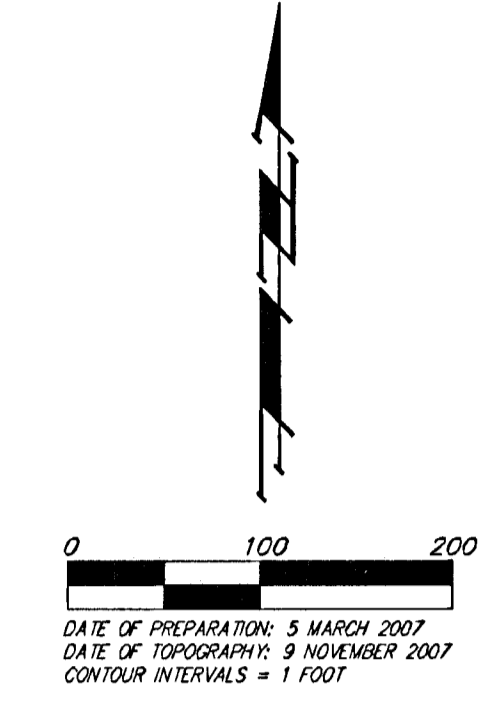
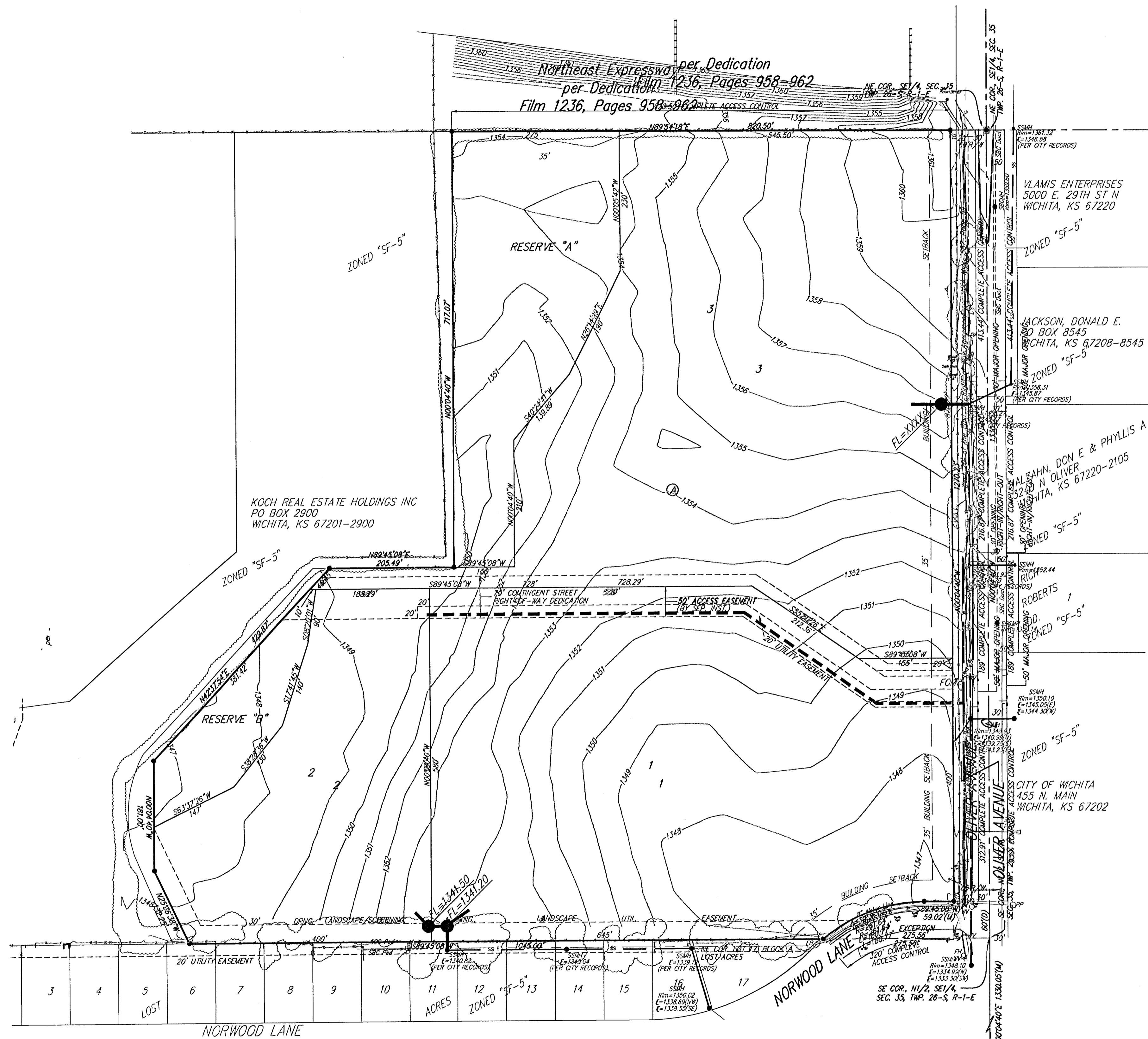


UTILITY PLAN

KOCH COMMUNITY PARK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 5 MARCH 2007
 DATE OF TOPOGRAPHY: 9 NOVEMBER 2007
 CONTOUR INTERVALS = 1 FOOT

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. 28-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, 1320.56 FEET; THENCE N25°18'59"W, 132.23 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°04'00"W PARALLEL WITH THE EAST LINE OF SAID SE 1/4, 181.00 FEET TO A POINT 1337.56 FEET NORMALLY DISTANT WEST OF THE EAST LINE OF THE N 1/4 OF SAID SE 1/4; THENCE N42°33'54"E, 429.87 FEET TO A POINT 1085.99 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°04'00"W PARALLEL WITH THE EAST LINE OF SAID SE 1/4, 217.07 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SE 1/4; THENCE N89°54'59"E ALONG THE NORTH LINE OF SAID SE 1/4, 880.50 FEET TO THE NE CORNER OF SAID SE 1/4; THENCE S00°04'00"E ALONG 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 N00°04'00"E ALONG THE NORTH LINE OF SAID SE 1/4, 60.00 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 281.84 FEET AND A DELTA (ERRONEOUSLY DESCRIBED AS DEFLECTION) ANGLE OF 38°33'07", A DISTANCE OF 180.77 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.

BENCHMARK:
 "1" CUT ON TOP OF CURB 35' EAST AND 5' SOUTH OF THE NE CORNER OF THE ADDITION
 ELEV. = 1248.64 (NGVD29)

"X" CUT ON CONCRETE WALK ON THE EAST SIDE OF OLIVER AT THE INTERSECTION OF OLIVER AND NORWOOD LANE.
 ELEV. = 1347.61 (NGVD29)

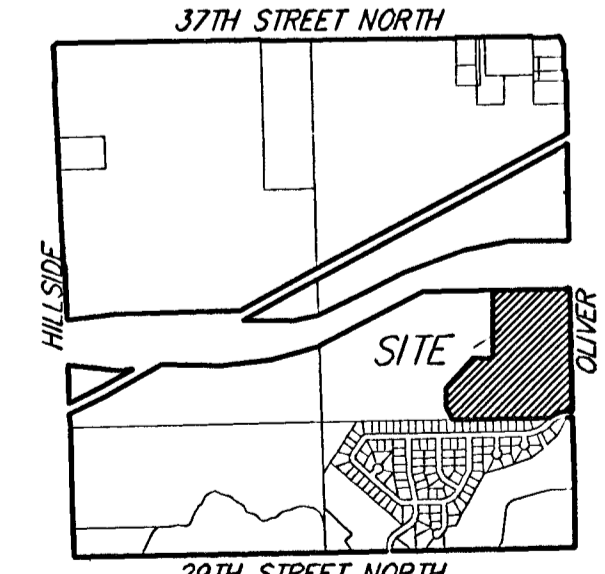
LEGEND

- Proposed Water Line (8" Unless Noted Otherwise)
- - - Existing Water Line (8" Unless Noted Otherwise)
- Proposed Sanitary Sewer Line (8" Unless Noted Otherwise)
- - - Existing Sanitary Sewer Line (8" Unless Noted Otherwise)
- Proposed Sanitary Sewer Manhole
- ♀ Proposed Fire Hydrant
- XXXXXX Proposed Sanitary Sewer Flow

- = #4 Baughman Rebar Set
- = 1/2" Iron Pipe Found
- = 3/4" PEC Iron Pipe Found
- △ = 3/4" Iron Pipe Found
- × = Stone with Cross Found
- ⊙ = #8 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 358 of 700, for Wichita, Sedgwick County, Kansas, Map Number 2003280355E and FEMA FIRM Panel 357 of 700, for Wichita, Sedgwick County, Kansas, Map Number 2003280357E Effective February 2, 2007.

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



VICINITY MAP
 SEC. 35, T28S, R1E

KOCH COMMUNITY PARK ADDITION

26 FEBRUARY 2007

Baughman Company, P.A.
 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
 P:\PLAT\KCOCHCOMMERCIALPARK\DWG\KCOCHCOMMUNITYPARKP.DWG\RR