

SCALE: 1" = 40'
0 20 40 80

LEGAL DESCRIPTION

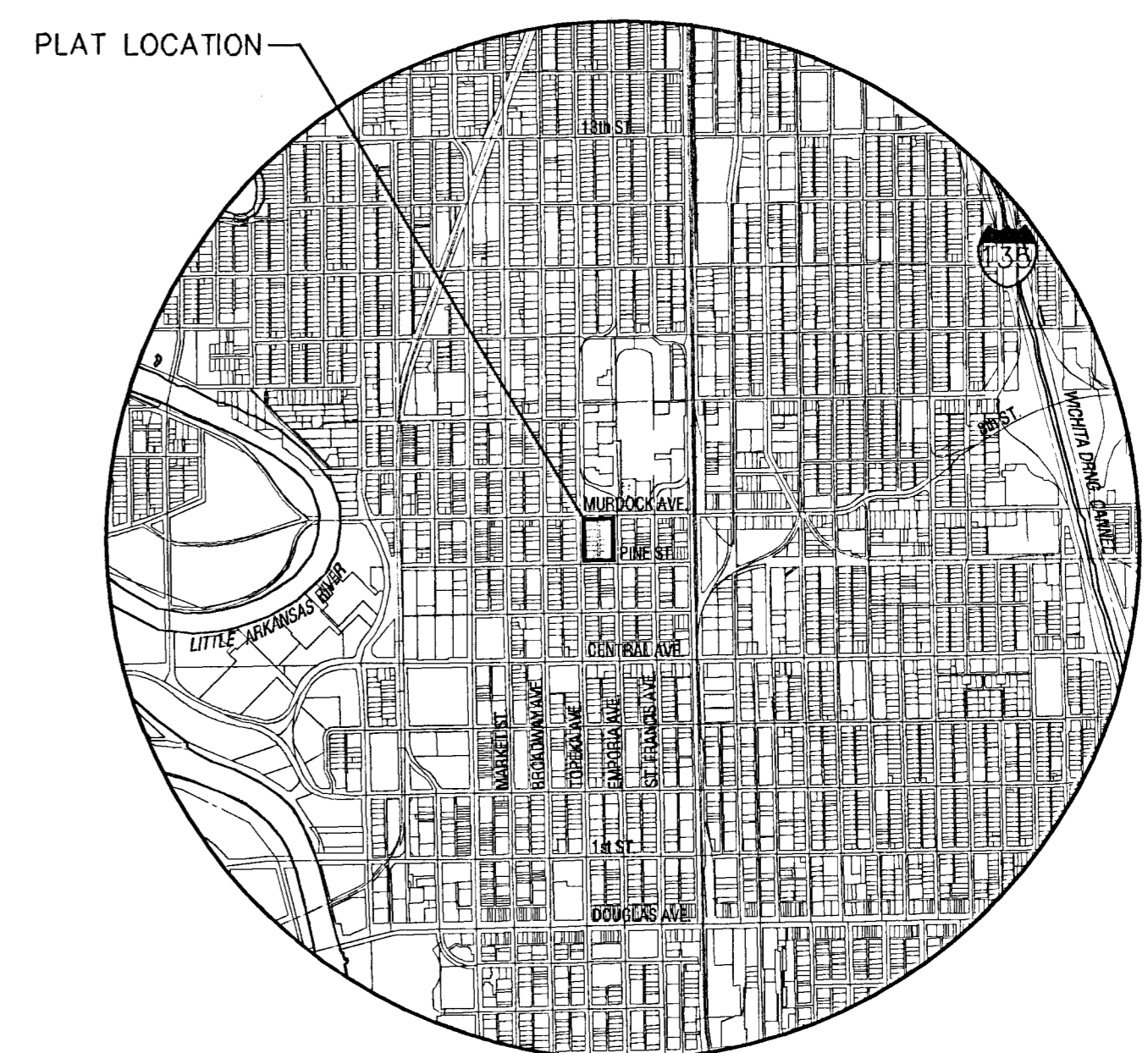
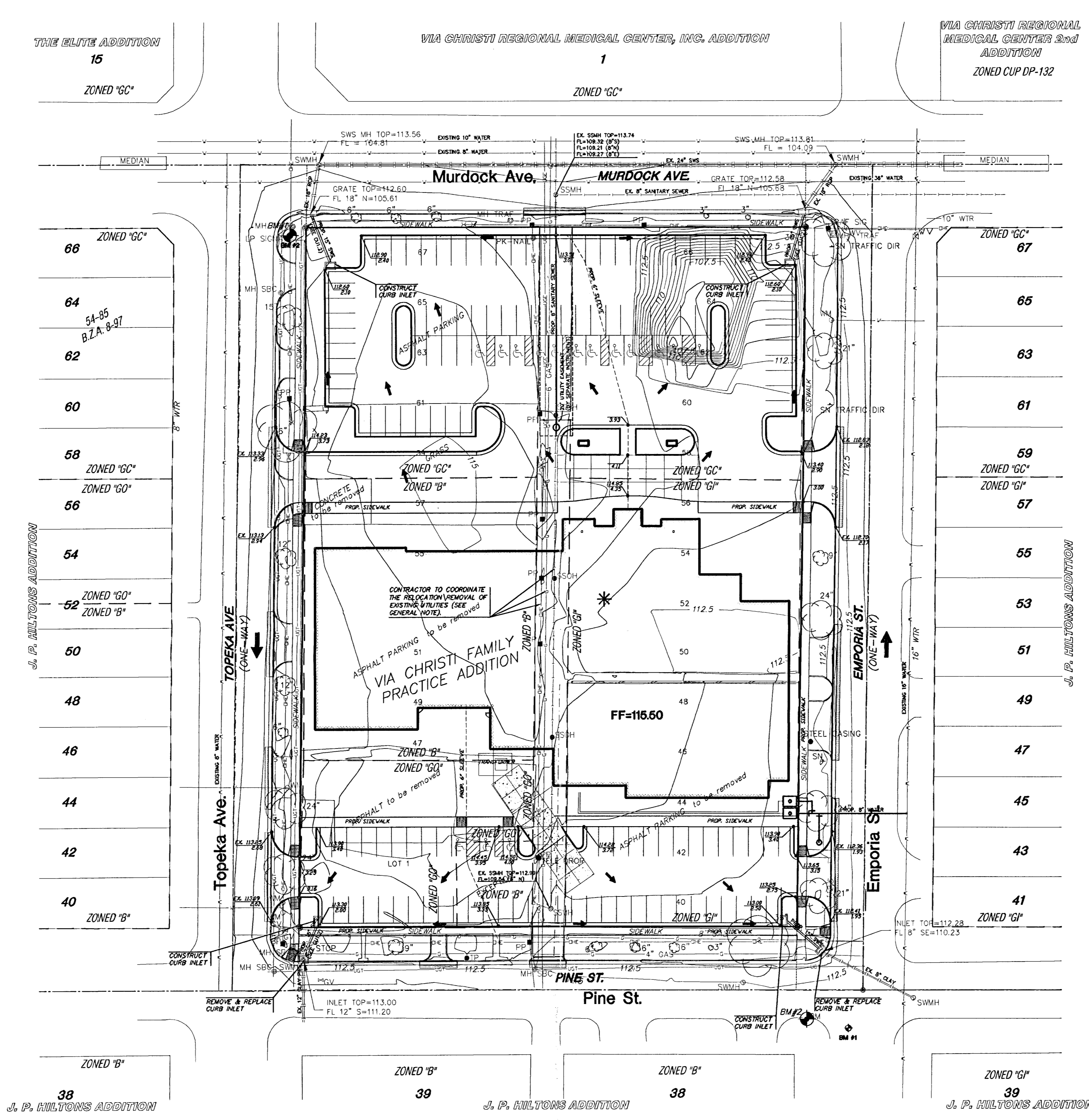
A tract of land that includes all of Topeka-Pine Addition, an addition to Wichita, Kansas, TOGETHER WITH; that part of J.P. Hiltons Addition, an addition to Wichita, Sedgwick County, Kansas, lying South of Murdock Avenue, East of Topeka Avenue, North of Pine Street, and West of Emporia Avenue, said tract being more particularly described as follows:
Odd Lots 47-67 inclusive, of said Block, of said addition TOGETHER WITH;
All of odd Lots 43 and 41, of said addition; EXCEPT that part replatted by Topeka-Pine Addition, an addition to Wichita, Kansas. TOGETHER WITH;
Even Lots 40-66 inclusive, of said Block, of said J.P. Hiltons Addition.

NOTES

- ZONING:
EXISTING "GO", "GI", "GC" and "B"
PROPOSED "GC"
- RESERVES: None
- PLAT AREA: 2.89 acres
- SURVEY DATE: June 13th, 2003
- EXISTING USE: Vacant Lot
- LOT TOTAL: 1
- BUILDING SETBACKS: 0 feet *

BENCHMARKS

- BM#1 "4" cut at the East side of traffic signal base at Southeast corner of Murdock and Topeka.
Elev. = 113.86 (City Datum)
- BM#2 "4" cut top of curb West return at Southwest corner of Pine and Emporia.
Elev. = 112.43 (City Datum)



VICINITY MAP

LEGEND

- ⊙ 6IN - CONIFEROUS TREE & DIAMETER
- ⊙ 12IN - DECIDUOUS TREE & DIAMETER
- ⊙ SIGN
- ⊙ SIGN
- ⊙ POWER POLE AND GUY ANCHOR
- FENCE
- ⊙ SSMH - SANITARY SEWER MANHOLE
- ⊙ SBC - TELEPHONE MANHOLE
- ⊙ TP - TELECO POLE
- ⊙ TR - TELEPHONE RISER
- ⊙ TRAF. MH - TRAFFIC SIGNAL MANHOLE
- ⊙ FH - FIRE HYDRANT
- ⊙ WV - WATER VALVE
- ⊙ WM - WATER METER
- ⊙ INLET
- ⊙ SSMH - STORM WATER MANHOLE
- ⊙ GM - GAS METER
- ⊙ 100' SIG - SIGNAL LIGHT
- ⊙ BM - BENCHMARK
- ⊙ SECTION CORNER
- ⊙ 3/4" REBAR/MKEC CLS #39 SET
- ⊙ FOUND 3/4" REBAR/MKEC CLS #39 SET
- (M) - MEASURED
- (P) - PLATTED MEASUREMENT
- WALL
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND FIBER OPTIC CABLE

DRAINAGE AND UTILITY PLAN

VIA CHRISTI FAMILY PRACTICE ADDITION

Owner/Developer: Via Christi Regional Medical Center Inc. 1035 N. Emporia Wichita KS, 67214 316-268-6924

DATE: JULY 2003

