

**NOTES**

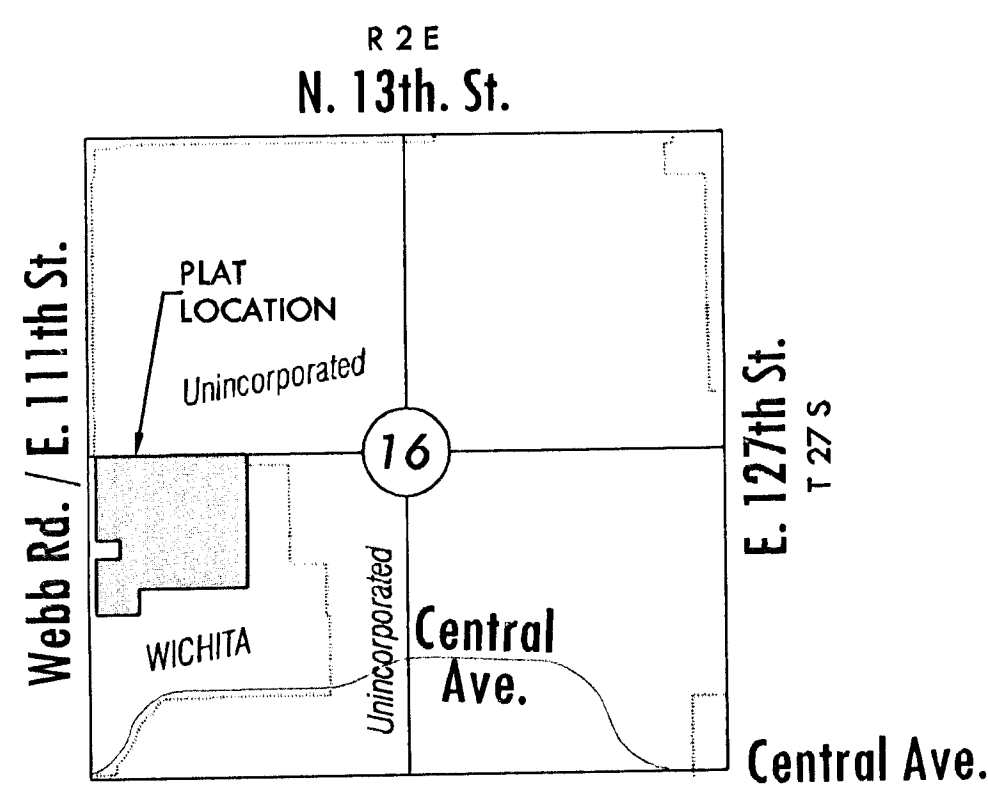
1. LOT TOTAL - 1.64 (1.60 Residential, 4-Commercial)
2. ANNEXATION: within City of Wichita corporate limits. Property to north unincorporated.
3. ZONING: Existing - "GC" and "U"
4. EXISTING/PROPOSED USES: commercial, retail, adventure park, storage units.
5. PLAT AREA: Gross - 32.39 acres +/-
6. SURVEY DATE: Jan, 2007
7. PUBLIC UTILITIES: Municipal sanitary sewer, and water presently serve the property.
8. ACCESS CONTROLS: As shown
9. RESERVES: none.
10. FLOOD: According to FEMA FIRM Community Unit Panel 20173C0378E, Effective Date Feb. 7th, 2007; this property lies within flood zone "X" (areas determined to be outside the 500 year floodplain).
11. DRAINAGE: A drainage report shall accompany this plat. The property lies within a branch of Gypsum Creek drainage basin.

**LEGEND**

- SN - CONIFEROUS TREE
- DN - DECIDUOUS TREE
- SH - SIGN
- HP - POWER POLE
- EB - ELECTRIC BOX
- LP - LIGHT POLE
- FH - FIRE HYDRANT
- WV - WATER VALVE
- WM - WATER METER
- SC - SECTION CORNER
- BM - BENCHMARK
- E - EASEMENT
- BS - BUILDING SETBACK
- F - FENCE
- SSP - STORM SEWER PIPE
- WL - WATER LINE
- SSL - SANITARY SEWER LINE
- GL - GAS LINE
- GPL - GAS PIPELINE
- TL - TELEPHONE LINE
- ULE - UNDERGROUND ELEC.
- OEL - OVERHEAD ELECTRIC
- FIC - FIBER OPTIC CABLE



1"=60'



**VICINITY MAP**

**PRELIMINARY PLAT**

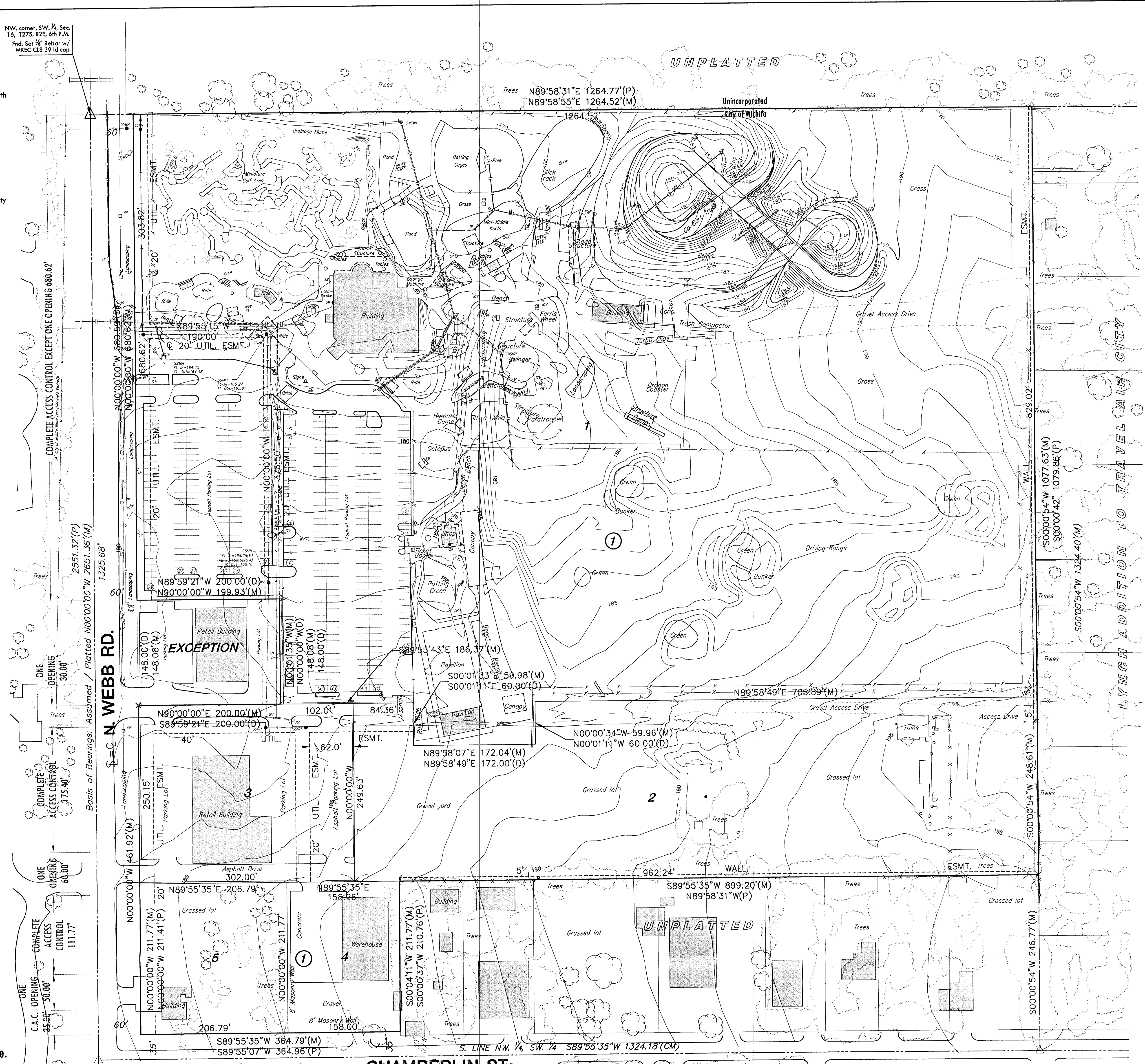
A portion of the NW 1/4, SW 1/4, Sec. 16, T27S, R2E, 6th P.M.

**CORNEJO EAST SECOND ADDITION**

OWNERS / DEVELOPER: Triple J of Wichita, LLC / Ramcor LLC 2060 E. Tulsa Wichita, KS 67216 316-522-5100

NW corner, SW 1/4, Sec. 16, T27S, R2E, 6th P.M. Fnd. Set 3/4 Rebar w/ MKEC CLS 39 1d cap

SE corner, Sec. 16, T27S, R2E, 6th P.M. Fnd. 3/4 cap



**LEGAL DESCRIPTION**

A replat of a contiguous tract of land lying within all of "CORNEJO EAST ADDITION", to Wichita, Sedgewick County, Kansas, AND all of "FAMILY GOLF CENTER ADDITION", an addition to Wichita, Sedgewick County, Kansas, EXCEPT that part of Lot 1, Block 1, said "FAMILY GOLF CENTER ADDITION", being described as commencing at the western most southwest corner of said Lot 1, thence N00°00'00"W, along the west line of said Lot 1, 366.91 feet for a point of beginning, thence continuing N00°00'00"W, along the west line of said Lot 1, 148.00 feet; thence S89°59'21"E, 200.00 feet; thence S00°00'00"W, 148.00 feet; thence N89°59'21"W, 200.00 feet to the point of beginning.

**MKEC**  
ENGINEERING  
CONSULTANTS, INC.

Date submitted: Jan. 22nd, 2007  
Subdivision Hearing: Feb. 8th  
MAPC Hearing: Feb. 15th

411 N. WEBB ROAD  
WICHITA, KS 67206  
316-684-9600

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