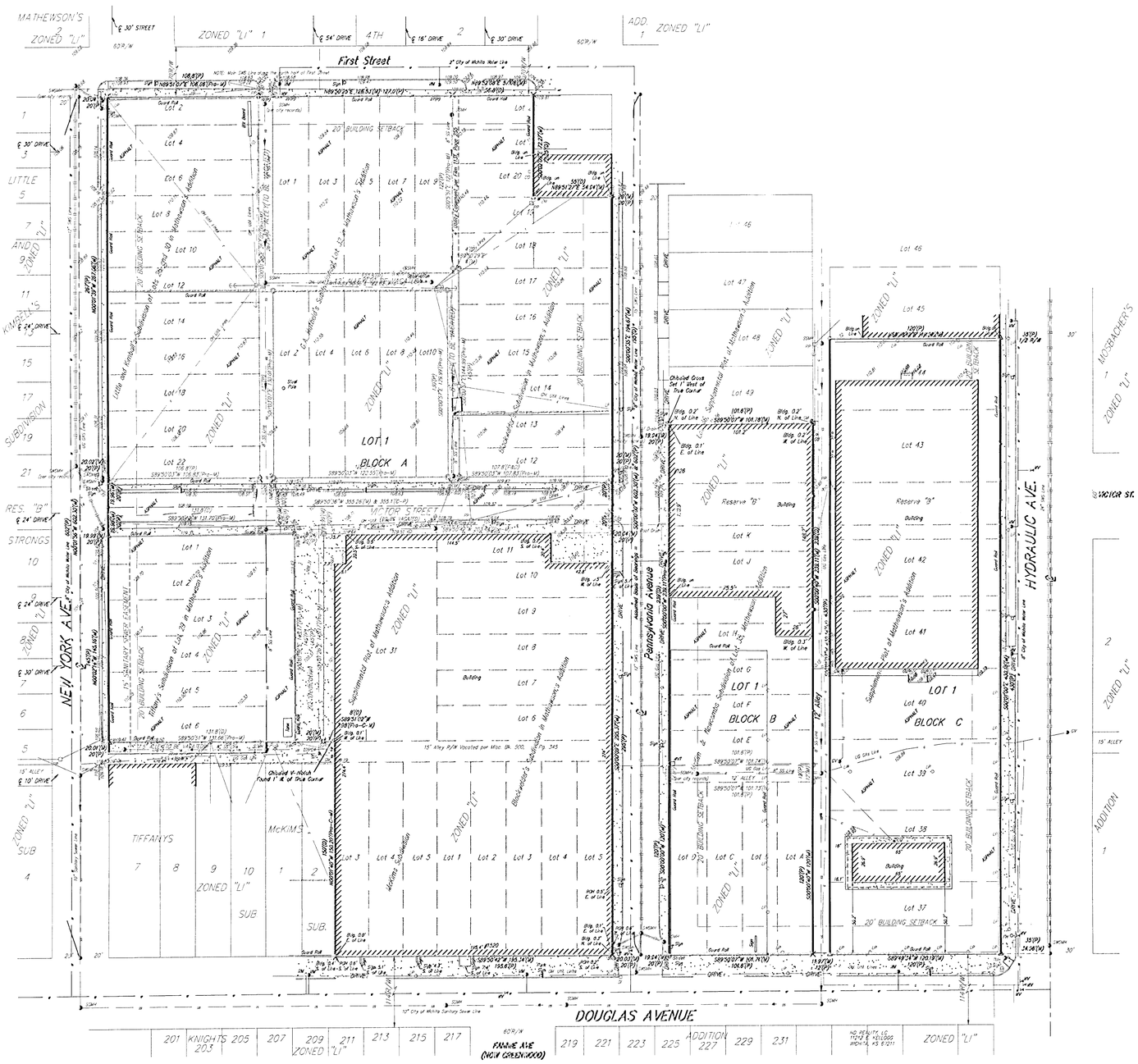
PRELIMINARY PLAT

BIG DOG MOTORCYCLES ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



NOTE: ACCESS CONTROLS TO BE DETERMINED WITH THE TRAFFIC ENGINEER PRIOR TO FILING THE FINAL PLAT.

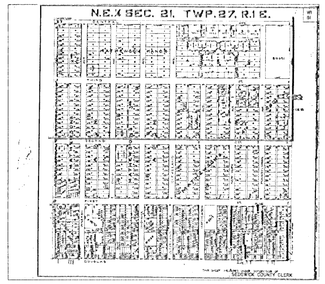
OWNER:
BIG DOG MOTORCYCLES, INC.
1520 E. DOUGLAS
WICHITA, KS 67214
316-267-9121

LEGAL DESCRIPTION:
Lots 37, 38, 39, 40, and the north 10 feet of Lot 41, and the south 40 feet of Lot 42, and all of Lots 43 and 44, all on Hydraulic Avenue, in Supplemental Plat of Mathewson's Addition to the City of Wichita, Sedgwick County, Kansas, except the east 10 feet thereof for street, together with, The south 40 feet of Lot 41, and the north 10 feet of Lot 42, on Hydraulic Avenue, and the east 130 feet of Reserve B, all in Supplemental Plat of Mathewson's Addition to the City of Wichita, Sedgwick County, Kansas, except the east 10 feet thereof for street, together with, Lots A, B, C, D, E, F & G, McKim & Newcombs Subdivision of Lot 35, Mathewson's Addition to Wichita, Kansas, Sedgwick County, Kansas, together with, Lots H, I, J & K, McKim & Newcombs Subdivision of Lot 35, Mathewson's Addition to Wichita, Kansas, Sedgwick County, Kansas, together with, The south 41 feet of Lot 36, except the west 20 feet thereof for street, and that portion of Reserve B described as beginning at the SE corner of said Lot 36, thence south 30 feet; thence west 101.5 feet to the east line of Pennsylvania Avenue, thence north 30 feet on the East line of Pennsylvania Avenue, thence east 101.5 feet to the point of beginning, all in Supplemental Plat of Mathewson's Addition to the City of Wichita, Sedgwick County, Kansas, together with, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and the south 20 feet of Lot 11, all of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22, all in Blackwelder's Subdivision in Mathewson's Addition to Wichita, Sedgwick County, Kansas, together with the vacated alley lying south of and adjacent to Lot 6 and lying north of and adjacent to Lots 1, 2, 3, 4 and 5, except the south 5 feet of Lot 12 for street, and except the east 55 feet of Lots 18, 19, 20, 21 and 22, and except the west 4 feet of Lots 12, 13, 14, 15, 16 and 17 for alley, together with, The east 55 feet of Lots 18 and 19, except the north 0.25 feet of Lot 19, in Blackwelder's Subdivision in Mathewson's Addition to Wichita, Sedgwick County, Kansas, together with, Lots 3, 4 and 5, and 0.2 feet surplus adjacent to Lot 5, on Douglas Avenue, McKims Subdivision of the south half of Lot 31, in Mathewson's Addition to Wichita, Kansas, Sedgwick County, Kansas, together with the south half of the vacated alley lying north of and adjacent to said Lots, together with, The west 70 feet of the north half of Lot 31, on Douglas Avenue, in Supplemental Plat of Mathewson's Addition to Wichita, Sedgwick County, Kansas, together with the north half of the vacated alley lying south of and adjacent to a portion of the above described property, as described in the vacation order filed in Book Misc. 500, Page 345, except the west 20 feet of the east 50 feet thereof and except the north 5 feet thereof for street, together with, That part of the north half of Lot 31, on Douglas Avenue, in Supplemental Plat of Mathewson's Addition to Wichita, Sedgwick County, Kansas, described as follows: Beginning at a point 11.8 feet west and 5 feet south of the NE corner of said Lot 31, thence south 145 feet; thence west 50 feet; thence north 145 feet; thence east 50 feet to the point of beginning; together with the north half of the vacated alley lying south of and adjacent to said tract, together with, Lots 2, 4, 6, 8 and 10, on Boston Avenue, now Victor Street, in G.A. Hatfields Subdivision of Lot 32 in Mathewson's Addition to Wichita, Sedgwick County, Kansas, together with, Lots 1, 2, 3, 4, 5 and 6, on Hazel Avenue, now New York Avenue, Tiffanys Subdivision of Lot 29 in Mathewson's Addition to Wichita, Kansas, Sedgwick County, Kansas, except the north 5 feet of Lot 1, for street, together with, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 and 22, on New York Avenue, Little and Kimball's Subdivision of Lots 28 and 30 in Mathewson's Addition to Wichita, Sedgwick County, Kansas, together with, Lots 1, 3, 5, 7, and 9, G.A. Hatfields Subdivision of Lot 32 in Mathewson's Addition to the City of Wichita, Sedgwick County, Kansas, together with that part of Victor Street lying east of the east right-of-way line of New York Avenue and lying west of the west right-of-way line of Pennsylvania Avenue, together with the 12 foot alley lying north of and adjacent to the north line of Lots A, B, C, and D in said McKim & Newcombs Subdivision of Lot 35, Mathewson's Addition to Wichita, Kansas and lying south of the south line of Lot E in said McKim & Newcombs Subdivision, together with the 10 foot alley lying east of and adjacent to the east line of Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, and 22, on New York Avenue, Little and Kimball's Subdivision of Lots 28 and 30 in Mathewson's Addition to Wichita, Sedgwick County, Kansas and lying west of and adjacent to the west line of Lot 1, on First Street, and Lot 2, on Boston Avenue, now Victor Street, as extended, G. A. Hatfields Subdivision of Lot 32 in Mathewson's Addition to Wichita, Sedgwick County, Kansas, together with the 12 foot alley lying north of and adjacent to the north line of Lots 2, 4, 6, 8, and 10, on Boston Avenue, now Victor Street, and lying south of and adjacent to the the south line of Lots 1, 3, 5, 7, and 9, on First Street, in said G. A. Hatfields Subdivision, together with the 8 foot alley lying west of and adjacent to the west line of Lots 12, 13, 14, 15, 16, and 17, Blackwelder's Subdivision in Mathewson's Addition, Wichita, Sedgwick County, Kansas, and lying east of and adjacent to the east line of Lot 10 in said G. A. Hatfield's Subdivision, together with the 20 foot dedication described as the east 20 feet of the west 40 feet of the north half of Lot 31, on Douglas Avenue, in Supplemental Plat of Mathewson's Addition to Wichita, Sedgwick County, Kansas, and together with the north half of the 15 foot alley lying south of and adjacent to the south line of Lot 6, Tiffany's Subdivision of Lot 29 in Mathewson's Addition to Wichita, Kansas.

BENCHMARK:
CGW BENCHMARK: SW CORNER OF INTERSECTION, NW CORNER OF THE BASE OF TRAFFIC SIGNAL LIGHT.
30.10' WEST OF CENTER LINE
61.20' SOUTH OF CENTER LINE
ELEV. = 108.91 (CITY DATUM)

0 40 60

DATE OF PREPARATION: 23 MAY 2003
DATE OF TOPOGRAPHY: 20 MAY 2003



- ● = 3/4" Iron Pipe in Thimble Found
- O = P.K. Nail Found
- ◻ = #5 Armstrong Rebar Found
- △ = Chiseled V-Notch Found
- X = Chiseled Cross Found
- ⊗ = #4 Armstrong Rebar Found
- ⊙ = P.K. Nail Set
- ⊗ = #4 Baughman Rebar Set
- ⊠ = Chiseled V-Notch Set
- ⊠ = Chiseled Cross Set

(D) = Deed/Bod
(M) = Platted
(W) = Measured
(Pro-C-W) = Prorated per Calculated Measured
(Pro-M) = Prorated and Measured

GH = Gatehead
ROB = Roof Overhang
UG = Underground
Util. = Utility

- ○ CO = Cleanout
- ◻ IN = Drop Inlet
- ◻ EB = Electric Box
- ● EM = Electric Meter
- O-FH = Fire Hydrant
- ● GM = Gas Meter
- Guy = Guy Anchor
- ● GV = Gas Valve
- ○ LP = Light Pole
- ◻ PP = Power Pole
- ◻ Sig# = Signal Pole
- ◻ Sign = Sign
- ● SSMH = Sanitary Sewer Manhole
- ● SWSMH = Stormwater Sewer Manhole
- ● TMH = Traffic Manhole
- ○ TP = Telephone Pole
- ● WM = Water Meter
- ⊸ WV = Water Valve
- ◻ WVT = Water Vault

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

23 MAY 2003

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 115 E. 9 • WICHITA, KANSAS 67211