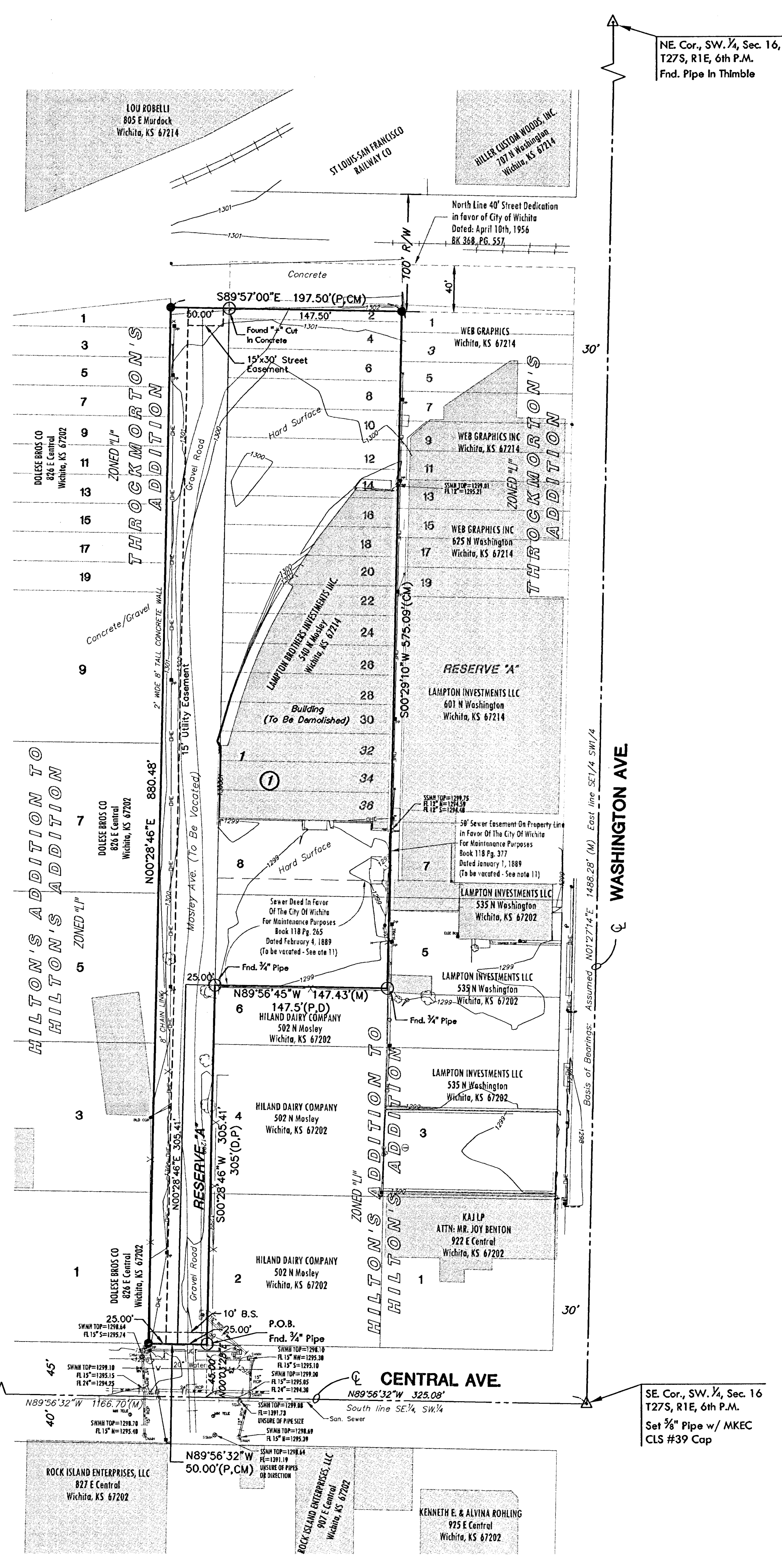
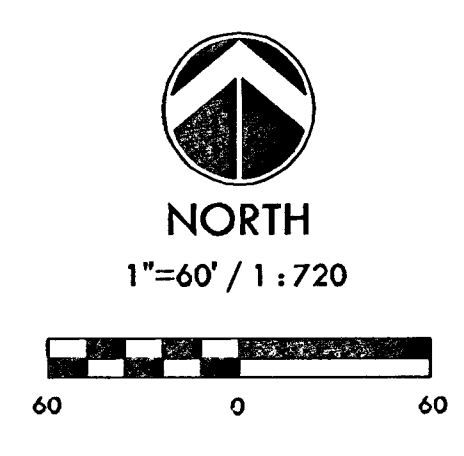
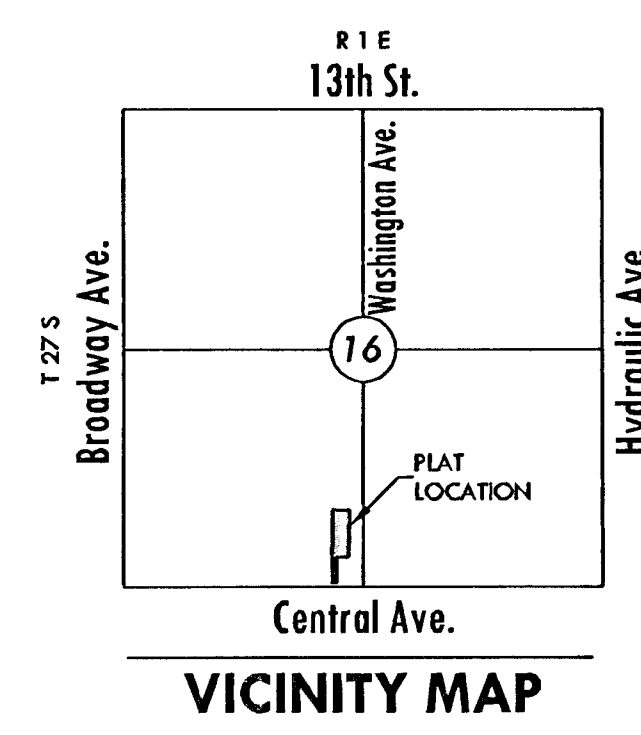


NE. Cor., SW. 1/4, Sec. 16,
T27S, R1E, 6th P.M.
Fnd. Pipe in Thimble

LEGEND

	- EDGE OF TREES		- Set 3/8\"/>
	- DECIDUOUS TREE		- PROPERTY CORNER FOUND
	- SIGN		- SECTION CORNER FOUND
	- POWER POLE		- EASEMENT
	- ELECTRIC BOX		- BUILDING SETBACK
	- LIGHT POLE		- FENCE
	- FIRE HYDRANT		- STORM SEWER PIPE
	- WATER VALVE		- WATER LINE
	- WATER METER		- SANITARY SEWER LINE
	- STORM WATER MANHOLE		- GAS LINE
	- SANITARY SEWER MANHOLE		- TELEPHONE LINE
	- TELEPHONE MANHOLE		- UNDERGROUND ELECTRIC LINE
	- TELEPHONE RISER		- OVERHEAD ELECTRIC LINE
	- GATE INLET		- OVERHEAD ELECTRIC STRUCTURE
	- GAS METER		- EXISTING BUILDING/STRUCTURE
	- BENCHMARK		



SE. Cor., SW. 1/4, Sec. 16,
T27S, R1E, 6th P.M.
Fnd. 3/4" Pipe in Thimble

SE. Cor., SW. 1/4, Sec. 16,
T27S, R1E, 6th P.M.
Set 3/8" Pipe w/ MKEC
CLS #39 Cap

LEGAL DESCRIPTION

A replat of Lots 2,4,6,8,10,12,14,16,18,20,22,24,26,28,30,32,34 and 36, on Dover Street, now Mosley Avenue, Throckmorton's Addition to the City of Wichita, Sedgwick County, Kansas, EXCEPT that part of said Lot 2 dedicated for street purposes lying within the following described tract: Commencing at the intersection of the West line of Washington Avenue with the South line of Murdock Avenue, as said streets are now established in the City of Wichita, Sedgwick County, Kansas; thence southerly along said West line of Washington Avenue, 485.25 feet to a point of beginning; thence continuing southerly along said West line of Washington Avenue, 40 feet; thence westerly parallel with the South line of Murdock Avenue of record, 295 feet to the East line of Mosley Avenue as now established in said City; thence northerly along said East line of Mosley Avenue, 40 feet; thence easterly 295 feet to the point of beginning; TOGETHER WITH:

A part of Lots 6 and 8, on Dover Street, now Mosley Avenue, in Hiltons Addition to Hiltons Addition to Wichita, Sedgwick County, Kansas, described as beginning 50 feet north of the Southwest corner of said Lot 6, thence north 141.25 feet to the Northwest corner of the South Half of said Lot 8; thence east 147.5 feet; thence south 141.25 feet to a point east of the point of beginning; thence west 147.5 feet to the point of beginning.

Said replat being more particularly described as follows:

COMMENCING at the southeast corner of said Southwest Quarter; thence along the south line of said Southwest Quarter, N89°56'32"W, a distance of 325.08 feet; thence N00°03'28"E, 45.00 feet to a point on the north right-of-way line of Central Avenue, said point also being the POINT OF BEGINNING; thence along said right-of-way, N89°56'32"W, 50.00 feet to the southeast corner of Lot 1, Hilton's Addition to Hilton's Addition, being coincident with the west right-of-way line of Mosley Avenue (Dover Street); thence along the west right-of-way line of Mosley Avenue, N00°28'46"E, a distance of 880.48 feet to the south line of a 40 foot street dedication recorded on Book 368, Page 557; thence along the south line of said 40' street dedication, S89°57'00"E, 197.50 feet; thence along the east line of even lots 2 thru 34, Throckmorton's Addition and Lot 6 and Lot 8, Hilton's Addition to Hilton's Addition, S00°29'10"W, a distance of 575.09 feet to a point 50 feet north of the southeast corner of said Lot 6; thence N89°56'45"W, a distance of 147.43 feet to a point on the east right-of-way line of Mosley Avenue, said point being 50 feet north of the southwest corner of said Lot 6; thence along said right-of-way line S00°28'46"W, 305.41 feet to a point on the north right-of-way line of Central Avenue, said point also being the POINT OF BEGINNING.

NOTES

1. GEOGRAPHY: Located in central Wichita in an industrial corridor. The property has access to Central Avenue. Existing adjoining land uses include concrete manufacturing, commercial, and offices.
2. LOT TOTAL - 1
3. EXISTING/PROPOSED USES: Industrial/Welding
4. ZONING: Existing / no change in zoning is planned - "U" Limited Industrial
5. PLAT AREA: 2.26 acres
6. SURVEY DATE: October 2007 (by MKEC)
7. RESERVES: Reserve "A" is platted for landscaping, irrigation, open space, and private access. The Reserve shall be owned and maintained by Hiland Dairy Company and is reserved for uses stated
8. FLOOD: According to FEMA FIRM Community Unit Panel 20173C0355E, effective date February 7th, 2007; this property lies within flood zone "X", "Areas determined to be outside the 0.2% annual chance floodplain."
9. DRAINAGE: A drainage report shall accompany this plat and submitted to the Engineering Department.
10. RAILROAD RIGHT-OF-WAY: The west 50 feet of the plat is encumbered by a Burlington Northern Santa Fe perpetual franchise as recorded in Ordinance No. 392, Dated December 13, 1886 for the construction, maintenance and operation of tracks together with supplemental Ordinances Nos. 586, dated September 25, 1888; 613, December 31, 1888; 1924, Dated July 18, 1902; and 1925, Dated July 18, 1902.
11. UTILITIES: All utilities lying within the east 10 feet of Lot 1 are intended to be relocated and confined to easements as determined at the time of final platting. Sewer easements recorded in Book 118, Page 265, and Book 118, Page 377 shall be vacated and replatted by KSA 512-B
12. PLATS: Throckmorton's Addition recorded March 9, 1886
Hilton's Addition to Hilton's Addition recorded March 23, 1887
13. VACATION OF DOVER STREET/MOSLEY AVENUE: Prior to the recording of the final plat of Lampton Brothers Addition A Quit-Claim Deed shall be granted from the Dolse Brothers Co. to Lampton Brothers Investment Inc. for their interest in Dover Street now Mosley Avenue.
14. STREETS: A hammerhead turn-around shall be provided within the 15' x 30' street easement located at the northwest corner of Lot 1.

PRELIMINARY PLAT
A portion of the SE. 1/4, SW 1/4, Sec. 16, T27S, R1E, 6th P.M.
LAMPTON BROTHERS ADDITION

OWNERS / DEVELOPERS: Lampton Brothers Investment, Inc. 601 N. Washington Wichita, KS 67214 (316)-263-3293 (As to Lot 1)
Hiland Dairy Company 700 E Central Ave Wichita, KS 67214 (316) 267-4221 (As to Reserve "A")

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