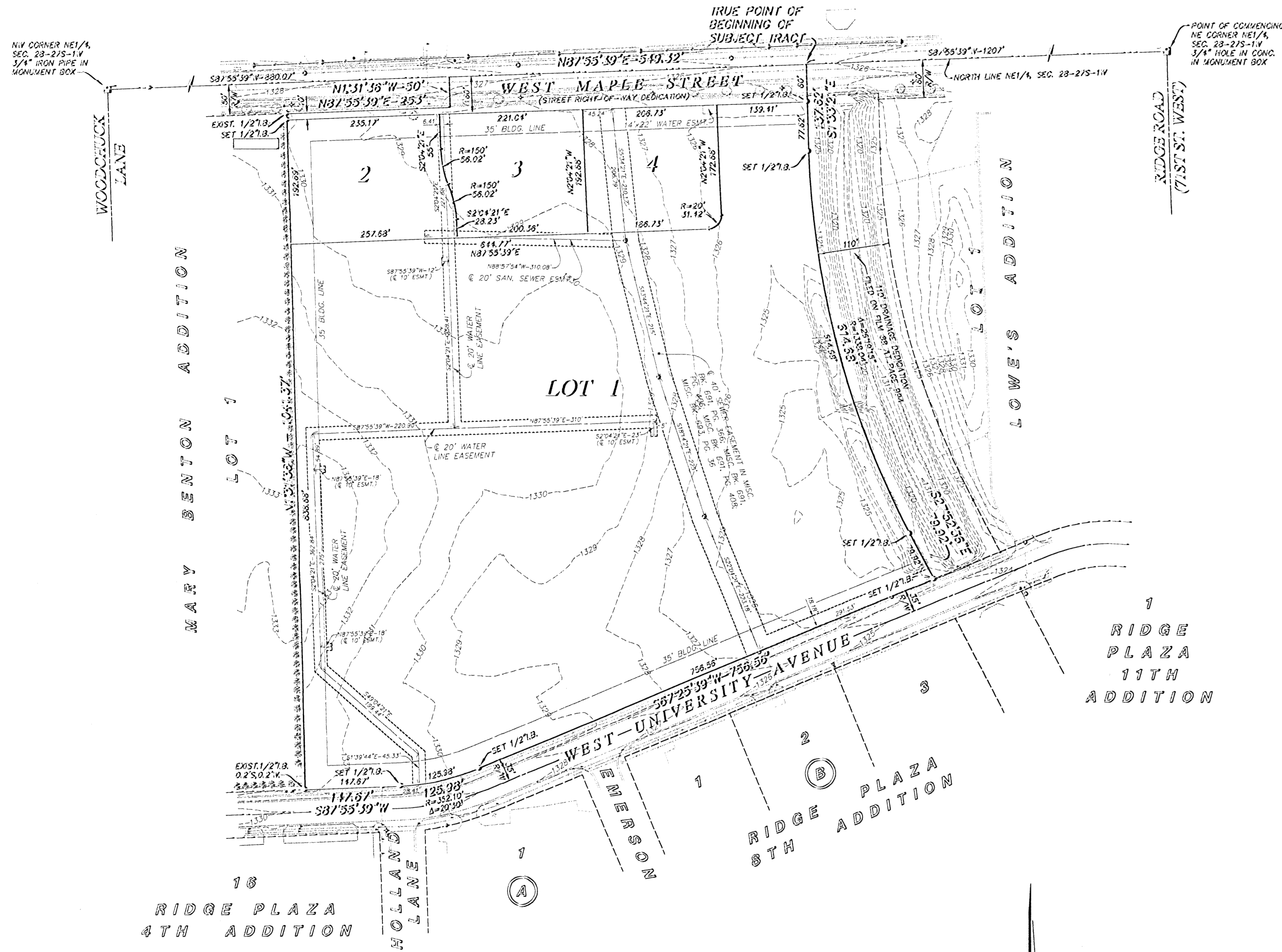


# PRELIMINARY PLAT OF ASHLEY TOWNE CENTRE



**LEGAL DESCRIPTION:**

This is a survey and subdivision of Lots 1 through 8, RIDGE PLAZA 5TH ADDITION, a subdivision of land, and that part of Holland Lane right-of-way, lying adjacent thereto, and all that part of the NE 1/4 of Section 28, Township 27 South, Range 1 West, all in the City of Wichita, Sedgewick County, Kansas, more particularly described as follows: Commencing at the Northeast corner of the NE 1/4 of said Section 28; thence S 31° 55' 39" W, along the North line of the NE 1/4 of said Section 28, a distance of 1207 feet, to a point on the West line of a Drainage Dedication, as filed on Film 88 at Page 924 in the office of the Register of Deeds, Sedgewick County Courthouse, said point also being the True Point of Beginning of Subject Tract; thence S 1° 33' 21" E, along the West line of said Drainage Dedication, a distance of 137.62 feet, to a point of curvature; thence Southerly and Southeasterly, along the West line of said Drainage Dedication, said line being a curve to the left having a radius of 1338.04 feet and a central angle of 26° 19' 15", a distance of 614.68 feet, to a point of tangency; thence S 27° 52' 36" E, along the West line of said Drainage Dedication, a distance of 79.92 feet, to a point on the North line of West University Avenue, as now established; thence S 67° 25' 39" W, along the North right-of-way line of said West University Avenue, and along the South line of said Lot 7, a distance of 756.56 feet, to a point of curvature; thence Southwesterly and Westerly, along the South line of said Lots 7 and 8, and along the North right-of-way line of said West University Avenue, said line being a curve to the right having a radius of 352.10 feet and a central angle of 20° 30', a distance of 125.38 feet, to a point of tangency; thence S 87° 55' 39" W, along the South line of said Lot 8, and along the North right-of-way line of said West University Avenue, a distance of 147.67 feet, to the Southwest corner of said Lot 8, said point also being the Southeast corner of Lot 1, MARY BENTON ADDITION, a subdivision of land now in the City of Wichita, Sedgewick County, Kansas; thence N 1° 31' 36" W, along the West line of said Lots 8, and 6 through 1, of said RIDGE PLAZA 5TH ADDITION, and along the East line of said Lot 1, MARY BENTON ADDITION, a distance of 1041.37 feet, to the Northwest corner of said Lot 1, RIDGE PLAZA 5TH ADDITION, said point also being on the South right-of-way line of West Maple Street, as now established; thence N 87° 55' 39" E, along the North line of said Lot 1, and along the South right-of-way line of said West Maple Street, a distance of 253 feet, to a point on the East right-of-way line of Holland Lane, as now established; thence N 1° 31' 36" W, along the Northerly extension of the East right-of-way line of said Holland Lane, a distance of 50 feet, to a point on the North line of the NE 1/4 of said Section 28; thence N 87° 55' 39" E, along the North line of the NE 1/4 of said Section 28, a distance of 549.52 feet, to the true point of beginning of subject tract, containing 19.512 acres, more or less.

**ZONING NOTE:**

PORTIONS OF THIS PROPERTY ARE ZONED AS: GENERAL OFFICE, B-MULTI FAMILY, AND SINGLE FAMILY S. THIS PROPERTY IS CURRENTLY BEING RE-ZONED TO LIMITED COMMERCIAL.

**UTILITY NOTE:**

EXISTING PUBLIC UTILITIES ARE AVAILABLE TO THE SITE.

<b>OWNER/DEVELOPER:</b>	<b>CIVIL ENGINEER:</b>	<b>LAND SURVEYOR:</b>
TARGET CORPORATION 1000 NICOLLET MALL MINNEAPOLIS, MN 55403 612-636-0231	KIMLEY-HORN AND ASSOCIATES, INC. 950 SEVENTEENTH STREET SUITE 1050 DENVER, CO 80202 303-228-2300	SHAFFER, KLINE & WARREN, INC. 11100 W. 91ST STREET OVERLAND PARK, KS 66214 913-888-7800

**GENERAL NOTE:**

THE BEARING SHOWN HEREON ARE BASED ON NAD 1983 DATUM KANSAS SOUTH ZONE, USING A COMBINED ADJUSTMENT FACTOR OF 0.999881038.

THE CONTOURS SHOWN HEREON ARE AT A ONE FOOT INTERVAL.

**FLOOD NOTE:**

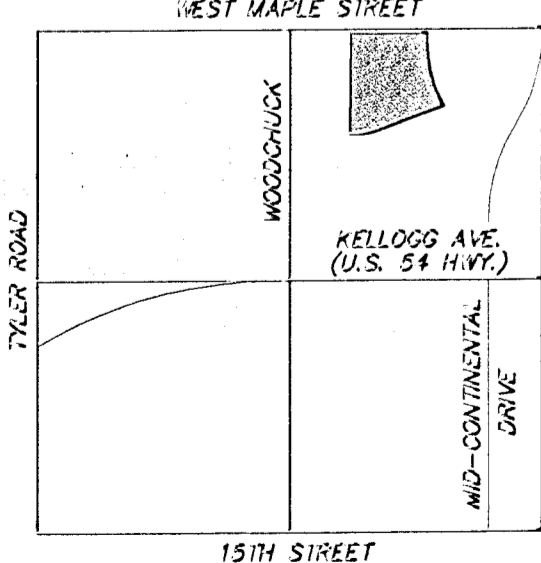
THIS PROPERTY LIES WITHIN FLOOD ZONE C, DEFINED AS AREAS OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, COMMUNITY-PANEL NO. 200328 0020 B, AND DATED MAY 15, 1998.

**TITLE NOTE:**

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 03052878 AND DATED MAY 23, 2003 AT 7:00 A.M.

PROPERTY IS SUBJECT TO:

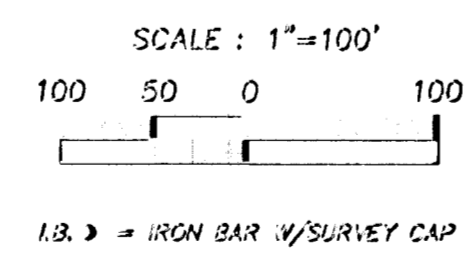
- 14) MATTERS CONTAINED ON THE RECORDED PLAT OF "RIDGE PLAZA 5TH ADDITION" FILED IN B-1 S-18.
- 15) BLANKET EASEMENT OVER LOTS 1 THRU 8, RIDGE PLAZA 5TH ADDITION, RECORDED ON FILM 391, PG. 472.
- 16) RESTRICTIVE COVENANT OVER LOTS 1 THRU 8, RIDGE PLAZA 5TH ADDITION, RECORDED ON FILM 391, PG. 473.



**16  
RIDGE PLAZA  
4TH ADDITION**

**1  
RIDGE  
PLAZA  
11TH  
ADDITION**

**1  
RIDGE PLAZA  
8TH  
ADDITION**



<b>BENCHMARK #1:</b> SET SQUARE OUT IN THE CORNER OF CONC. RETAINMENT WALL ROB. AT E. CORNER OF PROJECT.	ELEV=1323.83
<b>BENCHMARK #2:</b> SET SQUARE OUT IN THE CORNER OF CONC. RETAINMENT WALL ROB. AT E. CORNER OF PROJECT.	ELEV=1328.20
<b>BENCHMARK #3:</b> SET SQUARE OUT IN THE CORNER OF CONC. RETAINMENT WALL ROB. AT E. CORNER OF PROJECT.	ELEV=1331.38
<b>BENCHMARK #4:</b> SET SQUARE OUT IN THE CORNER OF CONC. RETAINMENT WALL ROB. AT E. CORNER OF PROJECT.	ELEV=1322.38

**SHAFFER, KLINE & WARREN, INC.**  
**ENGINEERS ~ SURVEYORS**

11100 W. 91st STREET  
OVERLAND PARK, KANSAS 66214  
(913) 888-7800