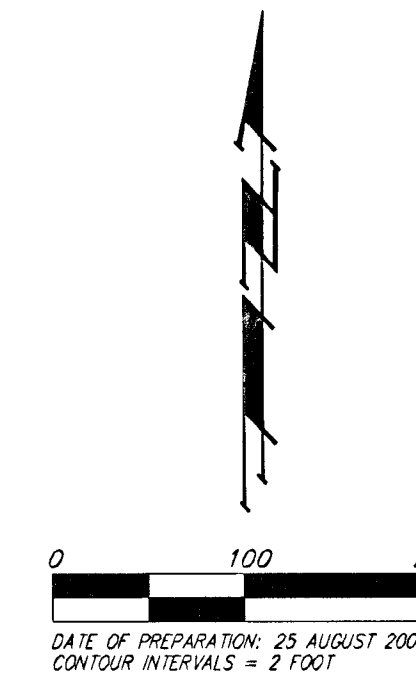


PRELIMINARY PLAT
COTTAGE GARDENS ADDITION
 WICHITA, SEDGWICK COUNTY, KANSAS



CONTRACT PURCHASER:
 JAY RUSSELL COMMUNITIES
 12602 W. 13TH
 WICHITA, KS 67235
 316-225-2417

LEGAL DESCRIPTION:
 Lot 1, Block 1, and Reserve "A", Wesley West Addition to Wichita, Sedgwick County, Kansas, EXCEPT that part of said Lot 1 and said Reserve "A" described as follows: Beginning at a point on the west line of Lot 1, Block 1, in said Wesley West Addition, said point being the NE corner of Lot 4, Block 1, Northwest Village to Wichita, Sedgwick County, Kansas; thence S0113°08'W along the west line of Lot 1, Block 1, in said Wesley West Addition, 188.72 feet to the most westerly SW corner of Lot 1, Block 1, in said Wesley West Addition, said SW corner also being the NW corner of Lot 1, Block 1, Northwest Village 5th Addition to Wichita, Sedgwick County, Kansas; thence S88°02'01"E along the south line of Lot 1, Block 1, in said Wesley West Addition, 505.39 feet to a deflection corner in said south line, said deflection corner also being the NE corner of Lot 1, Block 1, in said Northwest Village 5th Addition; thence S015°58'W along the south line of Lot 1, Block 1, in said Wesley West Addition, 450.40 feet to the most southerly SW corner of Lot 1, Block 1, in said Wesley West Addition, said SW corner also being the SE corner of Lot 1, Block 1, in said Northwest Village 5th Addition; thence S88°02'01"E along the south line of Lot 1, Block 1, and Reserve "A", in said Wesley West Addition, 818.00 feet to the SE corner of said Reserve "A"; thence N01°32'08"E along the east line of said Reserve "A", 115.00 feet to the SE corner of Nantucket as dedicated in said Wesley West Addition; thence west along the south line of said Nantucket, 30.00 feet to the SW corner of said Nantucket; thence north along the west line of said Nantucket, 30.00 feet to the NW corner of said Nantucket; thence easterly along the north line of said Nantucket, 30.00 feet to the NE corner of said Nantucket; thence N01°32'08"E along the east line of said Reserve "A", 424.13 feet to the intersection with the north line of Lot 4, Block 1, in said Northwest Village, as extended easterly, said intersection also being 262.00 feet south of the NE corner of said Reserve "A"; thence N88°02'01"W along said extended north line, 150.00 feet to a point on the west line of said Reserve "A", said point being 260.87 feet south of the NW corner of said Reserve "A"; thence continuing N88°02'01"W along said extended north line, 1170.00 feet to the point of beginning.

BENCHMARK:
 TYLER AND 13TH ST. NORTH
 COW BENCHMARK, SW CORNER OF INTERSECTION
 68.70' WEST OF CENTER LINE
 77' SOUTH OF CENTER LINE
 2' EAST OF EAST FACE WALK
 2' SOUTH OF SOUTH FACE OF WALK
 6.50' EAST-SOUTHEAST TO PROPERTY CORNER

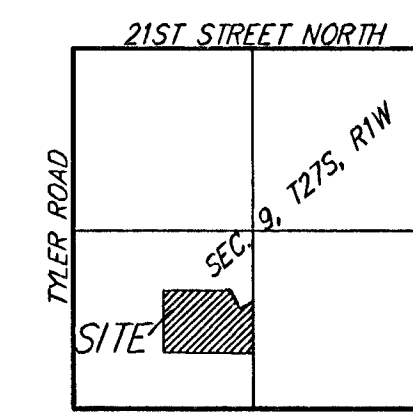
ELEV. = 168.47 (CITY DATUM)
 ELEV. = 1335.87 (NGVD29)

RESERVE "A" IS RESERVED FOR LANDSCAPING, OPEN SPACE, DRAINAGE PURPOSES, PIPELINES AS CONFINED TO EASEMENTS, AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "B" IS RESERVED FOR LANDSCAPING, OPEN SPACE, ENTRY MONUMENTS, AND PIPELINES AS CONFINED TO EASEMENTS.

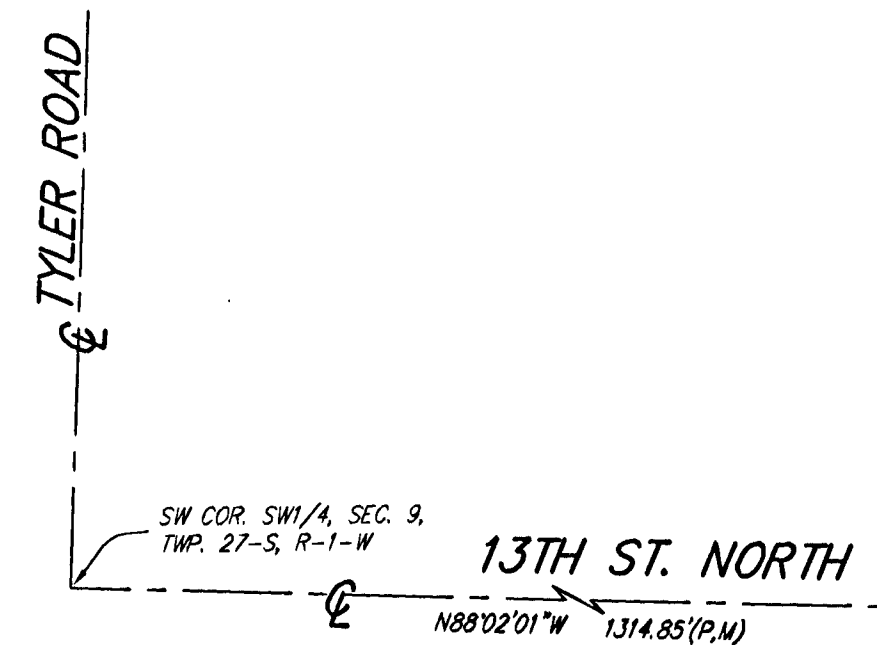
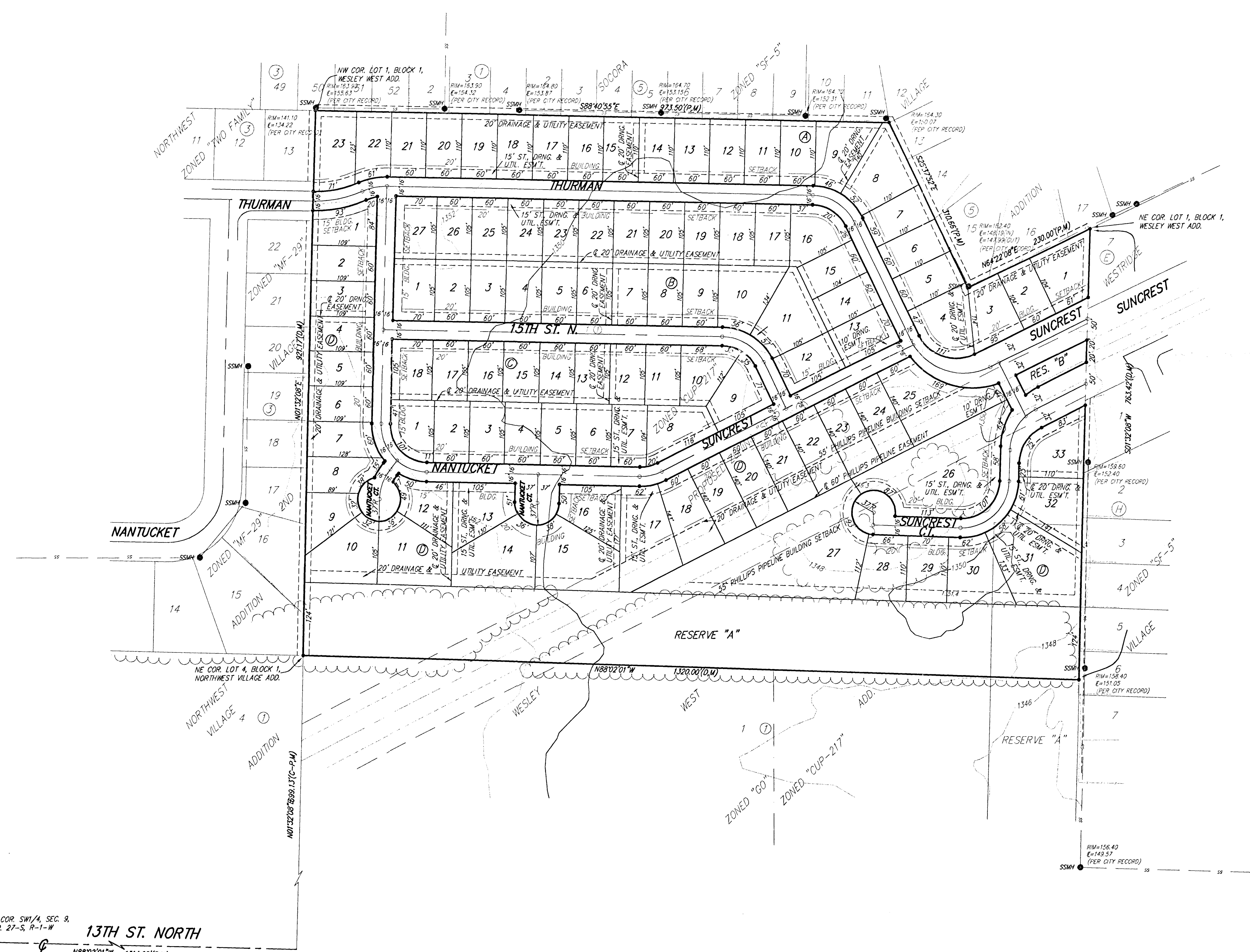
SSM = Sanitary Sewer Manhole
 #4 REBAR W/ "BAUGHMAN" CAP (SET)

(M) = MEASURED
 (D) = DESCRIBED
 (P) = PLATTED



VICINITY MAP

NOTE:
 ALL LOTS WITHIN COTTAGE GARDENS ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.



25 AUGUST 2003