

Office of the City Engineer  
 City Hall - Seventh Floor  
 455 N. Main Street  
 Wichita, Kansas 67202

Attn: Vicky Huang, P.E.  
 Subdivision Engineer

RE: BEGGAN ADDITION  
 SITE DRAINAGE

Dear Vicky:

The above referenced subdivision is a re-plot of part of Lot 2, Block 1, Jeff & Jay Addition, together with a tract described as Lot 1, Block 1, Jeff & Jay Third Addition, except the West 23' thereof; Wichita, Sedgwick County, Kansas.

This property was platted and developed within the past 5 or 6 years, and drainage improvements which meet current design requirements are in place and functioning satisfactorily.

Within the last month or so, a "Lot Split" of Lot 2, Block 1 in Jeff & Jay Addition was completed, and at that time a cross drainage agreement was executed, whereby the runoff from the Easterly parcel of Lot 2, was granted the right to discharge onto and through the Westerly parcel of Lot 2, which is a part of this proposed re-plot.

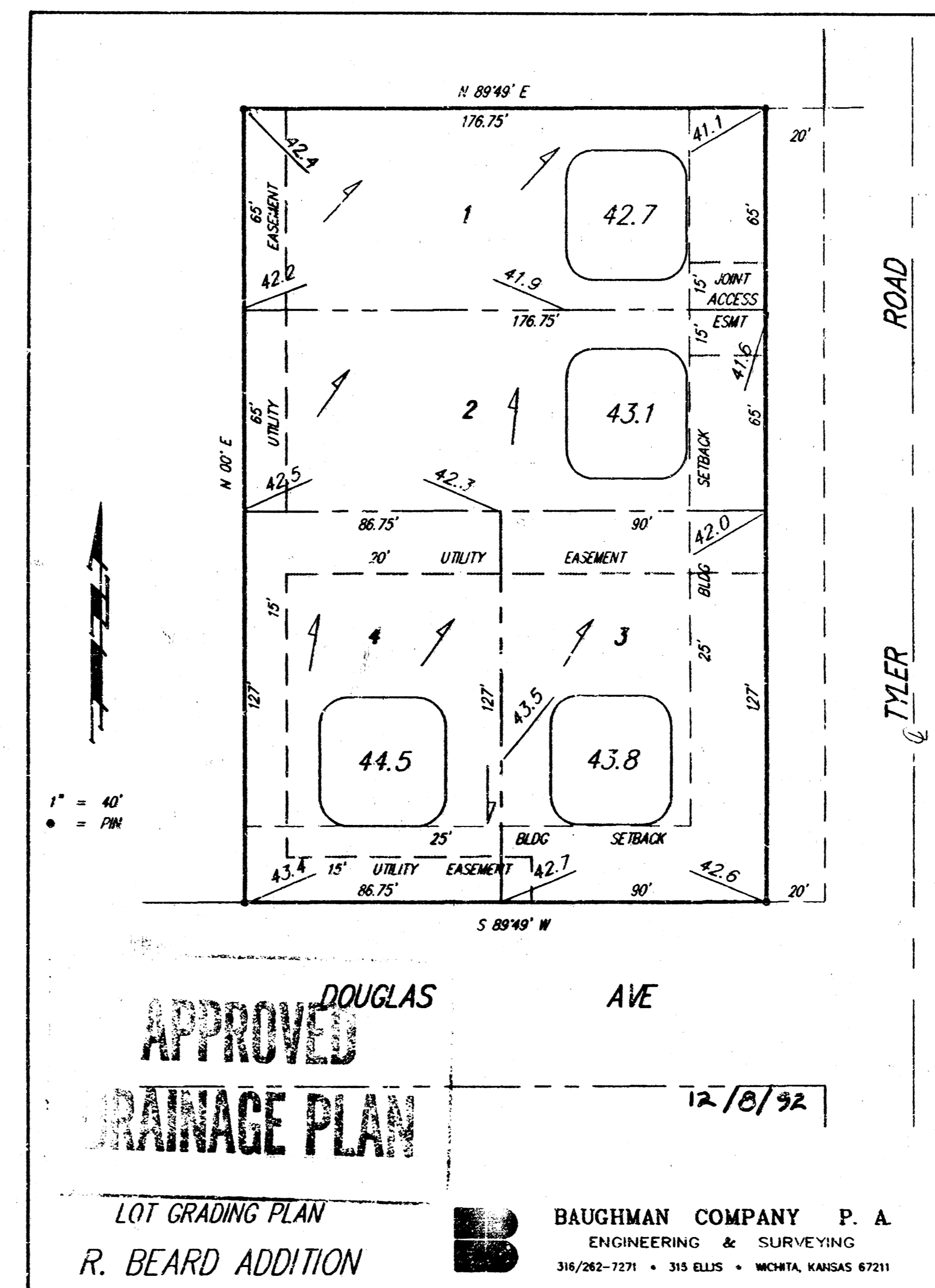
That part of this re-plot, that is identified as Lot 1, Block 1, except the West 23', in Jeff & Jay Third Addition, does not receive storm water runoff from either of the parcels to the East, but discharges directly into a drainage channel that is immediately adjacent on the South.

Enclosed, is a print of a previous survey of the entire area, which encompasses all of the contributing drainage area affecting the proposed plat. Flow arrows indicating the drainage pattern, have been added to assist in the evaluation of the area being re-platted.

Respectfully Submitted,

MOEHRING & ASSOCIATES  
 CONSULTING ENGINEERS

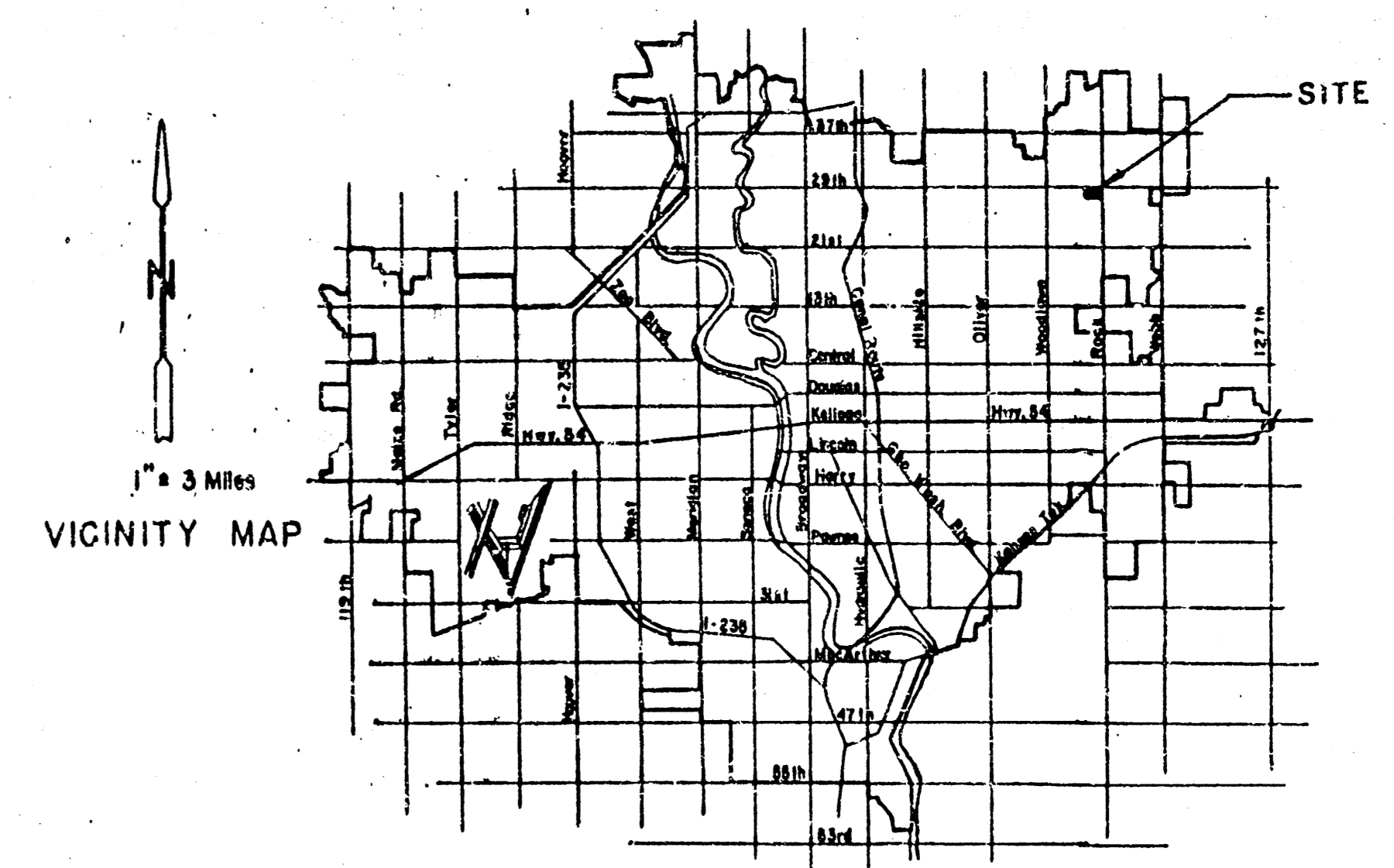
*Neil C. Moehring, P.E.*



**GENERAL DATA -**

- A. - Captioned Property Area = 353,876.15 Sq. Ft. = 8.12 Ac.±
- B. - Total Parking Spaces = 507.
- C. - Plot Of Jeff And Jay Addition, Recorded In The Office Of Sedgwick County Register Of Deeds; Drawer M-2, File No. 4-23.
- D. - Plot of Jeff And Jay Third Addition, Recorded In The Office Of Sedgwick County Register Of Deeds; Drawer C-1, File No. 7-29.

----- = Future Public San. Sewer



VICINITY MAP  
BEGGAN ADDITION

Lot 2, Block 1, JEFF AND JAY ADDITION, an Addition to Wichita, Sedgwick County, Kansas, and also Lot 1, Block 1, JEFF AND JAY THIRD ADDITION, an Addition to Wichita, Sedgwick County, Kansas, except the West 23.0 feet thereof.

**CERTIFICATION OF SURVEY**

CERTIFIED TO BANCA DELLA SVIZZERA ITALIANA, WOODLAWN DEVELOPMENT COMPANY, A KANSAS GENERAL PARTNERSHIP AND TIGOR TITLE INSURANCE COMPANY, the undersigned hereby certifies to BANCA DELLA SVIZZERA ITALIANA, WOODLAWN DEVELOPMENT COMPANY, A KANSAS GENERAL PARTNERSHIP AND TIGOR TITLE INSURANCE COMPANY that (i) the survey (the "Survey") to which this certificate is attached, prepared by the undersigned, a professional registered Land Surveyor, was actually made by instrument survey upon the grounds; (ii) the Survey and the information, courses and distances shown therein, including, without limitation, all setback and yard lines, are correct; (iii) the size and location of buildings, structures and improvements are as shown; (iv) said buildings, structures and improvements constitute all of the improvements on said premises and all are within the boundary lines of the property; (v) there are no violations of zoning ordinances, restrictions of record known to the undersigned or other rules and regulations of governmental authority with reference to the location of said buildings, structures and improvements; (vi) based upon a careful physical inspection of the premises, there are no easements or rights-of-way over, encroachments by improvements located on adjacent property onto, or uses affecting this property or easement areas existing for the benefit of land appurtenant to this property; (vii) there are no encroachments by any of the improvements located on said premises onto adjacent property or onto easement areas of others, except as shown in Note 2 below; (viii) all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any utilities which pass through or are located on adjoining private lands; (ix) the premises have access to public roads, a dedicated public way; (x) the Survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; (xi) any discharge into streams, rivers or other conveyance systems is shown on the Survey; (xii) the parcel described herein does not lie within any Flood hazard areas in accordance with Federal Emergency Management Agency, Flood Hazard Boundary Map, Community Number 200328, Panel No. 0015 B. This Survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1986.

By: *Don C. Moehring et al.*  
Don C. Moehring et al.  
Date: 20 June 1987

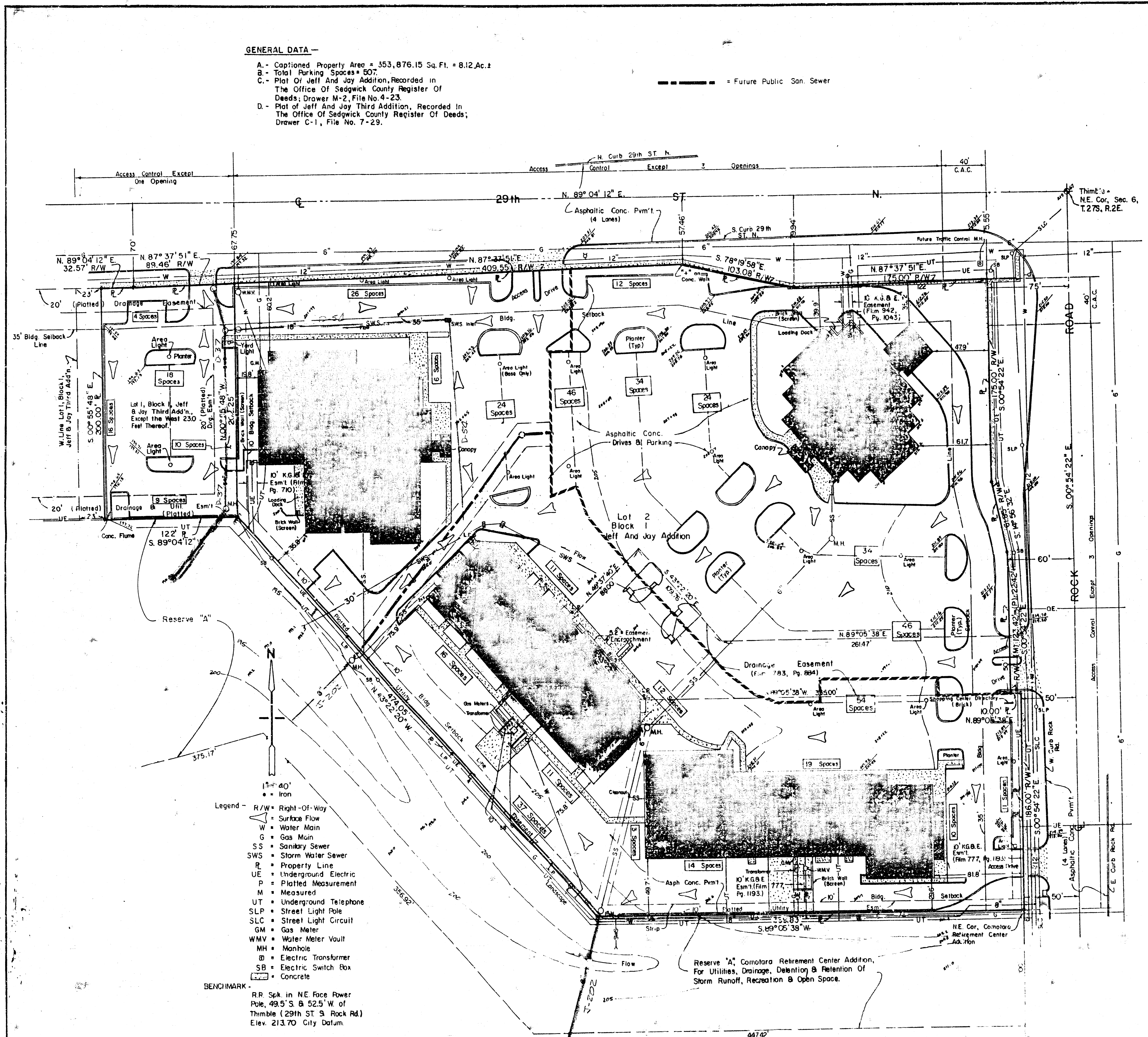
**NOTES:**

1. There are no platted building setback lines. Building setback lines were established by approved Community Unit Plan (DP-108), Parcels 18 and 18A.
2. Part of Northeastly face of building identified as 2939 N. Rock Road, encroaches 5.2' more or less into drainage easement as recorded on Film 783 at Page 884.
3. Restrictive Covenant as to Noise Pollution, recorded on Film 725, Page 1459, is not graphically definable, but does pertain to all of captioned property.
4. Avigation Easement, recorded on Film 725, Page 1460, pertains to all of captioned property. Captioned property lies within Area C of Wichita Airport Hazard Zoning Map. Area C allows structures of 150' or less in height before a Permit exception is required. Five story office building is 80' in height to highest point of structure.

MOEHRING & ASSOCIATES  
CONSULTING ENGINEERS  
WICHITA  
#87-134-75



DRAINAGE PLAN  
D-54 D-37



- Legend**
- R/W - Right-Of-Way
  - △ - Surface Flow
  - W - Water Main
  - G - Gas Main
  - SS - Sanitary Sewer
  - SWS - Storm Water Sewer
  - P - Property Line
  - UE - Underground Electric
  - UT - Underground Telephone
  - SLP - Street Light Pole
  - SLC - Street Light Circuit
  - GM - Gas Meter
  - WMV - Water Meter Vault
  - MH - Manhole
  - ET - Electric Transformer
  - SB - Electric Switch Box
  - - Concrete

**BENCHMARK**  
R.R. Spk in NE Face Power Pole, 49.5' S, 8 52.5' W of Thimble (29th St. S. Rock Rd.) Elev. 213.70 City Datum

Reserve "A", Comotara Retirement Center Addition, For Utilities, Drainage, Detention & Retention Of Storm Runoff, Recreation & Open Space.