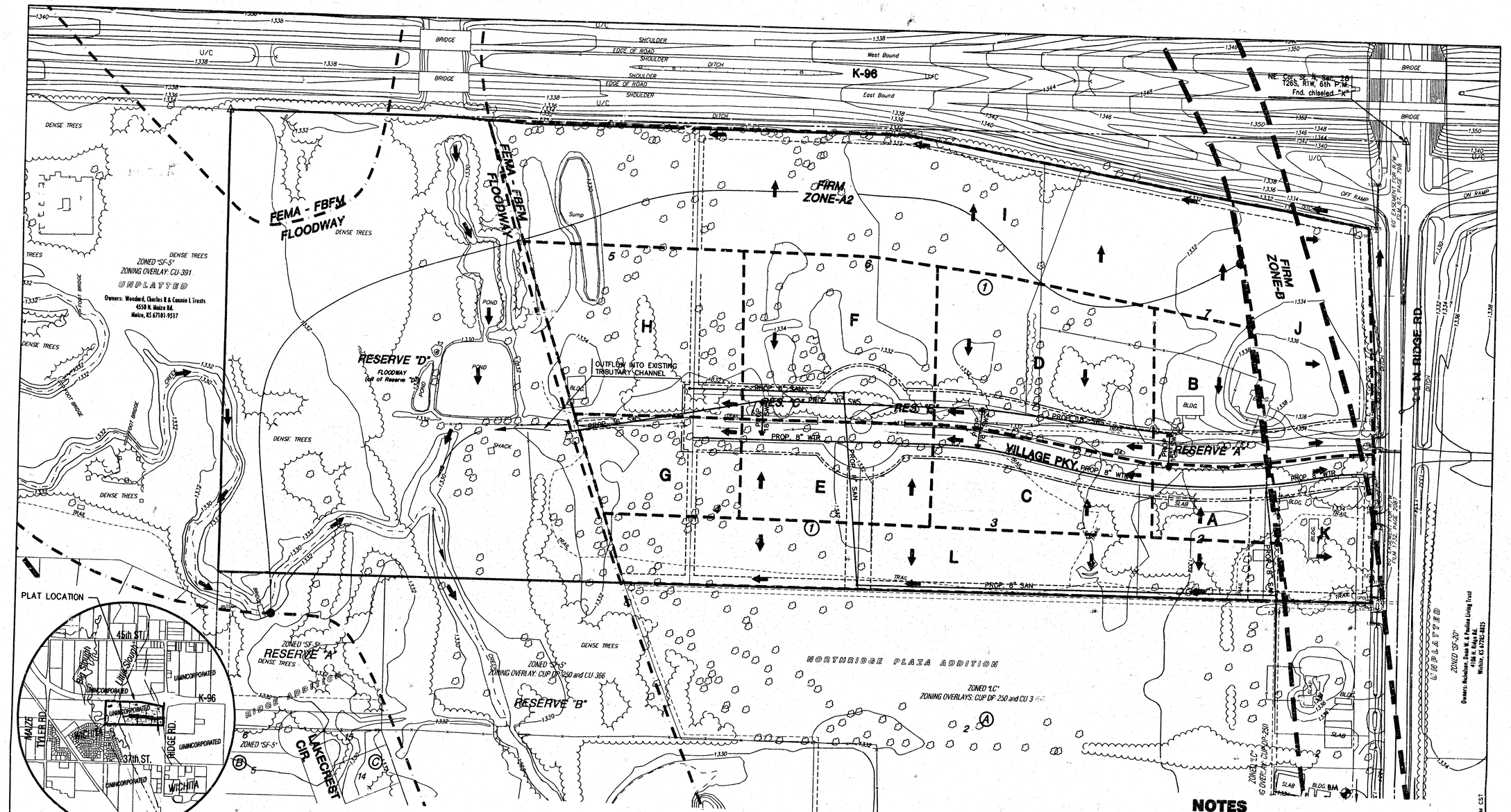

VICINITY MAP

BENCH MARK

BM Square cut on hubguard of R.C.B.C., 73'
West of SE. Cor., SE. ¼, Sec. 28, T26S, R1W.
Elev. = 1331.52 (NGVD) 144.12 (City)

LEGEND

- Sec. Corner
- SIGN
- GATE
- TREES
- EDGE OF TREES
- POLE
- Fnd. Prop. Corner
- GAS METER
- SANITARY SEWER MANHOLE
- POWER POLE/GUY ANCHOR
- ELECTRIC BOX
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- TELEPHONE RISER
- FENCE
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- TELEPHONE LINE
- OVERHEAD ELECTRIC

NOTES

1. ZONING: Existing - SF-20
   Proposed - LC and SF-5 (SF-5 by annexation) (this plat shall conform with) CUP DP-280
2. ANNEXATION: An application for annexation has been sumbitted to the City of Wichita
3. PUBLIC UTILITIES: Shall be extended to site by petitions
4. LEGAL DESCRIPTION: See attached
5. EXISTING USE: Vacant Land
6. PLAT AREA: 55.95 AC
7. SURVEY DATE: April 9th, 2003 (by MARKHURD)
8. MINIMUM PADS: As shown on the Final Drainage Plan
9. LOT TOTAL (7) - Lots 1, 2, and 7 - LC Zoning District
   Lots 3, 4, 5, and 6- GO Zoning District
10. RESERVES: "A", "B", "C", and "D" are platted for for signs, landscaping, irrigation, open space, monuments, and water features. Reserve "A" and "C" shall allow for public access across Reserve "A" and "C", at various locations for driveways. Reserve "D" is platted for pedestrian access, open space, drainage, and floodplain.

100 0 100 200

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
5,6,7	1	149.1	1336.5
1,2,3,4	1	148.1	1335.5

Prelim. Drainage and Utility Plan

NORTH RIDGE VILLAGE ADDITION

OWNER / DEVELOPER: Kansas Bait & Tackle, LLC, a Kansas limited liability company 7570 W. 21st ST. N., Bldg 1050 Suite B, Wichita, KS. 67205 (316) 838-2020
COF, LLC, a Kansas limited liability company P.O. BOX 480, Fredonia, KS 66736 (620) 378-2114

Date: November 2004

MKEC ENGINEERING CONSULTANTS