LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter (SE/4) of Section 13, Township 26 South, Range 1 West of the 6th P.M. Including, in part, all of Lot 1, Block A, MAIZE STATE BANK ADDITION, Sedgwick County, Kansas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of said Section 13;

THENCE North 89°57'37" West, along the south line of said Southeast Quarter, a distance of 375.00 feet to the POINT OF BEGINNING;

THENCE continuing North 89°57'37" West, along said south line, a distance of 540.60 feet;

THENCE North 00°48'32" West, parallel with the east line of said Southeast Quarter, a distance of 1454.00 feet;

THENCE South 89°57'37" East, parallel with the south line of said Southeast Quarter, a distance of 915.60 feet to a point on the east line of said Southeast Quarter;

THENCE South 00°48'32" East, along said east line, a distance of 1079.00 feet;

THENCE North 89°57'37" West, parallel with the south line of said Southeast Quarter, a distance of 60.01 feet (L1) to a point on the west right of way line of North Meridian;

THENCE along the west right of way line of North Meridian Avenue the following three (3) calls;

South 00°48'32" East, parallel with the east line of said Southeast Quarter, a distance of 65.90 feet (L2);

South 13°13'03" West a distance of 61.85 feet (L4);

South 00°48'32" East, parallel with the east line of said Southeast Quarter, a distance of 173.87 feet to the intersection of the west right of way line of North Meridian Avenue and the north right of way line of 53rd Street North;

THENCE along the north right of way line of 53rd Street North the following three (3) calls;

North 89°57'37" West, parallel with the south line of said Southeast Quarter, a distance of 173.87 feet;

South 76°00'12" West a distance of 103.08 feet (L7);

North 89°57'37" West, parallel with the south line of said Southeast Quarter, a distance of 25.75 feet (L8);

THENCE South 00°48'32" East, parallel with the east line of said Southeast Quarter, a distance of 50.01 feet to the POINT OF BEGINNING.

Said tract contains an area of 1,254,768 square feet or 28.8055 acres, more or less.

The basis of bearing for this legal description is the Kansas State Plane Coordinate System.

NOTES:

1. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon.
2. This map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the State of Kansas, and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1999 and includes Items 1, 2, 3, 4, 6, 7(a)(b1)(c), 8, 9, 10, 11(a) and 14 in Table A contained therein. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."
3. The property described hereon is the a portion of the property described by Lawyers Title Insurance Corporation in Commitment No. 251037 and by First American Title Insurance Company of Kansas in Commitment No. 213349 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. Said described property is located within an area having a Zone Designation "C" (Non-Special Flood Hazard Areas) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 20032101 25A, with a date of identification of June 26, 1997 for Community No. 200321, in Sedgwick County, State of Kansas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The Property has direct access to Meridian Avenue and 53rd Street North, both being dedicated public streets.
6. The total number of striped parking spaces on the subject property is 0.
7. Except as shown, all visible utilities serving the subject property enter through adjoining public streets and/or easements of record.
8. ZONING: C.U.P. DP-229, NORTHGATE COMMERCIAL PARK ADDITION.

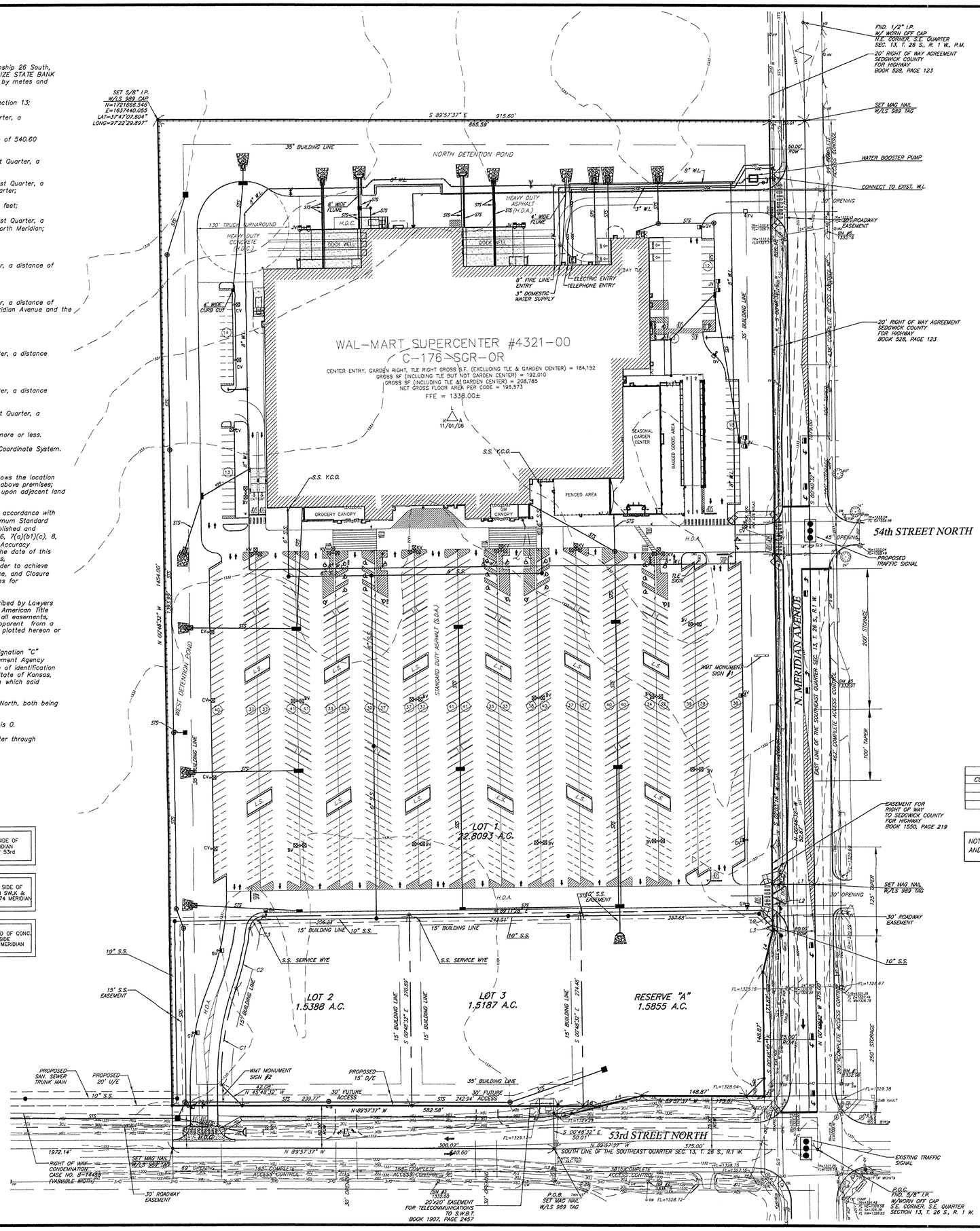
BENCH MARK DATUM
NAVD 88

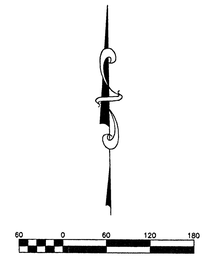
BM #1 R.R. SPIKE IN WEST SIDE OF P.P. AT N.E.N. CORNER OF INTER. 53rd AND MERIDIAN ELEV=1332.98	BM #4 R.R. SPIKE IN NORTH SIDE OF 6th P.P. WEST OF MERIDIAN ON SOUTH SIDE OF NW 53rd ELEV=1333.28
BM #2 R.R. SPIKE IN NORTH SIDE OF P.P. WEST OF MERIDIAN ON SOUTH SIDE OF 53rd STREET ELEV=1331.15	BM #5 CUT "X" ON T/C ON E SIDE OF MERIDIAN W OF S PI IN SWLK & APRX 65' S OF DR 5474 MERIDIAN ELEV=1332.91
BM #3 R.R. SPIKE IN NORTH SIDE OF 4th P.P. WEST OF MERIDIAN ON SOUTH SIDE OF NW 53rd ELEV=1332.60	BM #6 CUT "X" ON SOUTH END OF CONC. HOOD INLET ON EAST SIDE OF MERIDIAN AT 5536 MERIDIAN ELEV=1332.16

BENCH MARK DATUM
NAVD 88

THERE ARE NO MILE MARKERS IN THE VICINITY OF SUBJECT PROPERTY

THE MONUMENTS SHOWN HEREON WERE SET ON AUGUST 18, 2005





LOCATION MAP
NOT TO SCALE

DEVELOPER

WAL-MART STORES, INC.
2001 S.E. 10th STREET
BENTONVILLE, ARKANSAS 72716
(479) 273-4000 PHONE

PREPARER OF PLAT

SMC Consulting Engineers, P.C.
Terence L. Haynes, P.E.
815 West Main
Oklahoma City, OK 73106
(405) 232-7715 PHONE

PROPOSED LEGEND

SIGN (i.e. STOP, YIELD, etc...)
LIGHT POLE AND FIXTURE TYPE
3 WAY FIRE HYDRANT
TEE
GATE VALVE
S.S. MANHOLE
S.S. CLEANOUTS
STORM SEWER INLET
STORM SEWER CURB INLET
STORM SEWER JUNCTION BOX
STORM SEWER MANHOLE
UGT — TELEPHONE UNDERGROUND
UGE — POWER UNDERGROUND
POWER OVERHEAD
G — GAS LINE
ELECTRICAL CONDUIT
STS — STORM SEWER
CPP — CPP STORM SEWER

EXISTING TOPO LEGEND

-BARB WIRE FCE
-HEDGE
-STM. SEW. M.H.
-BUSH
-IRON GRATE
-STOCKADE FCE
-CHAIN LINK FCE
-LIGHT POLE
-TELEPHONE PED.
-CLEAN OUT
-MAIL BOX
-TELE. MANHOLE
-DOWN SPOUT
-MONITOR WELL
-TEL. U.G. MIRROR
-ELEC. METER
-PARKING METER
-TRAFFIC SIGNAL LIGHT
-ELEC. PEDESTAL
-PIPELINE MIRROR
-TRAFFIC CONTROL BOX
-ELEC. TRANS.
-PIPELINE VENT
-FIRE HYDRANT
-POWER MANHOLE
-TREE
-FLAG POLE
-POWER POLE
-TREE LINE
-GAS METER
-PULL BOX
-WATER VALVE
-GAS VALVE
-ROAD SIGN
-WATER METER
-GATE
-ROOF DRAIN
-WATER METER PIT
-GROUND LIGHT
-SAN. SEW. M.H.
-UTILITY POLE
-GUARD POST
-SPRINKLER CONTROL VALVE
-YARD LIGHT
-GUY WIRE

TOP OF BANK — TOE OF BANK — TV OVERHEAD — ELEC. OVERHEAD — TELEPHONE OVERHEAD — OVERHEAD UNKNOWN

UNDERGROUND UTILITY LINES

FIBER OPTIC — GAS LINE — STORM SEWER — SANITARY SEWER — TELEPHONE LINE — TV LINE — ELECTRIC LINE — WATER LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°57'37" W	60.01'
L2	S 00°48'32" E	65.90'
L3	S 00°48'32" E	14.43'
L4	S 13°13'03" W	61.85'
L5	S 76°00'12" W	61.82'
L6	N 89°57'37" W	23.95'
L7	S 76°00'12" W	103.08'
L8	N 89°57'37" W	25.75'
L9	S 44°38'55" E	35.09'

LOT 2 CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CL
C1	407.24'	137.41'	N 09°04'33" E	136.76'
C2	418.58'	88.62'	N 12°40'57" E	88.46'
C3	19.33'	27.86'	N 47°54'05" E	25.51'

NOTE: UNLESS OTHERWISE NOTED ON PLAT PLAN, ALL CORNERS AND P.I.'S SET WITH 1/2" I.P. W/LS 989 CAP.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

REVISED PRELIMINARY PLAT
NORTHGATE COMMERCIAL PARK
1ST ADDITION

WAL-MART SUPERCENTER #4321-00

53rd ST. NORTH & N. MERIDIAN
WICHITA, KANSAS

SMC Consulting Engineers, P.C.
815 West Main – Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7859
KANSAS CERTIFICATE OF AUTHORIZATION NO. E – 335 EXP DEC. 2007

No.	Revision	By	Date

DATE: 11/13/06
DRAWN BY: MDS
PROJECT NO.: 4344
SCALE: 1"=60'
SHEET NO. 1
ENGINEER: TERENCE L. HAYNES, P.E. #14583