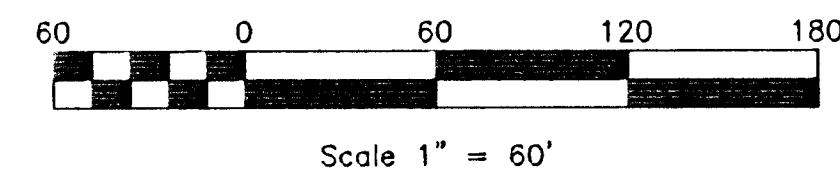
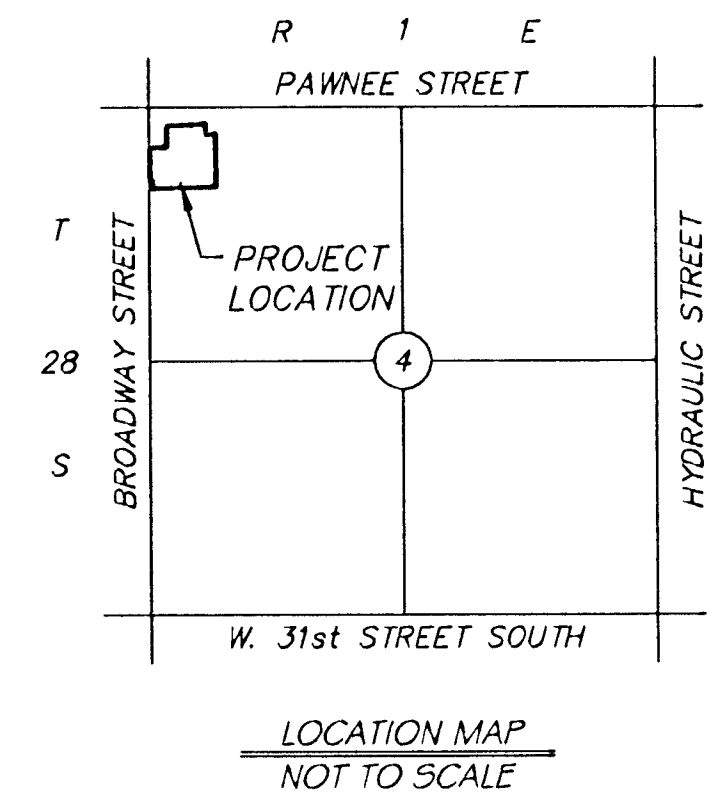


SPCS=STATE PLANE
COORDINATE SYSTEM BEARINGS
PLAT=PLAT BEARINGS

PROPOSED LEGEND

- +— SIGN (i.e. STOP, YIELD, etc.)
- AV-MOD LIGHT POLE AND FIXTURE TYPE
- AV-MOD-CAM LIGHT POLE AND FIXTURE TYPE W/ SECURITY CAMERA
- J WAY FIRE HYDRANT
- GV GATE VALVE
- S.S. MANHOLE
- S.S. CLEANOUTS
- STORM SEWER INLET
- STORM SEWER CURB INLET
- STORM SEWER JUNCTION BOX
- TUG TELEPHONE UNDERGROUND
- PUG POWER UNDERGROUND
- POW OVERHEAD POWER OVERHEAD
- G GAS LINE
- ELECTRICAL CONDUIT



SURVEYOR'S CERTIFICATE

A tract of land lying in the Northwest Quarter (NW/4) of Section Four (4), Township Twenty-eight (28) South, Range One (1) East of the 6th P.M., also being a part of the recorded plat of KINKAD PARK, an addition to Wichita, Sedgewick County, Kansas, being more particularly described as follows:

Lot Two (2), Block A, KINKAD PARK, an addition to Wichita, Sedgewick County, Kansas.

Said tract contains a mathematical error of closure of 1:94,592.190.

Said tract contains 1,80,290 square feet or 27,057 acres more or less.

I further certify that:

- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises that there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon.
- This map or plat or the survey on which it is based was made in accordance with laws regulating surveying in the State of Kansas, and with the Minimum Standard Detail Requirements for ALTA and ACSI Land Title Surveys, jointly established and adopted by ALTA and ACSI in 1999 and meets the accuracy requirements (as adopted by ALTA and ACSI and in effect on the date of the certification) of an Urban Survey, as defined therein, with accuracy and precision requirements modified to meet current angular and linear tolerance requirements of the state in which the subject property is located, and including items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14, 15 and 16 in Table A contained therein.
- The property described hereon is the same as the property described by First American Title Insurance Company of Kansas in Commitment No. 00584008 with an effective date of November 8, 2001 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation "B" (Special Flood Hazard Area) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 00285, with a date of identification of May 15, 1998, for Community No. 200328, in Sedgewick County, State of Kansas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to St. Francis Avenue and limited direct access to Pawnee Avenue and Broadway Avenue, all dedicated public streets.
- Except as shown, all visible utilities serving the subject property enter through adjoining public streets and/or easements of record.
- The Kansas State Plane Coordinate System, South Zone, was used as the basis of bearing for this survey.
- Property is subject to the easements and access control as set out in the recorded plat of KINKAD PARK and as shown hereon.
- VACATION ORDER recorded in File 89, Page 837 releases a portion of a 30 foot easement (established by the recorded plat of KINKAD PARK) and is shown hereon. (Title Commitment No. 9)
- EASEMENT in favor of the City of Wichita, for a water line and water system, recorded in Book 70, Page 1402 affects subject property and is shown hereon. Said document references an Exhibit "A" for the location of said easement; said Exhibit "A" has no written description, therefore its exact location cannot be determined. VACATION ORDER recorded in File 90, Page 1492 and File 142, Page 1023, their exact location cannot be determined because of aforesaid easement. All above ground evidence of said utility is shown hereon. (Title Commitment No. 10)
- AGREEMENT TERMINATING EASEMENTS FOR COMMON INGRESS AND EGRESS DRIVEWAYS AND SUBSTITUTING NEW EASEMENTS FOR COMMON INGRESS AND EGRESS DRIVEWAYS TO CORRECT TO SUCH DRIVEWAYS AS THEY ACTUALLY EXIST recorded in File 258, Page 1497 affects subject property and is shown hereon. (Title Commitment No. 11)
- Property is subject to the terms, conditions and restrictions as set out in MAINTENANCE AGREEMENT recorded in File 333, Page 503 and its location is shown hereon. (Title Commitment No. 12)
- EASEMENT in favor of the City of Wichita, for a sewer line, recorded in Book 47, Page 323 affects subject property and is shown hereon. (Title Commitment No. 13)
- EASEMENT GRANT in favor of Southwestern Bell Telephone Company for telephone equipment and cables, recorded in File 1094, Page 498 references a Number 1 Equipment Room as its location which is not determinable. (Title Commitment No. 14)
- EASEMENT GRANT in favor of Southwestern Bell Telephone Company for telephone equipment and cables, recorded in File 1094, Page 498 references a Number 1 Equipment Room as its location which is not determinable. (Title Commitment No. 15)
- AFFIDAVIT in favor of Kansas Gas and Electric Company, for electric lines, recorded in File 89, Page 358 affects subject property and is shown hereon. Said document references an Exhibit "A" for the location of said easement which was provided, said Exhibit "A" has no written description, therefore its exact location cannot be determined. All above ground evidence of said utility is shown hereon. (Title Commitment No. 16)
- Property is subject to the terms and conditions as set out in CERTIFICATE recorded in Book 41, Page 1014; RESOLUTION recorded in Book 42, Page 1455; RESOLUTION recorded in Book 42, Page 1455; RESOLUTION recorded in Book 43, Page 545; RESOLUTION recorded in Book 43, Page 551; RESOLUTION recorded in Book 43, Page 552; RESOLUTION recorded in Book 43, Page 552; AMENDED RESOLUTION recorded in Book 71, Page 266; AMENDED RESOLUTION recorded in File 128, Page 910. (Title Commitment No. 28)

PARKING DATA

BUILDING GROSS FLOOR AREA:	206,049 S.F.
CART CORRALS	10 SPACES
ACCESSIBLE SPACES	23 SPACES
ASSOCIATE PARKING	207 SPACES
TOTAL PARKING (With Gas)	1024 SPACES
TOTAL PARKING (No Gas)	1024 SPACES
RATIO	4.97/1,000 S.F.

PROPERTY AREA DATA

LOT #1	21.45± AC
GAS LEASE AREA	0.62± AC
OUTLOT #1	0.79± AC
OUTLOT #2	0.82± AC
OUTLOT #3	1.49± AC
OUTLOT #4	1.93± AC
TOTAL PROPERTY	27.10± AC

LEGEND

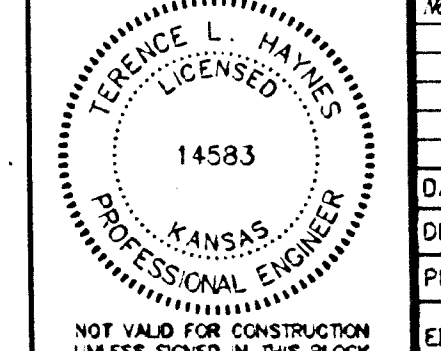
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 - TUG TELEPHONE UNDERGROUND
 - PUG POWER UNDERGROUND
 - POW OVERHEAD POWER OVERHEAD
 - G GAS LINE
 - ELECTRICAL CONDUIT
- UNDERGROUND UTILITY LINES
- /—/— TELEPHONE
 - /—/— POWER
 - /—/— GAS
 - /—/— WATER
 - /—/— SEWER
 - /—/— SANITARY
 - /—/— OTHER

ZONING DATA

DISTRICT: CC - GENERAL COMMERCIAL
CUP - COMMUNITY UNIT PLAN
MINIMUM YARD REQUIREMENTS
30' SERVICE DRIVE
MAXIMUM HEIGHT - 80 FEET, PLUS TWO FEET OF ADDITIONAL HEIGHT FOR EACH FOOT OF SETBACK BEYOND THE MINIMUM REQUIRED SETBACKS.
BULK REQUIREMENTS - BUILDINGS SHALL NOT COVER MORE THAN 30 PERCENT OF THE LAND UPON WHICH THE DEVELOPMENT IS PROPOSED.

- BM #1 CUT "X" ON N. END MEDIAN AT PAWNEE & TOPEKA ELEV=1290.14
- BM #2 CUT "X" ON W. END MEDIAN CL. PAWNEE N. OF N.E. PROPERTY CORNER ELEV=1288.18
- BM #3 R.R. SPIKE IN POWER POLE AT PAWNEE & TOPEKA ON E. SIDE ST. FRANCIS ELEV=1287.82
- BM #4 CUT "X" ON TOP OF CURB @ S.E. CORNER OF W. BROADWAY & CL. TO WAL-MART ELEV=1290.08

BENCH MARK DATUM
U.S.G.S. 83 DATUM



PRELIMINARY PLAT
KINKAD PARK
WAL-MART SUPERCENTER #1099-01
PAWNEE & BROADWAY
WICHITA, KANSAS

SPEAR & McCALEB CO., P.C.
815 West Main - Oklahoma City, OK 73106
PH: 405-232-7719 FAX: 405-232-7859
KANSAS CERTIFICATE OF AUTHORIZATION NO. E-335 EXP. DEC. 2004

DATE: 07/12/03 SCALE: 1"=60' SHEET NO. 1

DRAWN BY: JCM PROJECT NO: 3800 ENGINEER: TERENCE L. HAYNES, P.E. #14583

