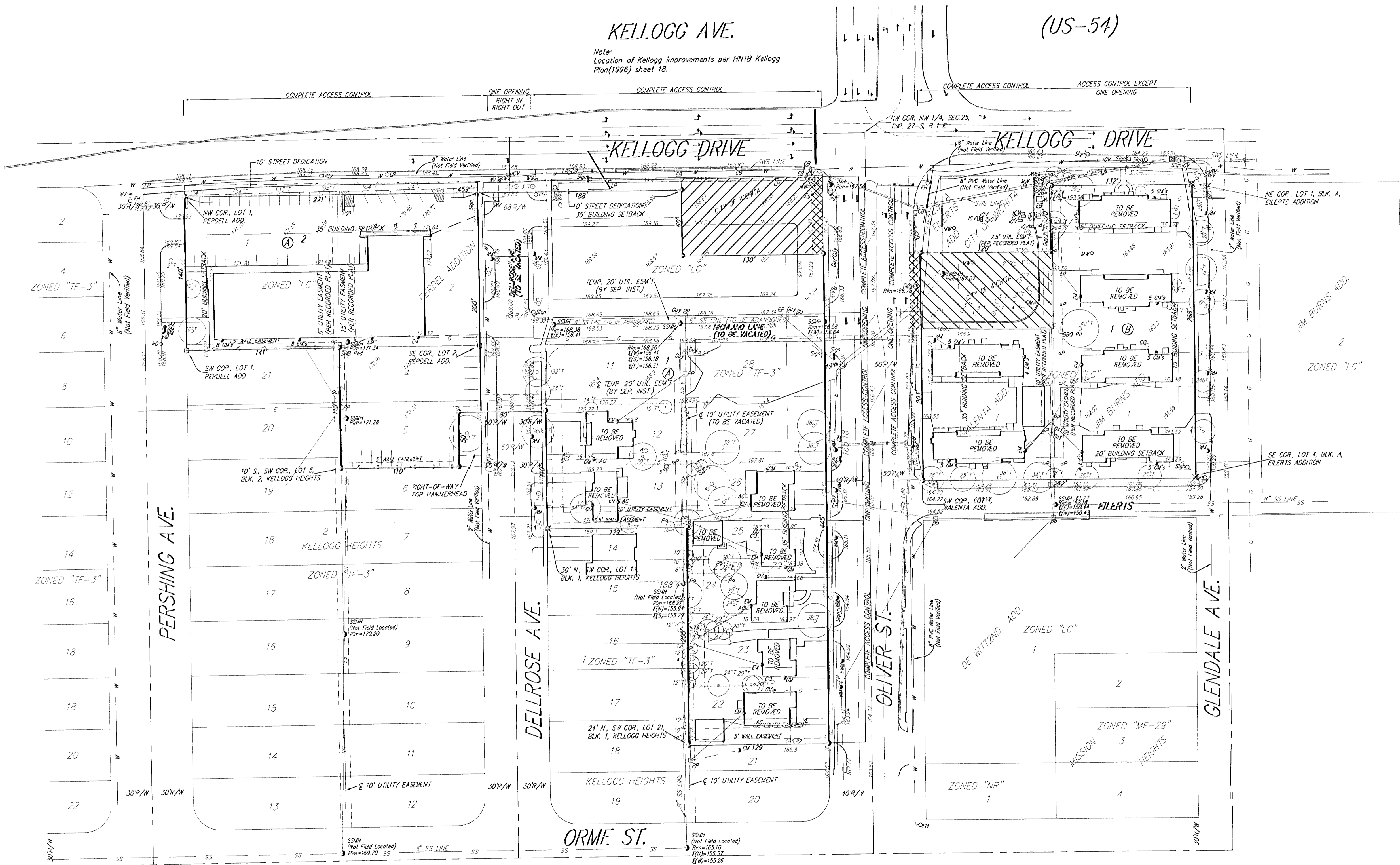


PRELIMINARY PLAT
ANN WALENTA ADDITION
 WICHITA, SEDGWICK COUNTY, KANSAS

KELLOGG AVE.

(US-54)

Note:
 Location of Kellogg improvements per HNTB Kellogg
 Plan(1996) sheet 18.



OWNER/DEVELOPER:
 South Oliver, L.L.C.
 c/o Don Walenta
 4601 E. Kellogg
 Wichita, KS 67218
 316-634-6191

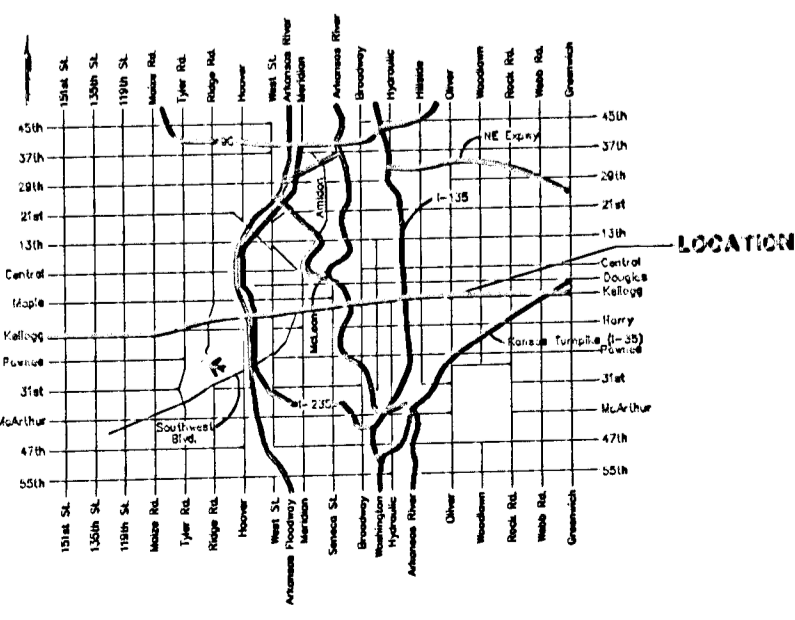
LEGAL DESCRIPTION:

All of Lots 1 and 2, Perdel Addition, Wichita, Kansas, TOGETHER with Lots 1, 2, 3, 4, and 5, Block 1, Kellogg Heights Addition to Wichita, Kansas, except the north 70.00 feet thereof, TOGETHER with Lot 6 in said Block 1, except the east 5.10 feet of the north 70.00 feet thereof, TOGETHER with all of Lots 7, 8, 9, 10, 11, 12, 13, and the north 20.00 feet of Lot 14, together with the north 23.00 feet of Lot 21, and all of Lots 22, 23, 24, 25, 26, 27, and 28, all in Block 1, Kellogg Heights Addition to Wichita, Kansas, TOGETHER with all of Lot 4, Lot 5, except the east 20.00 feet of the south 50.00 feet thereof, and the north 10.00 feet of Lot 6, except the east 20.00 feet thereof, all in Block 2, in said Kellogg Heights Addition, TOGETHER with that part of Highland Lane as dedicated in said Kellogg Heights Addition lying west of the west right-of-way line of Oliver Ave. as dedicated in said Kellogg Heights Addition and lying east of the east right-of-way line of Dellrose Ave. as dedicated in said Kellogg Heights Addition, TOGETHER with that part of Dellrose Ave. as dedicated in said Kellogg Heights Addition lying north of the following described line: Commencing at the NE corner of Lot 5, Block 2, in said Kellogg Heights Addition; thence southerly along the east line of said Lot 5, 10.00 feet for a point of beginning; thence easterly parallel with the extended north line of said Lot 5, 60.00 feet, to a point on the east right-of-way line of said Dellrose Ave., and there ending, TOGETHER with all of Lot 1, Jim Burns Addition to Wichita, Kansas, TOGETHER with all of Lot 1, Walenta Addition, Wichita, Sedgwick County, Kansas, TOGETHER the south half of Reserve "A", Eilers Addition to Wichita, Sedgwick County, Kansas, EXCEPT the west 10.00 feet thereof.

BENCHMARK:

City of Wichita Disc, NW Corner of Lincoln and Oliver
 on the Sign Base.
 Elev. = 159.93 City Datum
 1547.33 N.G.V.D.29

"□" Cut on Top of Curb of the South Return at the
 SW Corner of Orme and Oliver.
 Elev. = 161.76 City Datum
 1349.16 N.G.V.D.29



NOTE:
 ADDITIONAL BUILDING SETBACKS
 REQUIREMENTS PER C.O.P. DP-261
 ON FILE WITH THE CITY OF WICHITA.

DATE OF PREPARATION: NOVEMBER 18, 2002
 DATE OF TOPOGRAPHY: OCTOBER 28, 2002
 CONTOUR INTERVAL: 1 FOOT

- CB = Catch Basin
 - CO = Cleanout
 - EB = Electric Box
 - EM = Electric Meter
 - FM = Fire Hydrant
 - GM = Gas Meter
 - GP = Guard Post (Ballard)
 - RA = Rebar Anchor
 - ICV = Irrigation Control Valve - Valve Box
 - LP = Light Pole
 - MW = Monitoring Well
 - P = Post
 - PP = Power Pole
 - RD = Roof Drain
 - SP = Signal Pole
 - Sign = Sign
 - SSM = Sanitary Sewer Manhole
 - SM = Southwestern Bell Manhole
 - SW Ped = Southwestern Bell Pedestal
 - TM = Traffic Manhole
 - WM = Water Meter
 - WV = Water Valve
 - WV = Water Vault
 - YL = Yard Light
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = 3/4" IRON PIPE (FOUND)
 - = 1/2" IRON PIPE (FOUND)
 - = 1/2" REC IRON PIPE (FOUND)
 - = AXEL (FOUND)
- (M) = MEASURED
 (D) = DESCRIBED
 (P) = PLATTED
 (C) = CALCULATED
 (C-P) = CALCULATED PER PLATTED INFO.
 (C-D) = CALCULATED PER DEED INFO.
 (DEED) = DEED DESCRIPTION
 (C-DESC) = CALCULATED PER TRACT DESCRIPTION

NOVEMBER 18, 2002

B BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING

316-262-7271 719.4.103.103 FAX 316.262.7272 WICHITA, KANSAS 67211