

- LEGEND**
- △ SECTION CORNER
 - MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
 - (P) PLATTED
 - (M) MEASURED
 - (D) DESCRIBED
 - STREET SIGN
 - DELINEATOR
 - STEEL BOLLARD
 - UTILITY POLE
 - UTILITY POLE W/ LIGHT
 - UTILITY POLE W/ TRANSFORMER
 - LIGHT POLE
 - DEADMAN ANCHOR
 - OVERHEAD POWER LINE - # LINES
 - ELECTRIC PEDESTAL
 - ELECTRIC METER
 - ELECTRIC MANHOLE
 - UNDERGROUND ELECTRIC LINE
 - GAS RISER
 - GAS VALVE
 - GAS METER
 - UNDERGROUND GAS LINE
 - WATER LINE
 - WATER LINE GATE VALVE
 - WATER METER
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER LINE
 - STORM SEWER MANHOLE
 - TELEPHONE PEDESTAL
 - TELEPHONE MANHOLE
 - SPLICE BOX
 - UNDERGROUND TELEPHONE LINE
 - TRAFFIC CONTROL POLE
 - TRAFFIC CONTROL BOX
 - MONITOR WELL
 - PAY PHONE
 - HANDICAP SIGN
 - HANDICAP PAINTED SYMBOL
 - GREASE PIT MANHOLE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - DECIDUOUS TREE W/ SIZE
 - PARKING STALL COUNT
 - 1' CONTOUR INTERVAL
 - AREA TO BE REZONED TO "GC" - GENERAL COMMERCIAL

NOTES:

- THE ITEMS SHOWN ON THE SURVEY AS (PER PLAT) REFER TO THE FINAL PLAT OF BROADWAY 47 PLAZA 2ND ADDITION, WICHITA, KANSAS, RECORDED IN DRAWER NO. C-2 7-30 AND THE BROADWAY 47 PLAZA COMMERCIAL COMMUNITY UNIT PLAN (DP-28) ON FILE WITH THE WICHITA-SEDCWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.
- ALL BUILDING SETBACK LINES ARE PER COMMUNITY UNIT PLAN (DP-28)
- C.U.P. AMENDMENT PENDING
- PORTION OF SITE TO BE REZONED TO "GC" - GENERAL COMMERCIAL AS SHOWN

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK A, BROADWAY 47 PLAZA 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE ON AN ASSUMED BEARING OF N 00°29'38" E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 602.00 FEET TO THE SOUTHWEST CORNER OF LOT 5, SAID BLOCK A;

THENCE S 89°24'58" E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 149.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE N 00°30'04" E ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 200.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 47TH STREET SOUTH;

THENCE S 86°26'22" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 467.16 FEET TO THE NORTHWEST CORNER OF LOT 4, SAID BLOCK A;

THENCE S 00°00'18" W ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 80.05 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, S 09°58'34" W A DISTANCE OF 81.22 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, S 00°04'16" W A DISTANCE OF 48.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE N 89°59'59" E ALONG THE SOUTH LINE OF SAID LOT 4 AND AN EXTENSION THEREOF, A DISTANCE OF 354.19 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN FILM 1853 PAGE 1664, OFFICE OF THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS;

THENCE N 00°26'20" E ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 187.19 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF 47TH STREET SOUTH;

THENCE S 86°26'22" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 73.69 FEET TO THE NORTHWEST CORNER OF LOT 3, SAID BLOCK A;

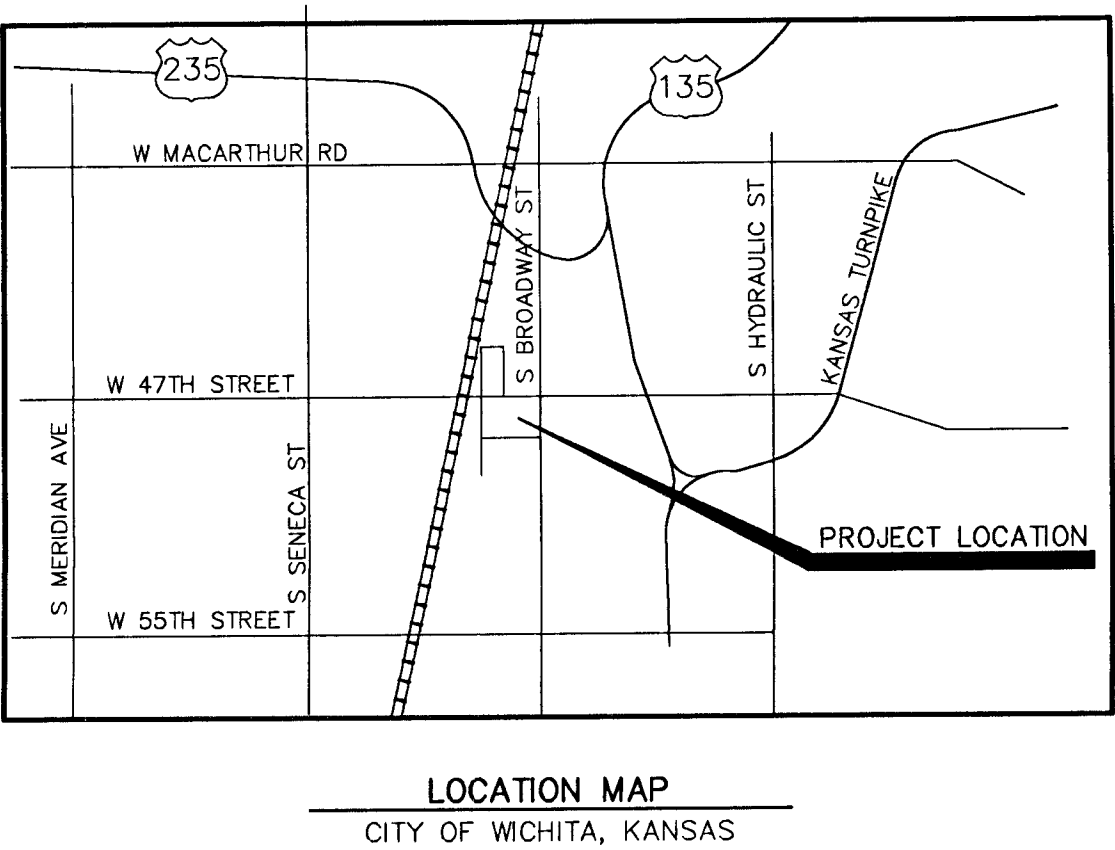
THENCE S 00°24'28" W ALONG THE WEST LINE OF SAID LOT 3 AND LOT 2, SAID BLOCK A, A DISTANCE OF 303.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK A;

THENCE S 89°35'06" E ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 199.85 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BROADWAY AVENUE;

THENCE S 00°24'28" W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 440.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE N 89°59'59" E ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1232.79 FEET TO THE POINT OF BEGINNING, CONTAINS 18.18 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

END OF DESCRIPTION



BASIS OF BEARINGS:

ASSUMED BEARING OF N 89°59'59" W ALONG THE SOUTH LINE OF BROADWAY 47 PLAZA 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, RECORDED IN PLAT DRAWER C-2 7-30.

BENCHMARKS:

BM #1: CITY OF WICHITA BENCHMARK - 2 1/2" BRASS DISC FOUND AT THE NORTHEAST CORNER OF THE TRAFFIC SIGNAL POLE CONCRETE BASE AT THE SOUTHWEST QUADRANT OF 47TH STREET SOUTH & BROADWAY. CITY OF WICHITA DATUM=87.44 MSL ELEV=1274.84

BM #2: CHISELED SQUARE FOUND IN TOP OF CONCRETE LIGHT POLE BASE ON NORTH SIDE OF POLE, WEST OF WEST ENTRANCE INTO BURGER KING. CITY OF WICHITA DATUM=87.69

BM #3: CHISELED SQUARE SET, 0.5' EAST OF CORNER OF CURB ON TOP OF CURB AT SOUTHWEST CORNER OF PARKING LOT FOR DOLLAR GENERAL. CITY OF WICHITA DATUM=87.28

BM #4: NORTHEAST CAP BOLT ON FIRE HYDRANT AT SOUTHEAST CORNER OF OLD GROCERY STORE. CITY OF WICHITA DATUM=87.76

BM #5: CHISELED SQUARE SET AT NORTHWEST CORNER OF CURB INLET AT NORTHWEST QUADRANT OF 48TH STREET SOUTH AND BROADWAY. CITY OF WICHITA DATUM=86.0

OWNER:
BROADWAY 47, LLC
DAVID J CHRISTIE, PARTNER
9400 REEDS ROAD, SUITE 100
OVERLAND PARK, KANSAS 66207
913-649-4500

SURVEYOR:
KAW VALLEY ENGINEERING, INC.
SAM MALINOWSKI, PROJECT MANAGER
2319 NORTH JACKSON
PO BOX 1304
JUNCTION CITY, KANSAS 66441
785-762-5040

PRELIMINARY PLAT
THE HOME DEPOT ADDITION
TO
WICHITA, KANSAS
KAW VALLEY ENGINEERING, INC.
2319 NORTH JACKSON - PO BOX 1304
JUNCTION CITY, KANSAS 66441
785-762-5040

CHK	
DWN	
DSN	
DESCRIPTION	SUBMITTED TO CITY
DATE	5-31-06
REV	0
<p>2319 NORTH JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 785-762-5040 WWW.KAVEG.COM</p> <p>KAW VALLEY ENGINEERING, INC. - CONSULTING ENGINEERS Office: Junction City, Mo., Leawood, Kan.</p>	
<p>HOME DEPOT ADDITION 47TH STREET SOUTH AND BROADWAY AVENUE WICHITA, KANSAS</p>	
PROJ. NO.	A06_2806
DATE	MAY 22, 2006
DESIGNER	SM
DRAWN BY	JL
CPN	2806PRLM
SHEET	0
1 OF 1	