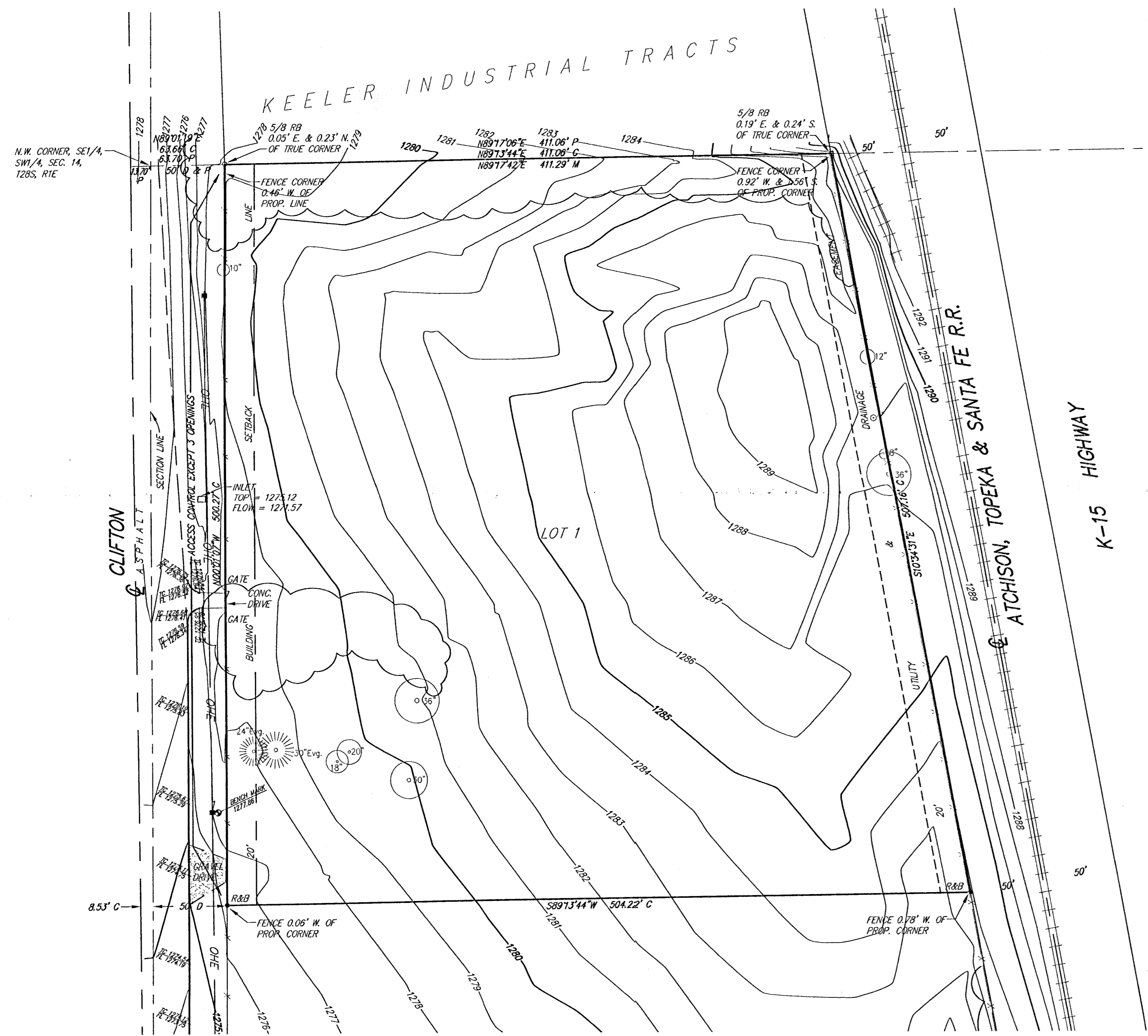


PRELIMINARY PLAT OF OPPORTUNITY CENTER ADDITION

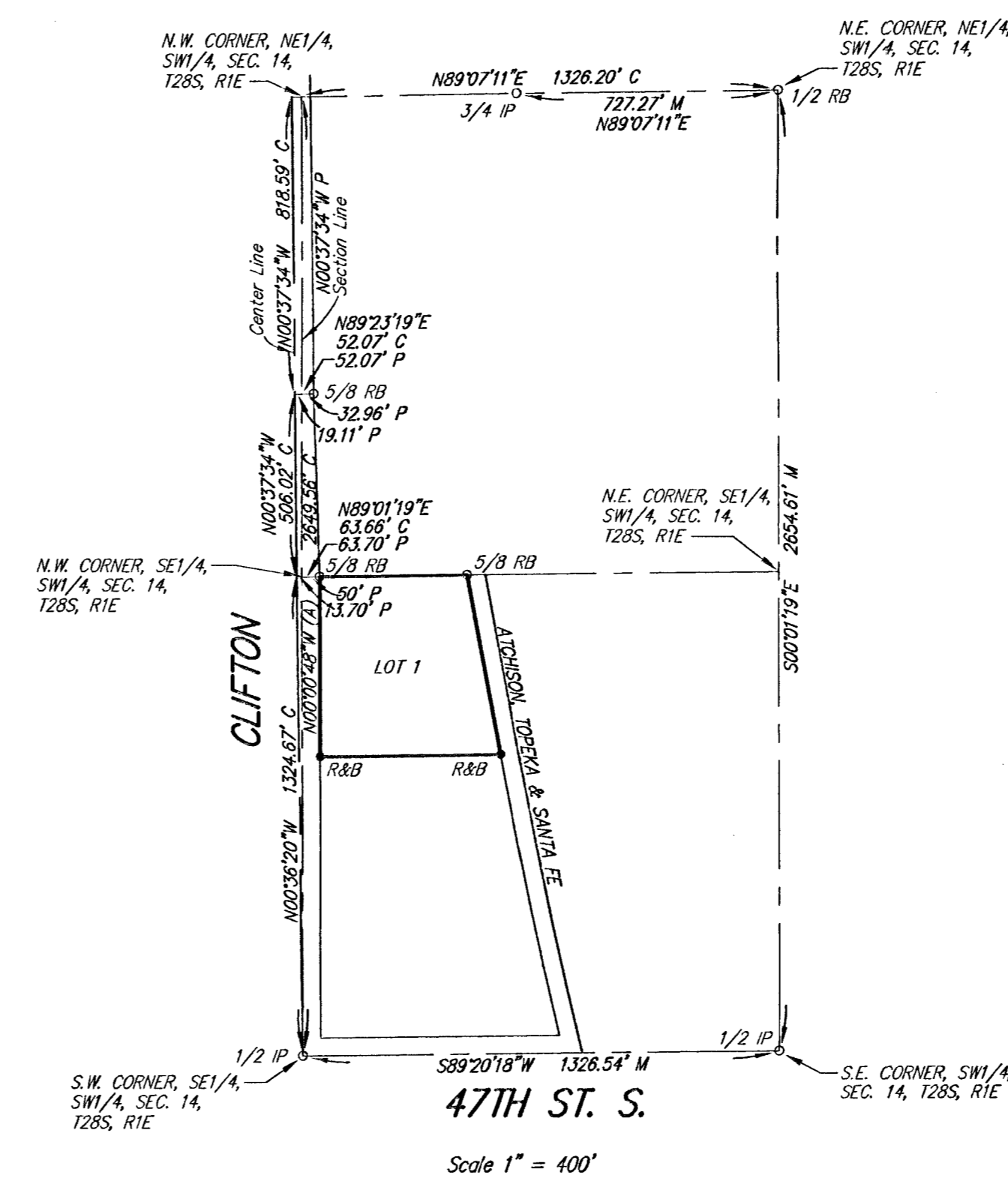
Part of the SW 1/4 of Section 14, Township 28, South Range 1 East
of the 6th P.M., Sedgwick County, Kansas.



Scale 1" = 50'

- SURVEY MARKER LEGEND**
- A = ASSUMED
 - D = DESCRIBED
 - P = PLATTED (KEELER INDUSTRIAL TRACTS)
 - M = MEASURED
 - C = CALCULATED
- 1/2 IP = 1/2" IRON PIPE (FOUND)
 - 1/2 RB = 1/2" REBAR IN STONE (FOUND)
 - 3/4 IP = 3/4" IRON PIPE (FOUND)
 - 5/8 RB = 5/8" REBAR (FOUND)
 - R&B = 5/8" REBAR W/R&B CAP (SET)

- TOPOGRAPHIC LEGEND**
- OHE. OVERHEAD ELECTRIC (NESTAR)
 - POWER POLE (NESTAR)
 - BENCHMARK



Scale 1" = 100'

LEGAL DESCRIPTION:

The north 500 feet of the following described tract: That part of the SE 1/4 of the SW 1/4 of Sec. 14, T28S, R1E of the 6th P.M., Sedgwick County, Kansas, lying west of the Atchison, Topeka, and Santa Fe Railway Company right-of-way, except the west 180 feet of the south 200 feet thereof, and except the north 1125.22 feet of the west 50 feet thereof for highway, and except the south 50 feet thereof for road.

OWNER:
The Opportunity Project Charitable Trust
8110 E. 32nd St. N.
Wichita, KS 67226

SUBDIVIDER & ENGINEER:
Ruggles & Bohm P.A.

FLOOD ZONE:
According to the FEMA/FIRM Community Panel No. 200321 0225 A, effective June 3, 1986; the property shown hereon is located in Zone C, an area of minimal flooding.

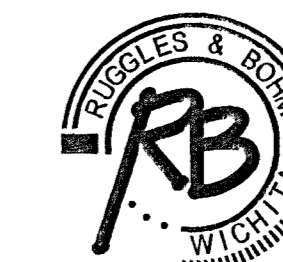
GROSS AREA:
228,818.57 Sq. Ft.±
5.25 Acres±

ZONING:
This property is zoned Limited Industrial

BENCHMARK: RAILROAD SPIKE SOUTH FACE OF POWER POLE 40 FEET NORTH OF THE CENTERLINE 47TH ST. S. AND 432 FEET EAST OF THE CENTERLINE OF CLIFTON. ELEV.=1274.72 NGVD

BENCHMARK: RAILROAD SPIKE EAST FACE OF HIGH LINE POLE 887 FEET NORTH OF THE CENTERLINE OF 47TH ST. S. AND 50 FEET EAST OF THE CENTERLINE OF CLIFTON. ELEV.=1277.86 NGVD

DWG FILE: 2283P
PROJECT NO. 0202282
OCTOBER 24, 2002



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