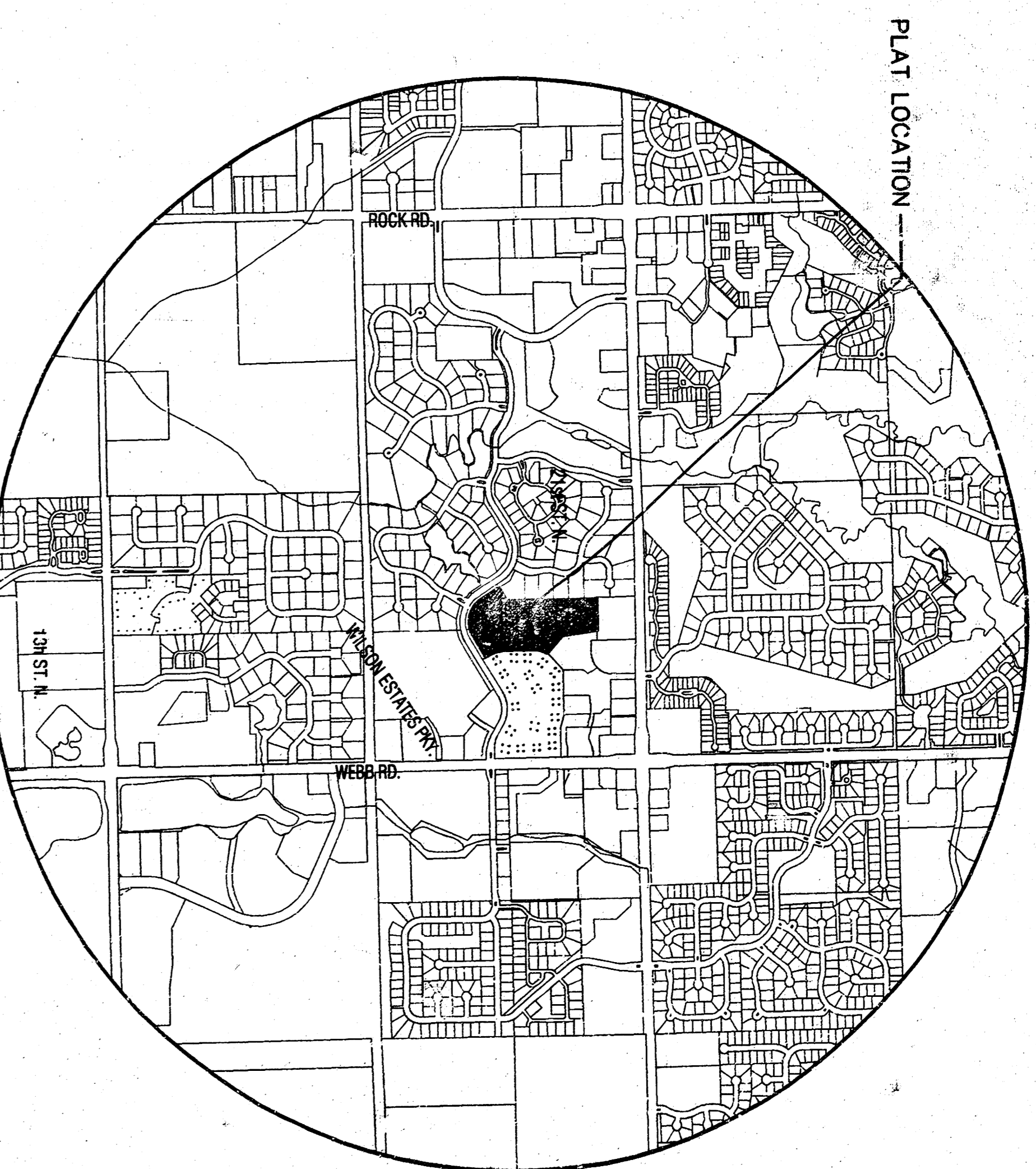


LEGAL DESCRIPTION

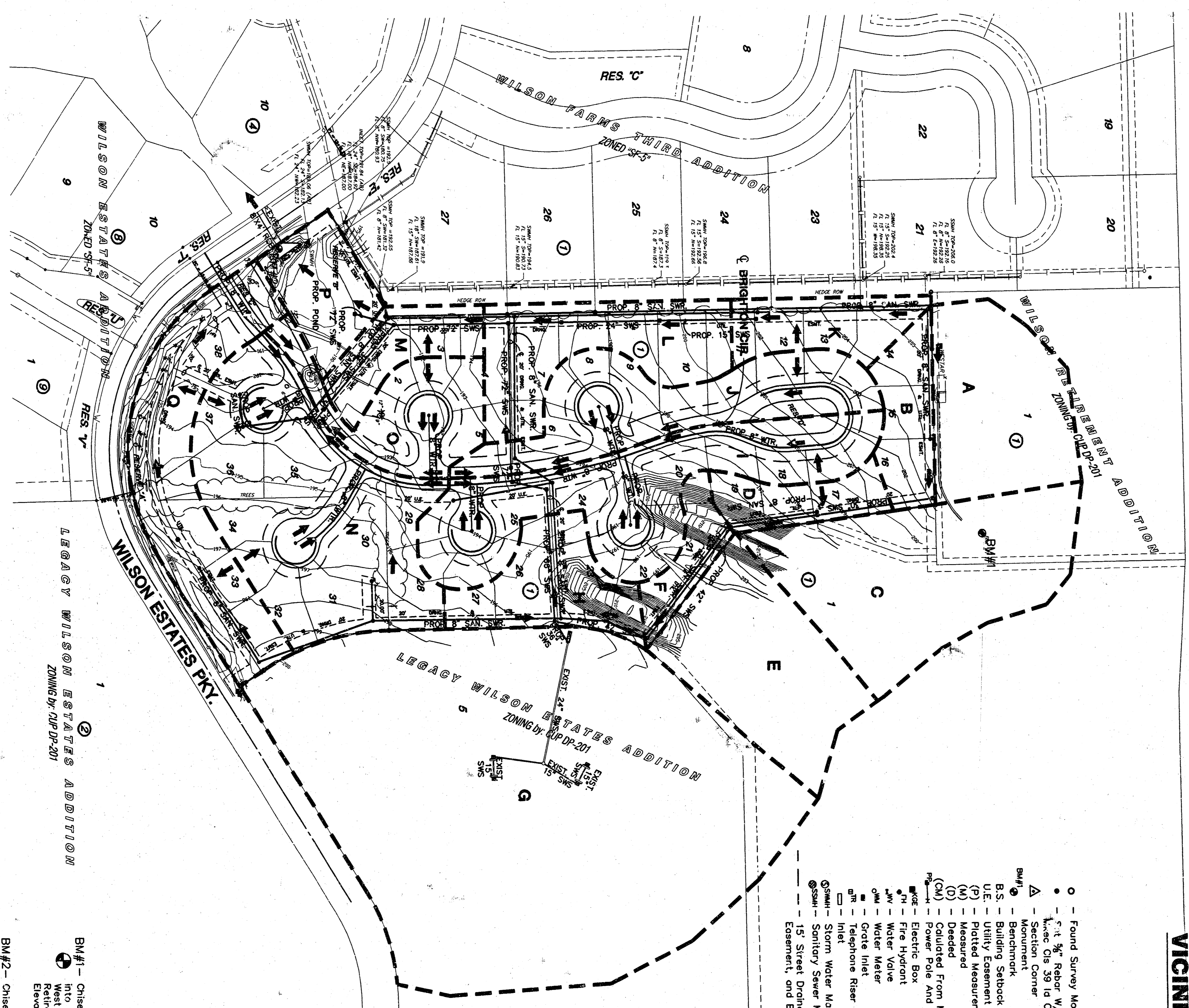
A tract of land lying in a portion of Lot 1, Block 1, Legacy Park Wilson Estates Addition to Wichita, Sedgewick County, Kansas, TOGETHERWITH, all of Lot 6, said Block 1, of said addition, TOGETHER WITH, all of Reserve "C", of said addition, TOGETHER WITH, all of Reserve "M", Wilson Farms Second Addition, on addition to Wichita, Sedgewick County, Kansas, EXCEPT that portion of said Reserve "M" located by Wilson Farms Third Addition to Wichita, Sedgewick County, Kansas, said tract being more particularly described as follows:

BEGINNING at the Southern most corner of Reserve "E", said Wilson Farms Third Addition, thence along the Eastern boundary line of said Wilson Farms Third Addition, bearing S89°03'41"E, 20.00 feet; thence continuing along said Eastern boundary line, N00°42'31"W, 865.00 feet, to a point on the South line of Wilson Retirement Addition to Wichita, Sedgewick County, Kansas, said point lying 20.20 feet East of the measured Southwest corner of said Wilson Retirement Addition; thence along said South line N89°10'49"E, 299.53 feet; thence S07°18'53"E, 322.38 feet; thence S51°05'17"E, 228.19 feet to a point on a non-tangent curve to the left, said point said Lot 6, corner of said Lot 6, thence along said curve bearing a central angle of 33°40'04", a radius of 427.71 feet, and a long chord distance of 131.89 feet, bearing S16°00'55"W, thence along said East line of said Lot 6, S00°49'07"E, 279.24 feet to a point on a curve to the left, thence along said curve and continuing along said East line 210.37 feet, said curve having a central angle of 31°46'03", a radius of 379.43 feet; and a long chord distance of 207.69 feet, bearing S16°42'09"E, thence S32°35'10"E, 48.00 feet to the Southeast most corner of said Reserve "C", thence along the South line of said Reserve "C", S52°24'35"W, 238.99 feet to a point on a curve to the left, said curve having a central angle of 30°00'00", a radius of 405.17 feet, bearing N77°35'10"W, thence continuing along the South line of said Reserve "M", N32°35'10"W, 222.55 feet to the POINT OF BEGINNING.



VICINITY MAP

21st ST. N

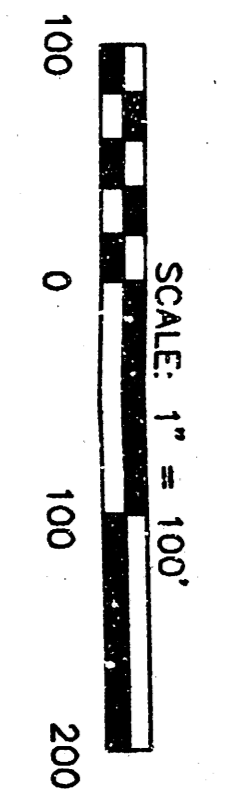


- LEGEND**
- Found Survey Monument
 - 1/4" x 3/8" Rebar W/ Steel Caps 36" Id Cap
 - ▲ Monument
 - BM#1 - Benchmark
 - B.S. - Building Setback
 - U.E. - Utility Easement
 - (P) - Plotted Measurement
 - (M) - Measured
 - (C) - Contained From Measured
 - (W) - Power Pole And Guy Anchor
 - ⊕ - Electric Box
 - ⊖ - Fire Hydrant
 - ⊕ - Water Valve
 - ⊖ - Water Meter
 - ⊕ - Grate Inlet
 - ⊖ - Telephone Riser
 - ⊕ - Inlet
 - ⊖ - Storm Water Manhole
 - ⊕ - Sanitary Sewer Manhole
 - ⊖ - 15" Street Drainage, Utility Easement, and Building Setback
 - Storm Sewer Pipe
 - Water Line
 - Sanitary Sewer Line
 - Gas Line
 - Telephone Line
 - Underground Electric Line
 - Overhead Telephone
 - Overhead Electric
 - Fence
 - Edge Of Trees
 - Contiguous Trees & Diameter
 - Deciduous Tree & Diameter
 - Bush

- NOTES**
1. ZONING: Existing / Proposed: CUP DP-201 Parcel 9 - Patio Homes
 2. PLAT AREA: 13.07 acrs
 3. SURVEY DATE: September 10th, 2002
 4. EXISTING USE: Vacant lot
 5. LOT TOTAL: 38
 6. RESERVE DESIGNATION AND USES:
 - 1) Irrigation (A, B, C, D)
 - 2) Landscaping (A, B, C, D)
 - 3) Berming (A, B, D)
 - 4) Monuments (A, B, C, D)
 - 5) Open Space (A, B, C, D)
 - 6) Pond (B)
 - 7) Drivage (A, B)
 - 8) Utilities (A, B, C, D)
 In designated areas
 7. This plat conforms to CUP DP-201.

BENCHMARK

- BM#1 - Chiseled square on top of East curb of drive, Wilson Retirement Addition, 177' North & 47' West of the Southeast corner of Wilson Retirement Addition. Elevation = 2041.52 City Datum 1391.52 NGVD
- BM#2 - Chiseled square on the South end of the East headwall of a RC8, 101' South and 20' East of the Southeast corner of Lot 27, Block 1. Elevation = 189.38 City Datum 1376.78 NGVD



DRAINAGE AND UTILITY PLAN
BRIGHTON COURTS ADDITION

DATE: APRIL 2003

Owners/Developer: Brighton Courts LLC by: Lifestyle Communities Inc. 7300 W. 110th St., Suite 990 Overland Park, KS 66210 913-451-1300

