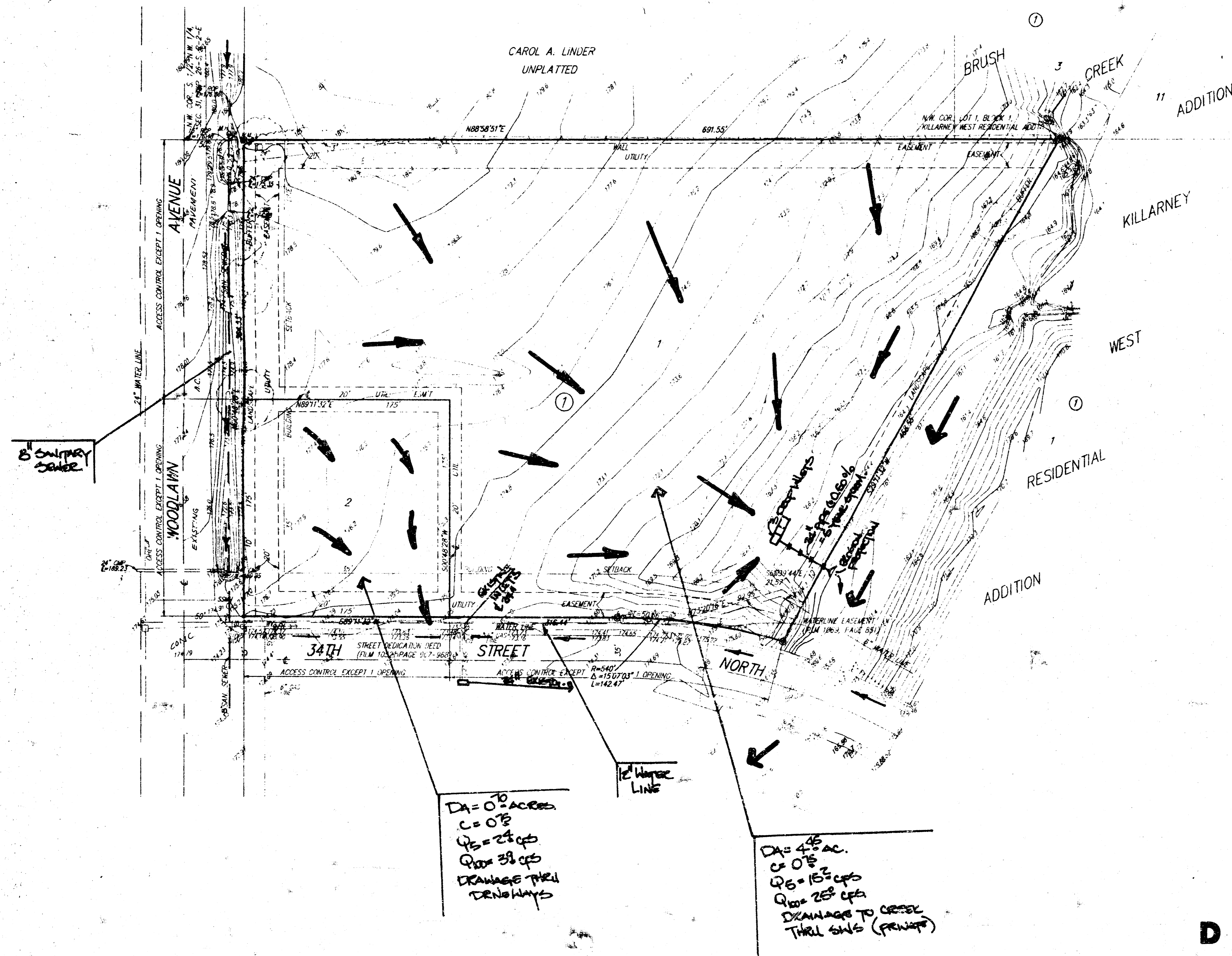


# SKETCH PLAT VALENTINE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



1" = 50'

ADDITIONAL BUILDING SETBACKS ESTABLISHED IN COMMUNITY UNIT PLAN OP-155 WHICH IS ON FILE IN THE WICHITA METROPOLITAN AREA PLANNING DEPARTMENT OFFICE.

- = 1/2 PEBAR W/ "DAUGHMAN" CAP (22')
- = 1/2" PEBAR W/ "MO-KANSAS" CAP (FOUR)

B BEARING BASE = ASSUMED

OWNER:  
SHELDON COLEMAN INVESTMENT TRUST  
2414 N. WOODLAWN, SUITE 170  
WICHITA, KS 67220

LEGAL DESCRIPTION:  
A TRACT OF LAND LYING IN THE N.W. 1/4 OF SEC. 31, TWP. 26-S, R-2-E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID N.W. 1/4, SAID POINT LYING 50 FEET EAST OF THE N.W. CORNER OF SAID SOUTH HALF; THENCE N89°58'31"E 691.55 FEET ALONG SAID NORTH LINE; THENCE S29°11'32"W 468.55 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE ALONG SAID CURVE 142.48 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 150°03', A RADIUS OF 340 FEET AND A LONG CHORD OF 142.01 FEET, BEARING N57°14'56"W; THENCE S89°11'32"W 316.44 FEET TO A POINT LYING 50 FEET EAST OF THE WEST LINE OF SAID SOUTH HALF; THENCE N00°48'28"W 344.51 FEET PARALLEL WITH SAID WEST LINE TO THE POINT OF BEGINNING.

BENCHMARK:  
CITY D.C. - APPROX. 48' E. OF E. WOODLAWN AVE. AND 77' S. OF E. 34TH STREET NORTH  
E.L. = 177.97 CITY DATUM

## DRAINAGE & UTILITY PLAN