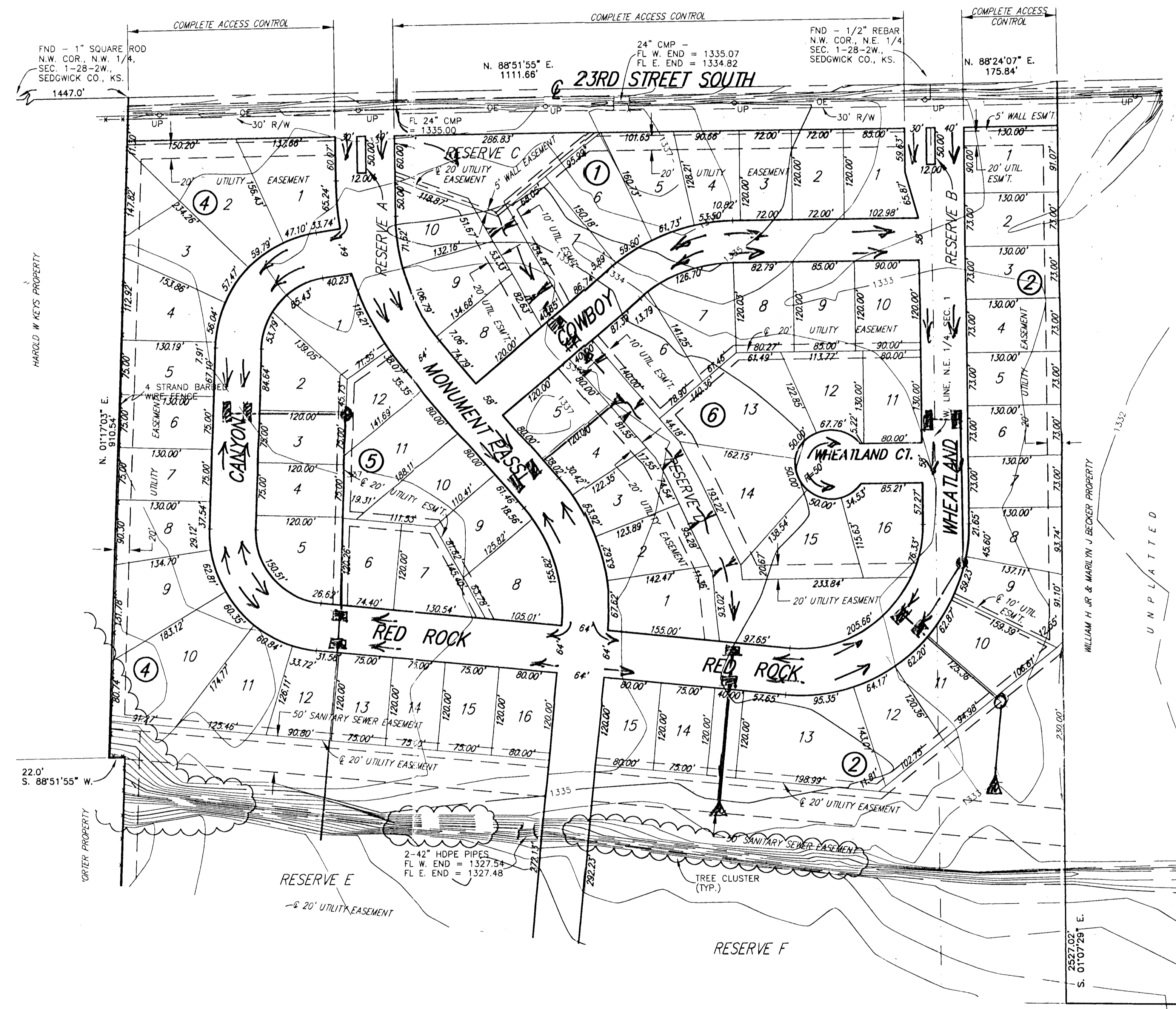


Preliminary Plat

SOUTHWEST PASSAGE

Wichita, Sedgwick County, Kansas



1" = 100'

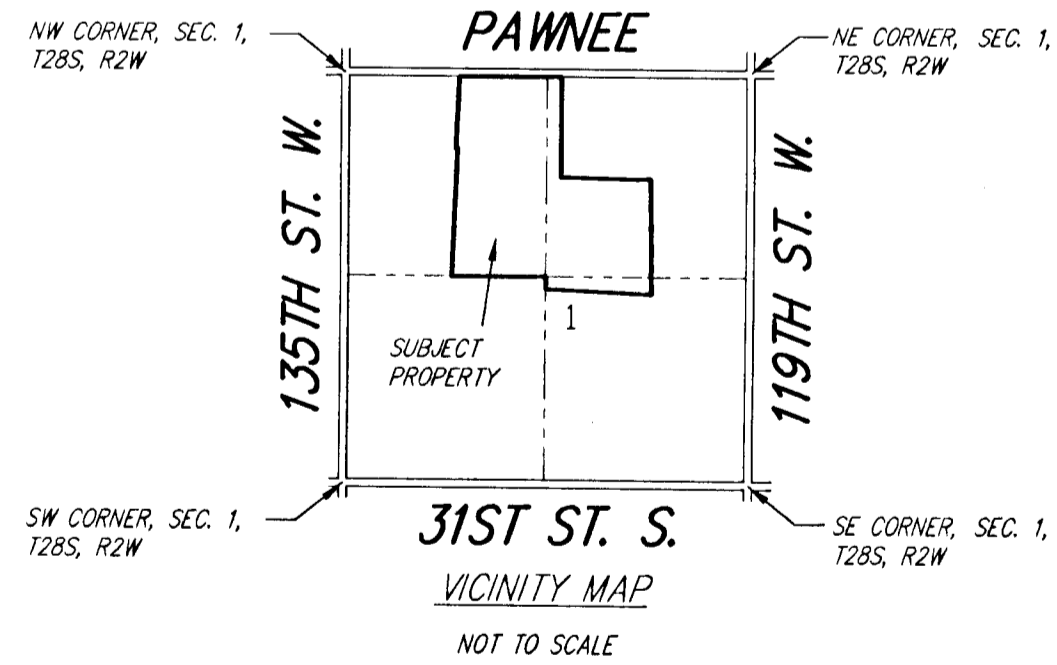
LEGEND

—O—O—O— OVERHEAD ELECTRIC (SEDGWICK CO. ELECTRIC)
 ○ UP UTILITY POLE

BUILDING SETBACKS PER ZONING REGULATIONS

BENCH MARK: CHISELED "X" ON WEST HUBBARD
 OF R.C.B.C., 125' S. OF N.E. CORNER
 SECTION 1-28-2W. ELEV = 1337.94 M.S.L.

BENCH MARK: TOP OF WEST END 24" CMP DRIVE CULVERT,
 440' W. & 19' S. OF THE N.W. COR., N.E. 1/4,
 SECTION 1-28-2W. ELEV = 1337.05 M.S.L.



LEGAL DESCRIPTION:

PARCEL 1:
 Beginning at a point on the east line and 1376.85 feet south of the N.E. corner of the NE1/4 of Sec. 1, T28S, R2W of the 6th P.M., Sedgwick County, Kansas; thence S03°02'11"E along the east line of said NE1/4, a distance of 1275.67 feet to the S.E. corner of said NE1/4; thence S01°11'47"E, along the east line of the SE1/4 of said Sec. 1, a distance of 128.77 feet; thence N88°42'23"W, parallel with the north line of said SE1/4, a distance of 2648.95 feet to a point on the west line of said SE1/4; thence S88°42'23"E, a distance of 128.76 feet to the N.W. corner of said SE1/4; thence S01°17'33"W, along the south line of the NE1/4 of said Sec. 1, a distance of 175.95 feet; thence N01°07'29"W, a distance of 1150.56 feet; thence N88°24'07"E, parallel with the north line of said NE1/4, a distance of 2428.17 feet to the point of beginning, EXCEPT beginning at a point on the east line and 1376.85 feet south of the N.E. corner of the NE1/4 of Sec. 1, T28S, R2W of the 6th P.M., Sedgwick County, Kansas, thence S03°02'11"E along the east line of said NE1/4, a distance of 702.22 feet; thence S88°24'07"W, parallel with the north line of said NE1/4, a distance of 1241.03 feet; thence N03°02'11"W, parallel with the east line of said NE1/4, a distance of 702.22 feet; thence N88°24'07"E, parallel with the north line of said NE1/4, a distance of 1241.03 feet to the point of beginning, AND EXCEPT beginning at a point on the east line and 2079.07 feet south of the N.E. corner of the NE1/4 of Sec. 1, T28S, R2W of the 6th P.M., Sedgwick County, Kansas; thence S03°02'11"E along the east line of said NE1/4, a distance of 573.45 feet to the S.E. corner of said NE1/4; thence S01°11'47"E along the east line of the SE1/4 of said Sec. 1, a distance of 128.77 feet; thence N88°42'23"W, parallel with the north line of said SE1/4, a distance of 1240.04 feet; thence N03°02'11"W, a distance of 129.02 feet to a point on the south line of said NE1/4; thence continuing N03°02'11"W, parallel with the east line of said NE1/4, a distance of 510.66 feet; thence N88°24'07"E, parallel with the north line of said NE1/4, a distance of 1241.03 feet to the point of beginning.

PARCEL 2:

A tract beginning at a point on the north line and 1447.00 feet east of the N.W. corner of the NW1/4 of Sec. 1, T28S, R2W of the 6th P.M., Sedgwick County, Kansas; thence N88°51'55"E, along the north line of said NW1/4, a distance of 1111.66 feet to the N.E. corner of said NW1/4; thence N88°24'07"E, along the north line of the NE1/4 of said Sec. 1, a distance of 175.84 feet; thence S01°07'29"E, a distance of 2527.02 feet to a point on the south line of said NE1/4; thence N88°42'23"W, a distance of 175.95 feet to the S.W. corner of said NE1/4; thence N88°42'23"W, along the south line of the NW1/4 of said Sec. 1, a distance of 1194.56 feet to a point 1412.0 feet east of the S.W. corner of said NW1/4; thence N01°17'03"E, a distance of 1559.19 feet; thence S88°51'55"W, parallel with the north line of said NW1/4, a distance of 22.0 feet; thence N01°17'03"E, 910.54 feet to the point of beginning.

OWNER:

Development Partnership
 Attn: Mark Chappelle
 118 N. Boy Country
 Wichita, KS 67235

Ph. (316) 721-8282

SUBDIVIDER & ENGINEER:
 Ruggles & Bohm P.A.

PROPOSED ZONING:
 SF-5

EXISTING ZONING:

Property to the northeast is zoned SF-5.
 Subject property and the rest of the surrounding property is zoned SF-20.
 Existing use is agricultural

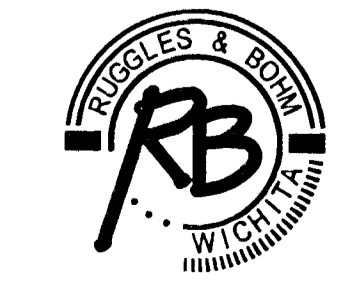
FLOOD ZONE:

According to the FEMA/FIRM Community Panel No. 200321 0200 A, effective June 3, 1986; the property shown hereon is located in Zones A and C

GROSS AREA:

4,961,296.3 Sq. Ft. ±
 113.90 Acres ±

DATE OF TOPOGRAPHY:
 MAY 11, 2005



Ruggles & Bohm, P.A.
 Engineering, Surveying, Land Planning
 924 North Main (316) 264-8008
 Wichita, Kansas 67203 (316) 264-4621 fax
 www.rbkansas.com E-mail: info@rbkansas.com

DWG FILE: SURVEY BASE
 PROJECT NO. 2717P
 AUGUST 11, 2005