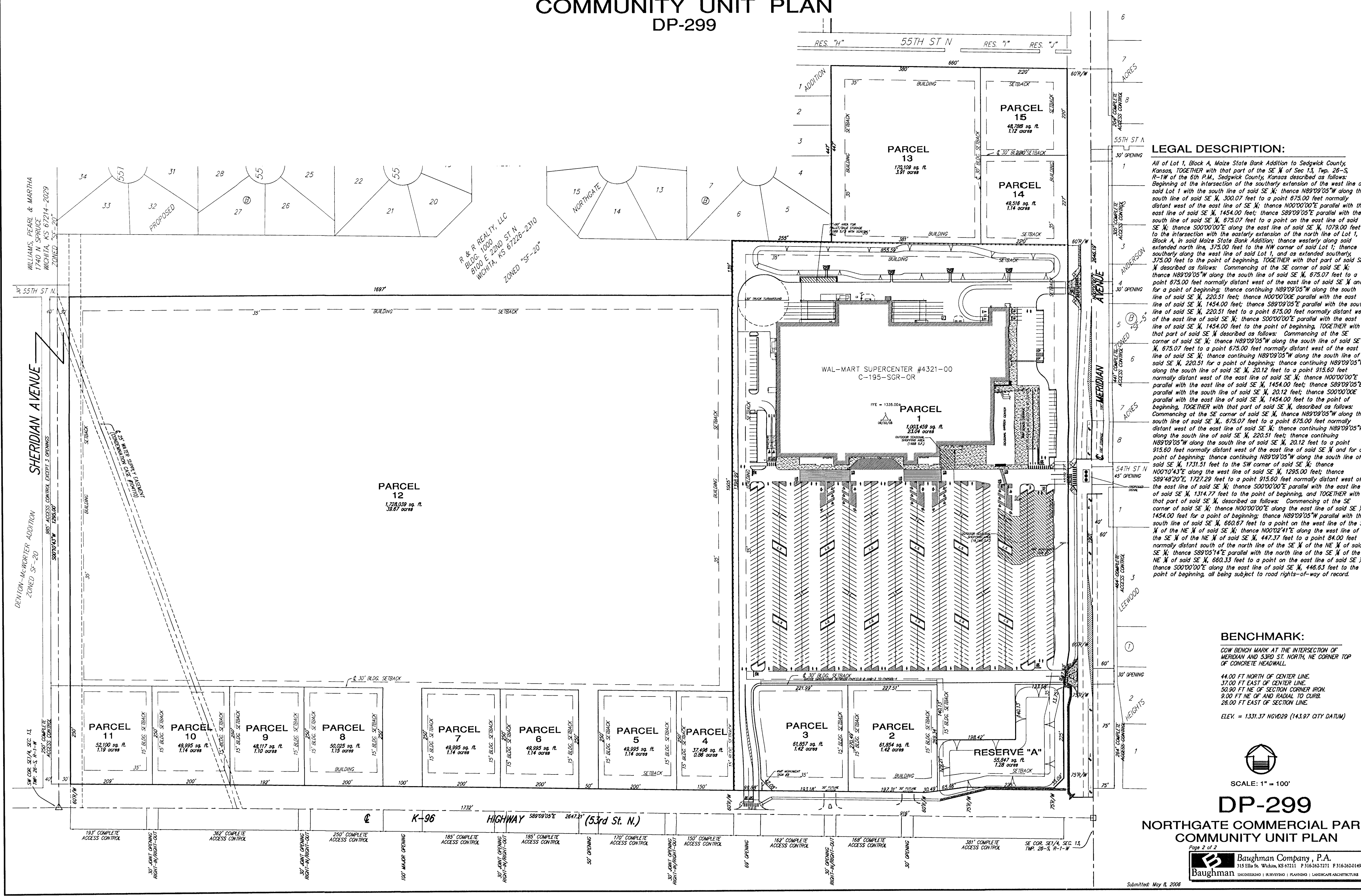


# NORTHGATE COMMERCIAL PARK

## COMMUNITY UNIT PLAN

### DP-299



**LEGAL DESCRIPTION:**

All of Lot 1, Block A, Maize State Bank Addition to Sedgewick County, Kansas, TOGETHER with that part of the SE 1/4 of Sec 13, Twp. 28-S, R-1W of the 6th P.M., Sedgewick County, Kansas described as follows: Beginning at the intersection of the southerly extension of the west line of said Lot 1 with the south line of said SE 1/4, thence N89°05'W along the south line of said SE 1/4, 300.07 feet to a point 675.00 feet normally distant west of the east line of SE 1/4; thence N00°00'00"E parallel with the east line of said SE 1/4, 1454.00 feet; thence S89°05'05"E parallel with the south line of said SE 1/4, 675.07 feet to a point on the east line of said SE 1/4; thence S00°00'00"E along the east line of said SE 1/4, 1079.00 feet to the intersection with the easterly extension of the north line of Lot 1, Block A, in said Maize State Bank Addition; thence westerly along said extended north line, 375.00 feet to the NW corner of said Lot 1; thence southerly along the west line of said Lot 1, and as extended southerly, 375.00 feet to the point of beginning, TOGETHER with that part of said SE 1/4 described as follows: Commencing at the SE corner of said SE 1/4; thence N89°05'W along the south line of said SE 1/4, 675.07 feet to a point 675.00 feet normally distant west of the east line of said SE 1/4 and for a point of beginning; thence continuing N89°05'W along the south line of said SE 1/4, 220.51 feet; thence N00°00'00"E parallel with the east line of said SE 1/4, 1454.00 feet; thence S89°05'05"E parallel with the south line of said SE 1/4, 675.07 feet to a point 675.00 feet normally distant west of the east line of said SE 1/4; thence S00°00'00"E parallel with the east line of said SE 1/4, 1454.00 feet to the point of beginning, TOGETHER with that part of said SE 1/4, described as follows: Commencing at the SE corner of said SE 1/4, thence N89°05'W along the south line of said SE 1/4, 675.07 feet to a point 675.00 feet normally distant west of the east line of said SE 1/4; thence continuing N89°05'W along the south line of said SE 1/4, 220.51 feet; thence continuing N89°05'W along the south line of said SE 1/4, 20.12 feet to a point 915.60 feet normally distant west of the east line of said SE 1/4; thence N00°00'00"E parallel with the east line of said SE 1/4, 1454.00 feet; thence S89°05'05"E parallel with the south line of said SE 1/4, 20.12 feet; thence S00°00'00"E parallel with the east line of said SE 1/4, 1454.00 feet to the point of beginning, TOGETHER with that part of said SE 1/4, described as follows: Commencing at the SE corner of said SE 1/4, thence N89°05'W along the south line of said SE 1/4, 675.07 feet to a point 675.00 feet normally distant west of the east line of said SE 1/4; thence continuing N89°05'W along the south line of said SE 1/4, 220.51 feet; thence continuing N89°05'W along the south line of said SE 1/4, 20.12 feet to a point 915.60 feet normally distant west of the east line of said SE 1/4 and for a point of beginning; thence continuing N89°05'W along the south line of said SE 1/4, 1727.29 feet to a point 915.60 feet normally distant west of the east line of said SE 1/4; thence S00°00'00"E parallel with the east line of said SE 1/4, 1731.51 feet to the SW corner of said SE 1/4; thence N00°04'12"E along the west line of said SE 1/4, 1255.00 feet; thence S89°49'20"E, 1727.29 feet to a point 915.60 feet normally distant west of the east line of said SE 1/4; thence S00°00'00"E along the east line of said SE 1/4, 1454.00 feet to a point of beginning; thence N89°05'W parallel with the south line of said SE 1/4, 675.07 feet to a point on the west line of the SE 1/4 of the NE 1/4 of said SE 1/4; thence N00°04'12"E along the west line of the SE 1/4 of the NE 1/4 of said SE 1/4, 447.37 feet to a point 84.00 feet normally distant south of the north line of the SE 1/4 of the NE 1/4 of said SE 1/4; thence S89°05'14"E parallel with the north line of the SE 1/4 of the NE 1/4 of said SE 1/4, 680.33 feet to a point on the east line of said SE 1/4; thence S00°00'00"E along the east line of said SE 1/4, 446.63 feet to the point of beginning, all being subject to road rights-of-way of record.

**BENCHMARK:**

COW BENCH MARK AT THE INTERSECTION OF MERIDIAN AND 53RD ST. NORTH, NE CORNER TOP OF CONCRETE HEADWALL.

44.00 FT NORTH OF CENTER LINE.  
37.00 FT EAST OF CENTER LINE.  
50.90 FT NE OF SECTION CORNER IRON.  
9.00 FT NE OF AND RADIAL TO CURB.  
28.00 FT EAST OF SECTION LINE.

ELEV. = 1331.37 NGVD29 (143.97 CITY DATUM)

SCALE: 1" = 100'

**DP-299**

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**Baughman Company, P.A.**  
315 Ellis St. Wichita, KS 67211 P 316.262.7211 F 316.262.0149

**Baughman** ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Submitted: May 8, 2008