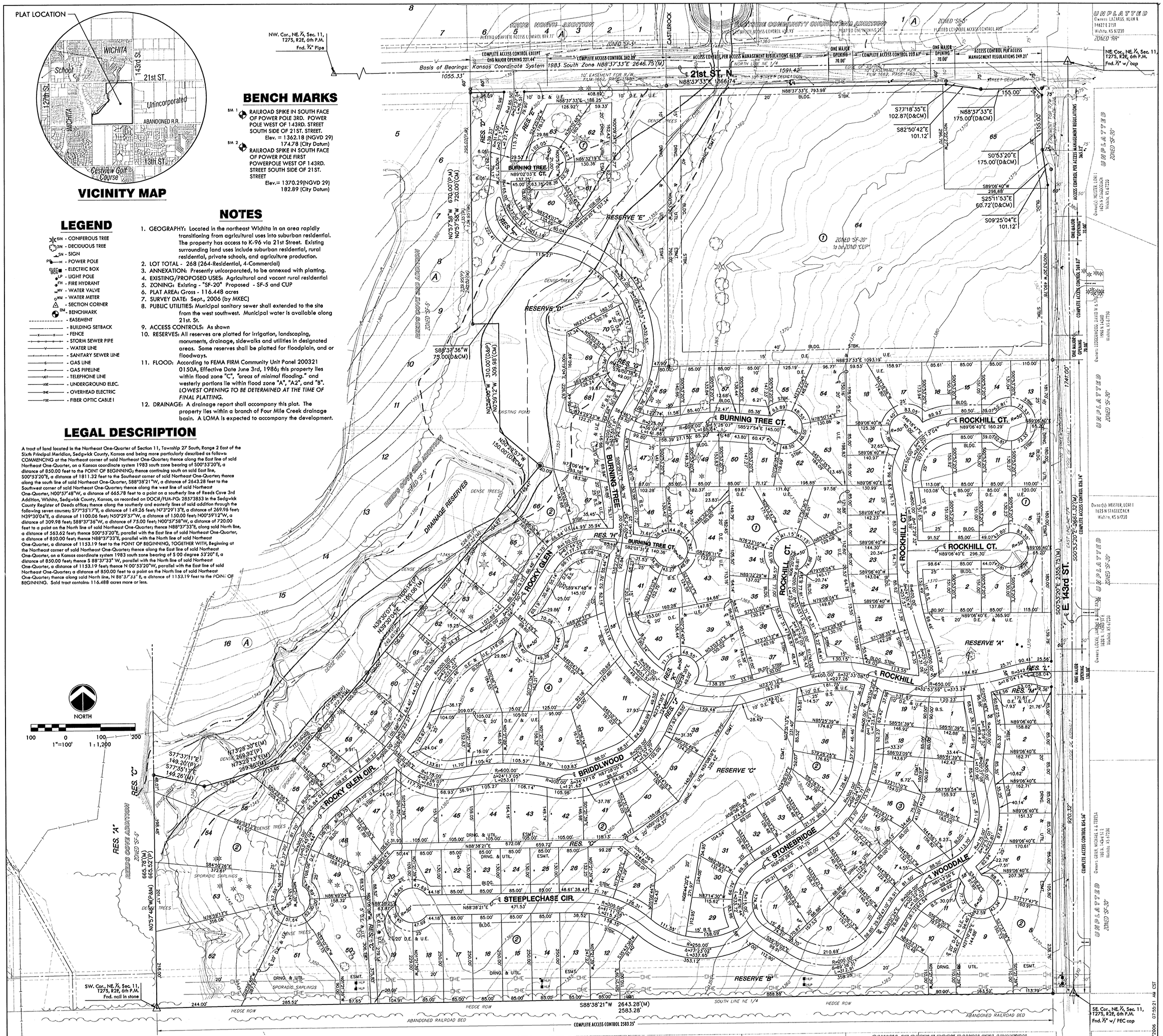

BENCH MARKS

BM 1 — RAILROAD SPIKE IN SOUTH FACE OF POWER POLE 3RD. POWER POLE WEST OF 143RD. STREET SOUTH SIDE OF 21ST. STREET.
Elev. = 1362.18 (NGVD 29)
174.78 (City Datum)

BM 2 — RAILROAD SPIKE IN SOUTH FACE OF POWER POLE FIRST POWERPOLE WEST OF 143RD. STREET SOUTH SIDE OF 21ST. STREET
Elev.= 1370.29(NGVD 29)
182.89 (City Datum)

LEGEND

- CIN - CONIFEROUS TREE
- DIN - DECIDUOUS TREE
- SN - SIGN
- PP - POWER POLE
- ELEC BOX - ELECTRIC BOX
- LP - LIGHT POLE
- FH - FIRE HYDRANT
- WV - WATER VALVE
- WM - WATER METER
- SECTION CORNER
- BM - BENCHMARK
- EASEMENT
- BUILDING SETBACK
- FENCE
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- GAS PIPELINE
- TELEPHONE LINE
- UNDERGROUND ELEC.
- OVERHEAD ELECTRIC
- FIBER OPTIC CABLE I

NOTES

1. GEOGRAPHY: Located in the northeast Wichita in an area rapidly transitioning from agricultural uses into suburban residential. The property has access to K-96 via 21st Street. Existing surrounding land uses include suburban residential, rural residential, private schools, and agriculture production.
2. LOT TOTAL - 268 (264-Residential, 4-Commercial)
3. ANNEXATION: Presently unincorporated, to be annexed with platting.
4. EXISTING/PROPOSED USES: Agricultural and vacant rural residential
5. ZONING: Existing - "SF-20" Proposed - SF-5 and CUP
6. PLAT AREA: Gross - 116.448 acres
7. SURVEY DATE: Sept., 2006 (by MKEC)
8. PUBLIC UTILITIES: Municipal sanitary sewer shall extended to the site from the west southwest. Municipal water is available along 21st. St.
9. ACCESS CONTROLS: As shown
10. RESERVES: All reserves are platted for irrigation, landscaping, monuments, drainage, sidewalks and utilities in designated areas. Some reserves shall be platted for floodplain, and or floodways.
11. FLOOD: According to FEMA FIRM Community Unit Panel 200321 0150A, Effective Date June 3rd, 1986; this property lies within flood zone "C", *"areas of minimal flooding."* and westerly portions lie within flood zone "A", "A2", and "B". *LOWEST OPENING TO BE DETERMINED AT THE TIME OF FINAL PLATTING.*
12. DRAINAGE: A drainage report shall accompany this plat. The property lies within a branch of Four Mile Creek drainage basin. A LOMA is expected to accompany the development.

LEGAL DESCRIPTION

A tract of land located in the Northeast One-Quarter of Section 11, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas and being more particularly described as follows COMMENCING at the Northeast corner of said Northeast One-Quarter; thence along the East line of said Northeast One-Quarter, on a Kansas coordinate system 1983 south zone bearing of S00°53'20"E, a distance of 850.00 feet to the POINT OF BEGINNING; thence continuing south on said East line, S00°53'20"E, a distance of 1811.32 feet to the Southeast corner of said Northeast One-Quarter; thence along the south line of said Northeast One-Quarter, S88°38'21"W, a distance of 2643.28 feet to the Southwest corner of said Northeast One-Quarter; thence along the west line of said Northeast One-Quarter, N00°57'48"W, a distance of 665.78 feet to a point on a southerly line of Reeds Cove 3rd Addition, Wichita, Sedgwick County, Kansas, as recorded on DOC#/FILM-PG: 28573853 in the Sedgwick County Register of Deeds office; thence along the southerly and easterly lines of said addition through the following seven courses; S77°35'17"E, a distance of 149.26 feet; N73°29'13"E, a distance of 269.96 feet; N39°30'04"E, a distance of 1100.06 feet; N50°29'57"W, a distance of 150.00 feet; N00°59'12"W, a distance of 309.98 feet; S88°37'36"W, a distance of 75.00 feet; N00°57'58"W, a distance of 720.00 feet to a point on the North line of said Northeast One-Quarter; thence N88°37'33"E, along said North line, a distance of 563.62 feet; thence S00°53'20"E, parallel with the East line of said Northeast One-Quarter, a distance of 850.00 feet; thence N88°37'33"E, parallel with the North line of said Northeast One-Quarter, a distance of 1153.19 feet to the POINT OF BEGINNING, TOGETHER WITH, Beginning at the Northeast corner of said Northeast One-Quarter; thence along the East line of said Northeast One-Quarter, on a Kansas coordinate system 1983 south zone bearing of S 00 degree 53'20" E, a distance of 850.00 feet; thence S 88°37'33" W, parallel with the North line of said Northeast One-Quarter, a distance of 1153.19 feet; thence N 00°53'20"W, parallel with the East line of said Northeast One-Quarter; a distance of 850.00 feet to a point on the North line of said Northeast One-Quarter; thence along said North line, N 88°37'33" E, a distance of 1153.19 feet to the POINT OF BEGINNING. Said tract contains 116.488 acres more or less.

PRELIMINARY PLAT

A portion of the NE. ¼, Sec. 11, T27S, R2E, 6th P.M.

KRUG SOUTH ADDITION

OWNERS / DEVELOPER: Ritchie Associates, Inc. 8100 E. 22nd Street Bldg. #100 Wichita, KS 67226 316-684-7300
Kay Lynn Anderson and Paula Campbell c/o Attn: Gerald F. Timmesh
245 N. Waco Ste. 410 Wichita, KS, 67202 316-265-3121

MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

Date submitted: Sept. 25th, 2006

Subdivision Hearing: Oct. 12th, 2006

J:\Civil\0529\Land\Prop\0529 pre.dwg 09/25/2006 07:55:21 AM CST