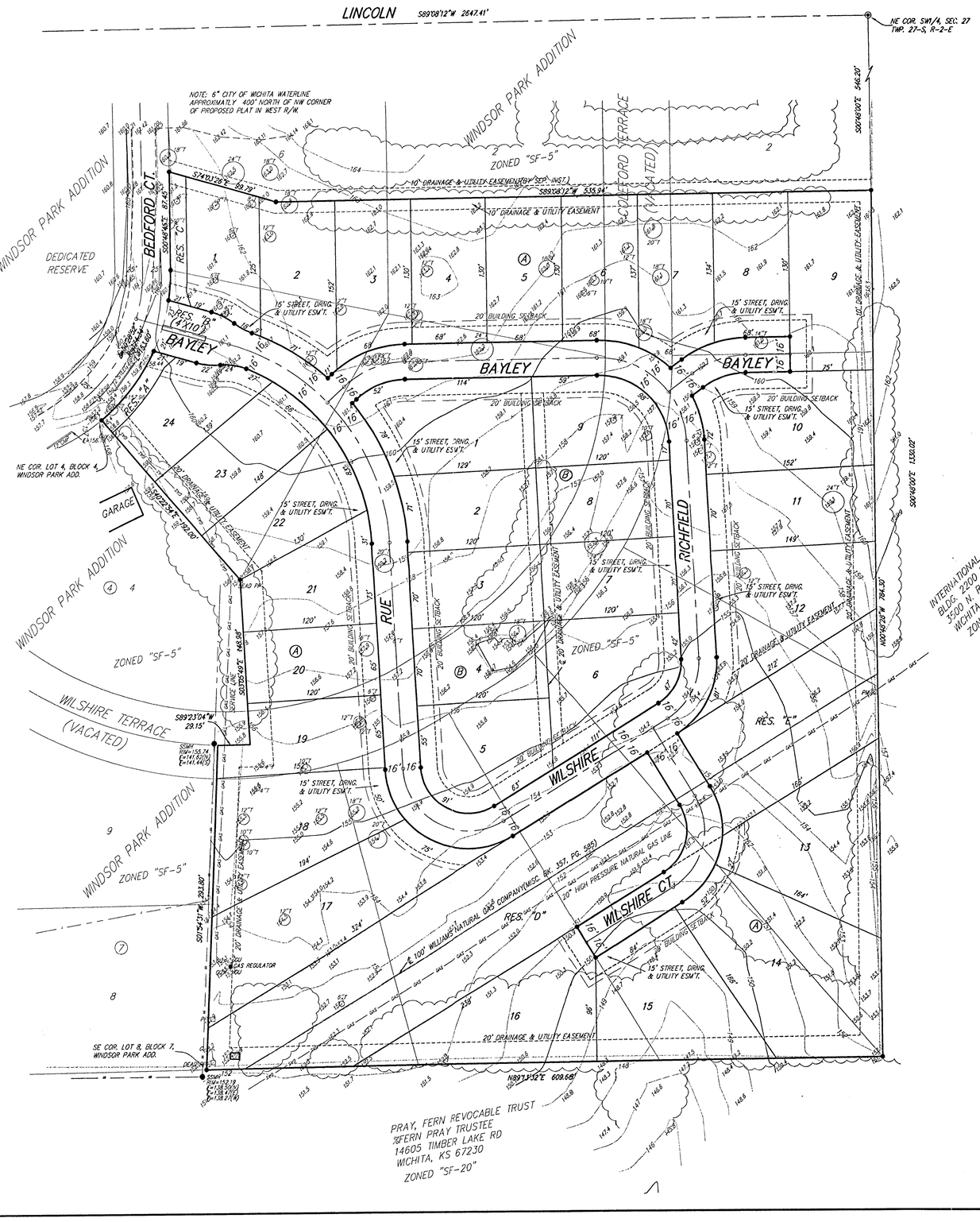
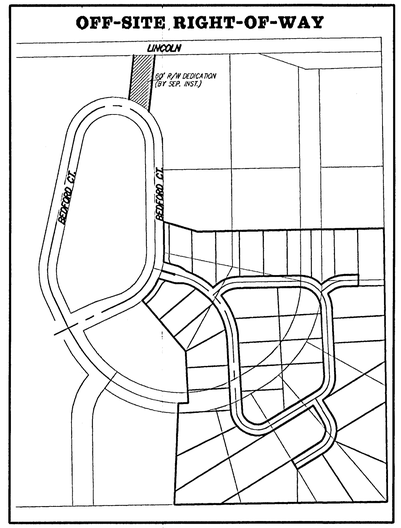
PRELIMINARY PLAT

GRACE PARK

AN ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



OFF-SITE RIGHT-OF-WAY



0 50 100

DATE OF PREPARATION: 18 NOVEMBER 2002
DATE OF TOPOGRAPHY: 28 OCTOBER 2002
CONTOUR INTERVALS = 1 FOOT

CONTRACT PURCHASER:
Pinnacle Construction Group
Attn. Mike Frey
1223 N. Rock Road
Building E. Suite 100
Wichita, Kansas 67206

LEGAL DESCRIPTION:
All of Lots 3, 4, 5, 6, and 7, Block 7, Windsor Park Addition to Sedgwick County, Kansas and all of Lots 3 and 5, Block 4, and part of Lot 2, Block 7, and part of Lots 2 and 6, Block 4, Windsor Park Addition to Sedgwick County, Kansas and that part of vacated Wilshire Terrace and Coleford Terrace and said streets were vacated by order filed in Book Misc. 402, Page 102; and order filed in Book Misc. 415, Page 445, lying within Windsor Park Addition to Sedgwick County, Kansas described as follows: Commencing at the NE corner of Lot 2, Block 7, in said Addition; thence S0°44'34"E (assumed) along the east line of said Addition, 176.0 feet to the point of beginning; thence S89°08'12"W parallel to the north line of said Addition 535.32 feet; thence N74°03'26"W, 99.79 feet to a point on the west line of Lot 6, Block 4, in said Addition; thence S0°48'45"E along the west line of Lot 6, Block 4 in said Addition, 87.45 feet to the front corners common to Lots 5 and 6, Block 4 in said Addition, said point being a point of curve to the right; thence southwesterly along a curve to the right, having a centrol angle of 50°28'52" and a radius of 174.34 feet, an arc distance of 153.60 feet, (having a chord length of 148.68 feet bearing S24°25'41"W) to the front corners common to Lots 5 and 4, Block 4 in said Addition; thence S40°22'54"E along the common lot line between Lots 5 and 4, Block 4 in said Addition, 192.00 feet to the common rear corners of Lots 3, 4, and 5, Block 4, in said Addition; thence S3°05'49"E along the common lot line between Lots 3 and 4, Block 4, in said Addition, 148.98 feet to a point on the centerline of Wilshire Terrace (now vacated) said point being on a curve; thence westerly on a curve to the right being along the centerline of Wilshire Terrace (now vacated) in said Addition, having a central angle of 4°52'15" and a radius of 343.01 feet, an arc distance of 29.16 feet (having a chord length of 29.15 feet bearing S89°23'04"W) to a point of intersection with the common lot lines of Lots 7 and 9 and Lot 7 and 8, Block 7, in said Addition as extended north; thence S1°54'31"W along the common lot lines of Lot 7 and 9 and Lot 7 and 8, Block 7, in said Addition, 292.13 feet more or less to the rear corners common to Lots 7 and 8, Block 7, of said Addition; thence N89°07'27"E along the rear lines of Lots 5, 6, and 7, Block 7, in said Addition, 608.10 feet more or less to the southeast corner of Lot 5, Block 7, in said Addition said point being a 8" x 9" stone with a drilled hole in the center; thence N0°44'34"W, along the rear lines of Lots 4, 3, and 2, Block 7, 781.54 feet more or less to the point of beginning.

BENCHMARK:
"□" top of curb southeast corner Reserve "G" Cedarview Addition.
Elev.=161.87(City Datum)
Elev.=1349.27(NGVD29)

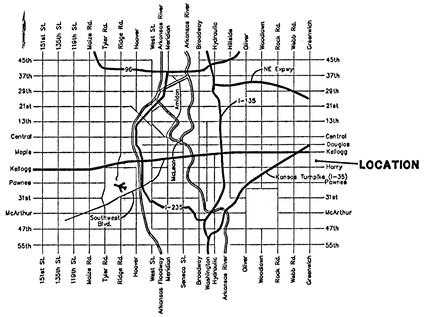
RESERVE "A" AND "C" ARE RESERVED FOR OPEN SPACE, LANDSCAPING, BERMS, ENTRY MONUMENTS, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "B" IS RESERVED FOR STREETS, OPEN SPACE, LANDSCAPING, BERMS, ENTRY MONUMENTS, DRAINAGE PURPOSES, AND UTILITIES.

RESERVE "D" & "E" IS RESERVED FOR LANDSCAPING, OPEN SPACE, PIPELINES AS CONFINED TO EASEMENTS, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENTS

EB □ = Electric Box
GV ● = Gas Meter
GU ○ = Guard Post(Bollard)
GyA — = Guy Anchor
GV ● = Gas Valve
LP ○ = Light Pole
PM ◇ = Pipeline Marker
pp □ = Power Pole
Sign △ = Sign
SSMH ● = Sanitary Sewer Manhole
T ⊙ = Tree

⌀ = ½ REBAR W/ "BAUGHMAN" CAP (FOUND)
● = ½ REBAR W/ "BAUGHMAN" CAP (SET)
⊗ = ⅝ REBAR W/ "SKEC" CAP (FOUND)
⊠ = 1" IRON (FOUND)
○ = 1/2" IRON (FOUND)
(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED



18 NOVEMBER 2002

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
P:\PLAT\GRACEPARK\GRACEPARK.DWG-SHT