'58"W; THENCE S89°11'32"W, 316.44 FEET TO A POINT LYING 54 FEET EAST OF THE WEST LINE OF SAID SOUTH HALF; THENCE N00°48'28"W, 384.53 FEET PARALLEL WITH SAID WEST LINE TO THE POINT OF BEGINNING.

BENCHMARK:
CITY DSC - APPROX. 48' E. OF E. WOODLAWN AVE. AND 77' S. OF E. 34TH STREET NORTH
E.L. = 177.97 CITY DATUM