DRAINAGE CONCEPT
TYLER'S LANDING ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

DATE OF PREPARATION: 30 AUGUST 2002
DATE OF TOPOGRAPHY: JULY 1, 2002
CONTOUR INTERVALS = 1 FOOT

- ◉ = #4 Baughman Rebar (Found)
- ● = #4 Baughman Rebar (Set)
- ○ = 3/4" Iron Pipe (Found)
- □ = Rail Road Spike (Found)
- △ = 1/2" Iron Pipe in Thimble (Found)
- ⊘ = #4 P.E.C. Rebar (Found)
- ⊙ = 3/4" P.E.C. Iron Pipe (Found)
- ⊠ = #5 Rebar (Found)
- ⊠ = #4 S.R.B. Rebar (Found)
- ⊘ = 1/2" P.E.C. Iron Pipe (Found)

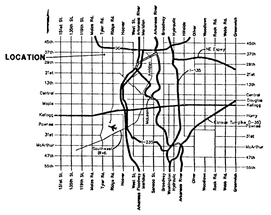
(M) = Measured
(D) = Described
(C) = Calculated

CP = Cable TV Pedestal
EB = Electric Box
FH = Fire Hydrant
Guy = Guy Anchor
HLP = High Line Pole
MB = Mail Box
PM = Pipeline Marker
PP = Power Pole
Sign = Sign
SSMH = Sanitary Sewer Manhole
SWB Ped = Southwestern Bell Pedestal
SWCMH = Stormwater Sewer Manhole
T = Tree
TP = Telephone Pole
WV = Water Valve

CONTRACT PURCHASER:
R & R Reality, LLC
12602 W. 13th Street
Wichita, KS 67235

LEGAL DESCRIPTION:
That part of the NW1/4 of Sec. 33, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas lying southwest of the southwesterly right-of-way line of the Missouri Pacific Railroad, EXCEPT therefrom the following described tract: Beginning at the NW corner of said NW1/4; thence easterly along the north line of said NW1/4, 1022.00 feet; thence southerly perpendicular to the north line of said NW1/4, 280.00 feet; thence westerly parallel with the north line of said NW1/4, 422.00 feet; thence southwesterly with a deflection angle to the left of 44°01'06", 211.20 feet; thence westerly perpendicular to the west line of said NW1/4, 150.00 feet; thence southerly parallel with the west line of said NW1/4, 705.00 feet; thence westerly perpendicular to the west line of said NW1/4, 300.00 feet to a point on the west line of said NW1/4; thence northerly along the west line of said NW1/4, 1129.78 feet to the point of beginning, TOGETHER with that part of the NE1/4 of said Sec. 33 lying southwest of the southwesterly right-of-way line of said Missouri Pacific Railroad, all being subject to road rights-of-way of record.

BENCHMARK:
COW benchmark SE corner of intersection
32.30' south of centerline
30.00' east of centerline
55.50' east of PP
9.20' southeast of PP
43.20' southeast of section corner iron
Elev. = 178.04 City Datum(1365.44 NGVD29)



NOTE:
Reserves "A", "B", "F", "H", "K", and "I" are reserved for entry monuments, landscaping, berms, open space drainage purposes, and utilities as confined to easements.

Reserves "C", "D", "E", "G", and "J" are reserved for entry monuments, landscaping, open space, streets, drainage purposes, and utilities.

Reserves "L" and "M" are reserved for landscaping, open space, lakes, berms, sidewalks, gazebos, drainage purposes, and utilities as confined to easements.

03 SEPTEMBER 2002

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211