

LEGAL DESCRIPTION

A replat of a portion of land lying in "Regency Park Addition", an addition to Wichita, Sedgwick County, Kansas; All of North 27th East Street Circle bound by Block 2 of said addition, TOGETHER WITH; All of Lots 1, 2, 10, 11, 12, 13, Block 2, of said addition.

ACCESS CONTROL NOTE

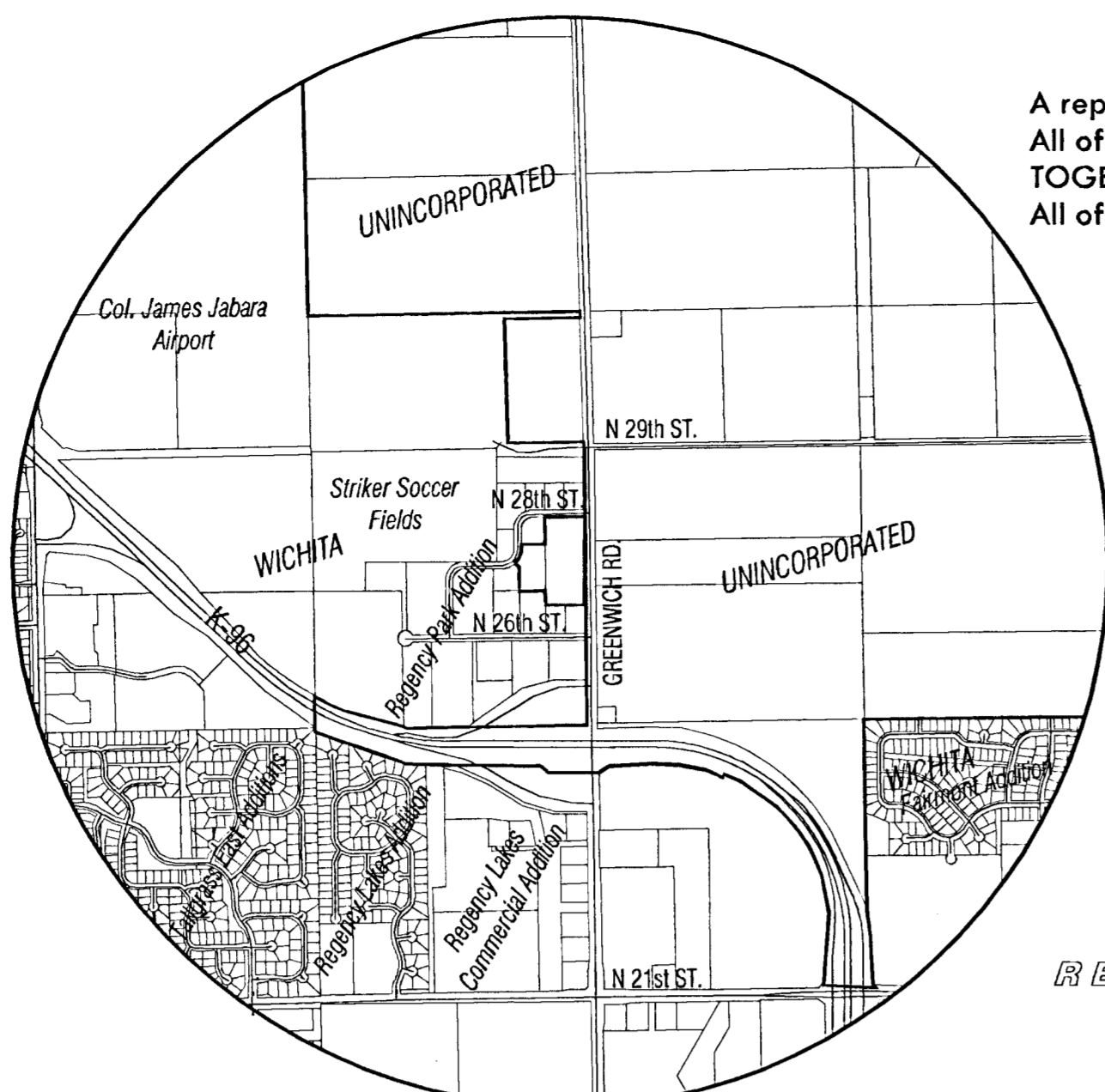
Greenwich Road - Two access points for Lot 1, Block 1 shall be placed accordingly. The minimum distance between full turning movement drives shall be 400'. The minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full movement drive shall be 200'.

NOTES

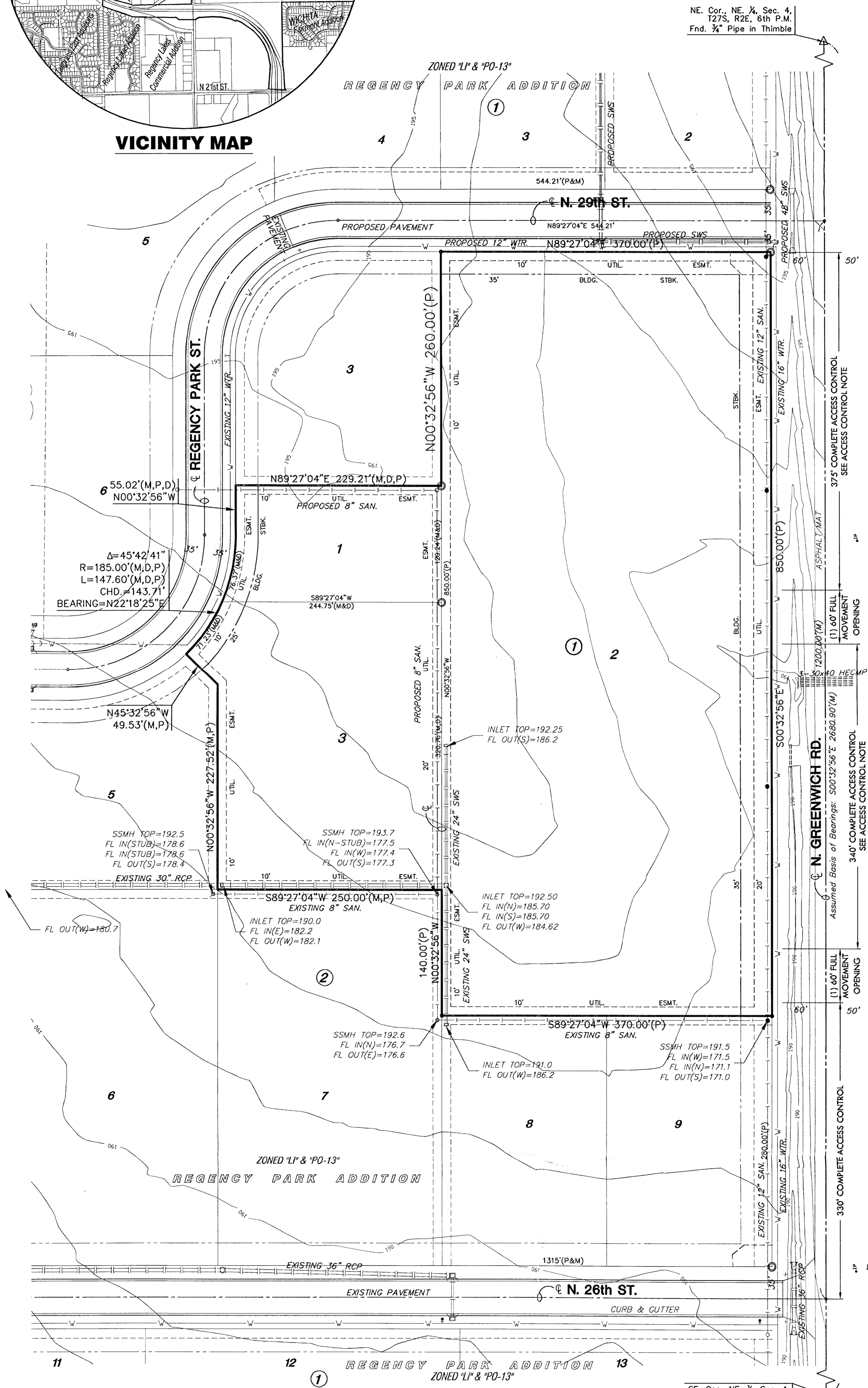
1. ZONING: Existing Limited Industrial "LI" Protective Overlay "PO-13"
2. Plat Area = 10 ac.
3. Lot total = 3

LEGEND

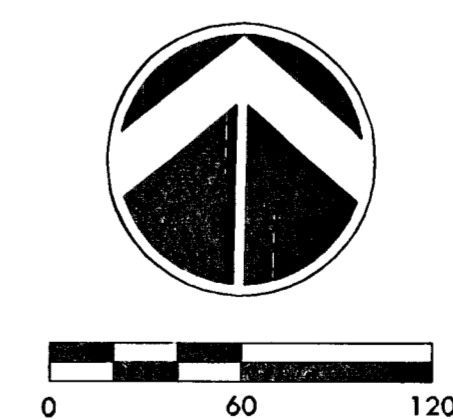
- ⊗ - CONIFEROUS TREE & DIAMETER
- ⊙ - DECIDUOUS TREE & DIAMETER
- ⊕ - SIGN
- - FENCE
- ⊕ - SANITARY SEWER MANHOLE
- ⊕ - GAS METER
- ⊕ - POLE
- ⊕ - HIGH LINE POLE
- ⊕ - LIGHT POLE
- ⊕ - FIRE HYDRANT
- ⊕ - WATER VALVE
- ⊕ - WATER METER
- ⊕ - POWER POLE AND ANCHOR
- ⊕ - TELEPHONE RISER
- ⊕ - INLET
- - STORM SEWER PIPE
- - WATER LINE
- - SANITARY SEWER LINE
- - GAS LINE
- - TELEPHONE LINE
- - UNDERGROUND ELECTRIC LINE
- - OVERHEAD TELEPHONE
- - OVERHEAD ELECTRIC
- △ - Section Corner Monument Found
- - Found Survey Monument (see annotated caption for type)
- - Set 5/8" Rebar W/ MKEC CLS 39 id. Cap
- (P) - Planned
- (M) - Measured
- (D) - Deeded



VICINITY MAP



UNINCORPORATED
 ZONED "SF-20"
 UNPLATTED
 Ritchie Investment Co. Inc.
 8100 E. 22nd St. N. Bldg. 100
 Wichita, KS, 67226-2310



PRELIMINARY PLAT
REGENCY PARK SECOND ADDITION

DATE: May 28th, 2004

OWNER/DEVELOPER: REGENCY PARK OF WICHITA, L.L.C., c/o Ritchie Development Corp. 8100 E. 22nd Street, Bldg 1000, Wichita, KS, 67226, Wichita, KS 316-684-7300
 (Lot 1) Ten Oak Investments, L.L.C., 10640 SW. Ashley Rd., Augusta KS 67010-8174 316-733-0221



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