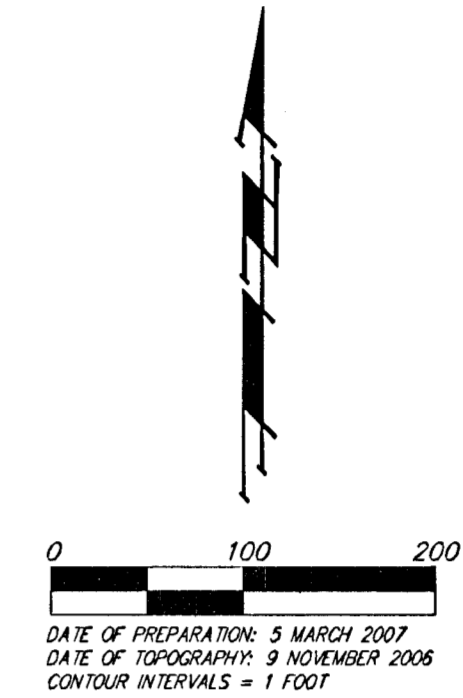
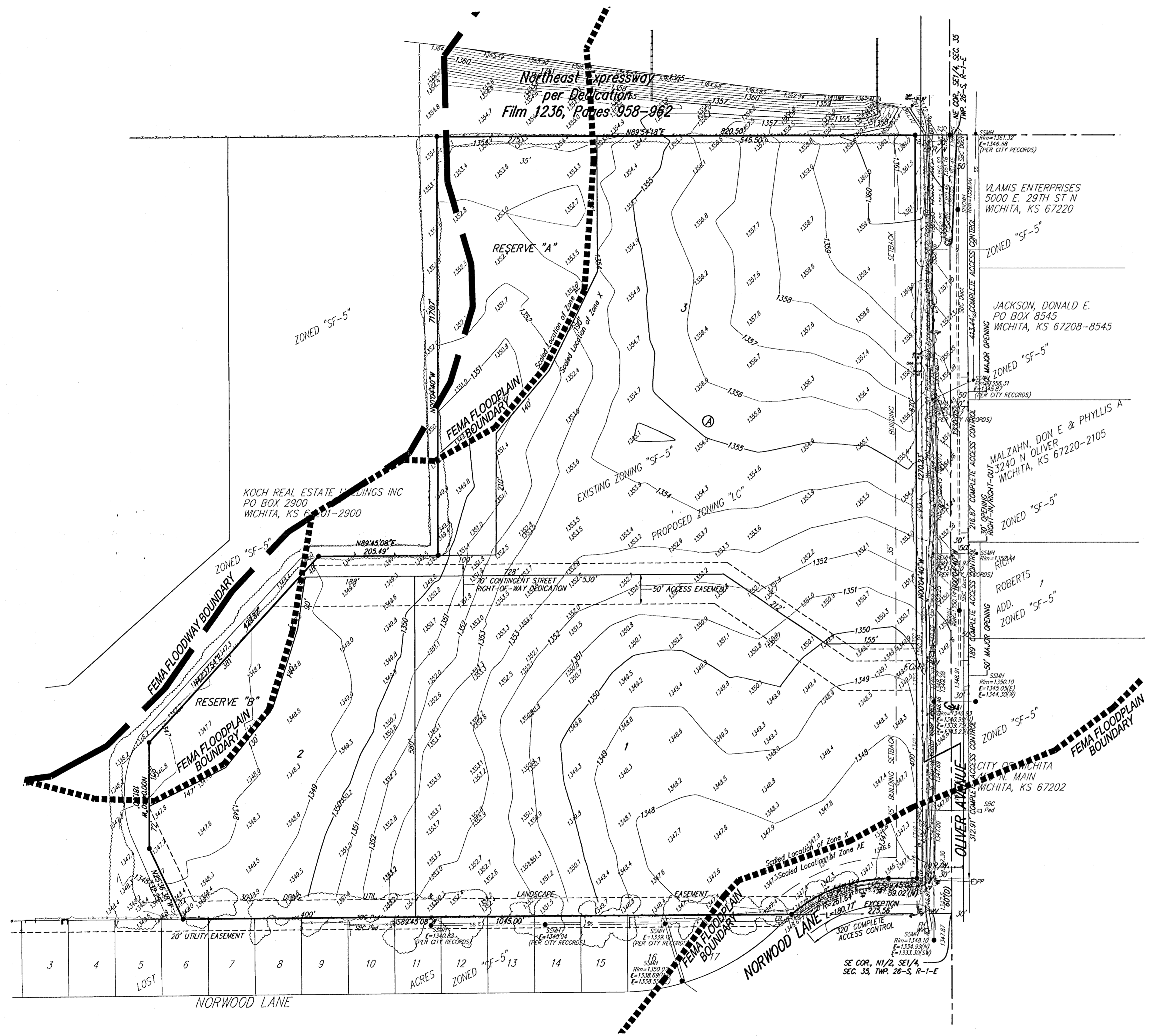


PRELIMINARY PLAT  
**KOCH COMMUNITY PARK ADDITION**  
 WICHITA, SEDGWICK COUNTY, KANSAS



**OWNER:**  
 KOCH REAL ESTATE HOLDINGS INC.  
 ATTN: SHER ARMSTRONG  
 4111 E 37TH ST N  
 WICHITA, KS 67220  
 316-828-7886

**LEGAL DESCRIPTION:**  
 THAT PART OF THE N 1/4 OF THE SE 1/4 OF SEC. 35, TWP. 26-S, R-1-E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF THE N 1/4 OF SAID SE 1/4; THENCE S89°45'00"W ALONG THE SOUTH LINE OF THE N 1/4 OF SAID SE 1/4, 1320.58 FEET; THENCE N25°36'38"W, 132.25 FEET TO A POINT 119.50 FEET NORMALLY DISTANT NORTH OF THE SOUTH LINE OF THE N 1/4 OF SAID SE 1/4; THENCE N00°04'40"W PARALLEL WITH THE EAST LINE OF SAID SE 1/4, 181.00 FEET TO A POINT 1372.58 FEET NORMALLY DISTANT WEST OF THE EAST LINE OF THE N 1/4 OF SAID SE 1/4; THENCE N42°15'54"E, 429.87 FEET TO A POINT 1088.59 FEET NORMALLY DISTANT WEST OF THE EAST LINE OF SAID SE 1/4; THENCE N89°45'08"E PARALLEL WITH THE SOUTH LINE OF THE N 1/4 OF SAID SE 1/4, 205.49 FEET TO A POINT 880.50 FEET NORMALLY DISTANT WEST OF THE EAST LINE OF SAID SE 1/4; THENCE N00°04'40"W PARALLEL WITH THE EAST LINE OF SAID SE 1/4, 1330.05 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART OF THE N 1/4 OF SAID SE 1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF THE N 1/4 OF SAID SE 1/4; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SE 1/4, 600.00 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF THE N 1/4 OF SAID SE 1/4, 109.02 FEET TO THE P.C. OF A CURVE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 251.64 FEET AND A DELTA (ERRONEOUSLY DESCRIBED AS DEFLECTION) ANGLE OF 39°35'07", A DISTANCE OF 165.77 FEET TO THE SOUTH LINE OF SAID N 1/4 OF SAID SE 1/4; THENCE EAST 275.56 FEET TO THE POINT OF BEGINNING, ALL BEING SUBJECT TO ROAD RIGHTS-OF-WAY OF RECORD.

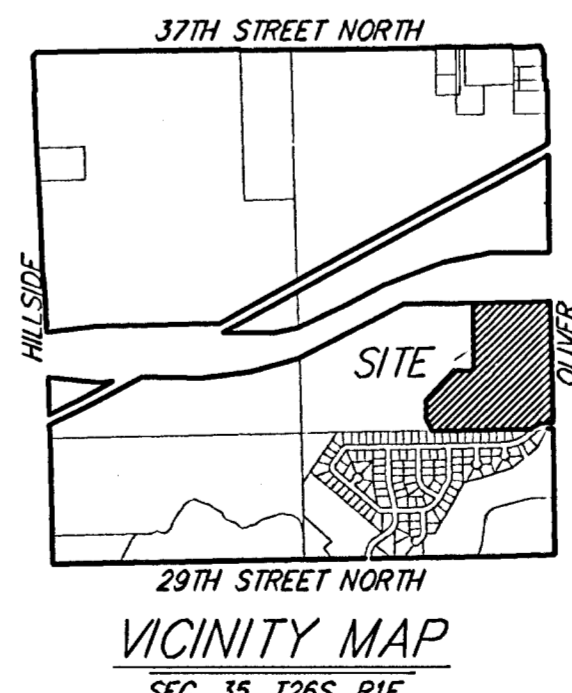
**RESERVE USES:**  
 RESERVE "A" IS HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, DRAINAGE PURPOSES, LAKES, SIDEWALKS AND FLOODWAY.  
 RESERVE "B" IS HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, DRAINAGE PURPOSES, LAKES AND SIDEWALKS.

**BENCHMARK:**  
 "C" CUT ON TOP OF CURB 35' EAST AND 5' SOUTH OF THE NE CORNER OF THE ADDITION  
 ELEV = 1343.64 (NGVD29)  
 "X" CUT ON CONCRETE WALK ON THE EAST SIDE OF OLIVER AT THE INTERSECTION OF OLIVER AND NORWOOD LANE.  
 ELEV = 1347.61 (NGVD29)

- = #4 Baughman Rebar Set
- = 1/2" Iron Pipe Found
- = 3/4" PEG Iron Pipe Found
- △ = 3/4" Iron Pipe Found
- × = Stone with Cross Found
- ⊙ = #6 Rebar in Concrete Found
- ⊖ = #5 RB Rebar Found
- ⊕ = P.K. Nail Found
- ⊗ = #5 Municipal Rebar Found
- ⊘ = #4 Baughman Rebar Found
- ⊙ = #5 Mid Kansas Rebar Found
- ⊗ = Chiseled Cross Set

**NOTE:** FEMA FLOODPLAIN AND FLOODWAY BOUNDARIES ARE SCALED PER LOCATION PER FEMA FIRM PANEL 356 OF 700, FOR WICHITA, SEDGWICK COUNTY, KANSAS, MAP NUMBER 200320356E AND FEMA FIRM PANEL 357 OF 700, FOR WICHITA, SEDGWICK COUNTY, KANSAS, MAP NUMBER 200320357E EFFECTIVE FEBRUARY 2, 2007.

**NOTE:** ADDITIONAL BUILDING SETBACK REQUIREMENTS PER CLIFTON HEIGHTS COMMERCIAL COMMUNITY UNIT PLAN (CUP 2006-53, 0P-304).



**KOCH COMMUNITY PARK ADDITION**

5 MARCH 2007  
 **Baughman Company, P.A.**  
 315 Ella St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
 P:\PLAT\KCOCHCOMMERCIALPARK\DWG\KCOCHCOMMUNITYPARKP.DWG\RK3