

NW. Cor., SE 1/4, Sec. 9,
T27S, R2E, 6th P.M.
Fnd. 1/2" Bar w/ 1/4" cap

OAK CREEK SECOND ADDITION

(ABANDONED) BURLINGTON NORTHERN SAN FRANCISCO RAIL ROAD
Formerly ST. LOUIS, WICHITA AND WESTERN RAILROAD COMPANY
N88°54'54"E 1326.83'(M.D.)
N88°54'48"E 1054.52'(M.D.) 1054.41'(D)

NOTES

- GEOGRAPHY:** Located in the northeast Wichita in a commercial corridor. The property has access to K-96 Expressway via T3th Street. Existing adjoining land uses include: airplane manufacturing, concrete manufacturing, high-end commercial, retail, offices, and residential.
- LOT TOTAL -** 73 single family residential lots
- ANNEXATION:** Annexed into Wichita May 8th
- EXISTING/PROPOSED USES:** existing - vacant field
proposed - single family
- ZONING:** Existing - "U" Limited Industrial
Proposed - "SF-5" w/ conditional use for accessory apartment
- PLAT AREA:** Gross = 59.61 acres
- SURVEY DATE:** April 2007 (by MKEC)
- PUBLIC UTILITIES:** Municipal sanitary sewer shall be extended to the lots from the west and northeast. Municipal water shall be extended from the west to serve the lots.
- ACCESS / ACCESS CONTROLS:** Access to 13th Street shall be via private street (Reserve "L") and also public right-of-way south of the private street (Reserve "L"). Further access restrictions are established per private development agreement.
- PRIVATE STREET RESERVES:** Reserve "L", is platted for private streets, public and private utilities, access and shall be owned and maintained by the Homeowners Association.
- RESERVES:** As shown and determined on final plat.
- FLOOD:** According to FEMA FIRM Community Unit Panel 20173C0379E, effective date February 7th, 2007, this property lies within flood zone "X", "Areas determined to be outside the 0.2% annual chance floodplain."
- DRAINAGE:** A drainage report shall accompany this plat and submitted to the Engineering Department on Thursday, April 12th.
- BUILDING SETBACK:** As per Wichita-Sedgwick County Unified Zoning Code ("SF-5" Front Setback of 25', Side 6', Rear 20'). Further setback regulations are effective by private instrument.
- PIPELINE CONFINEMENT:** A blanket right-of-way contract in favor of Cooperative Refinery Associations now Coffeyville Resources Pipeline LLC is on the subject property (recorded Misc. Record 239, Page 551 dated Oct. 11, 1948), however the pipeline does not affect the subject property. This pipeline right-of-way is to be confined in conjunction with the platting of this land.
- DEED RESTRICTIONS:** All present and existing deed restrictions shall be enforced by the Homeowners Association.

LEGEND

- EDGE OF TREES
- CONIFEROUS TREE
- DECIDUOUS TREE
- POWER POLE
- ELECTRIC BOX
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- STORM WATER MANHOLE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- INLET
- GRATE INLET
- GAS METER
- BENCHMARK
- EASEMENT
- BUILDING SETBACK
- FENCE
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND FIBER OPTIC CABLE
- PIPELINE
- 3/4" REBAR/MKEC
- CL 39
- PROPERTY CORNER FOUND
- SECTION CORNER
- Reserve "L" (Private Street)

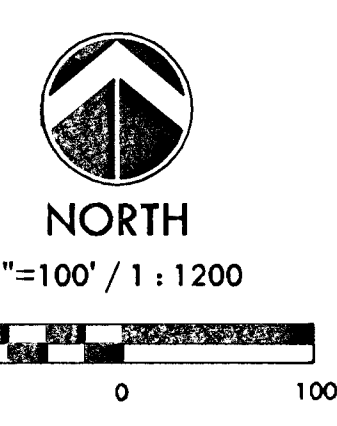
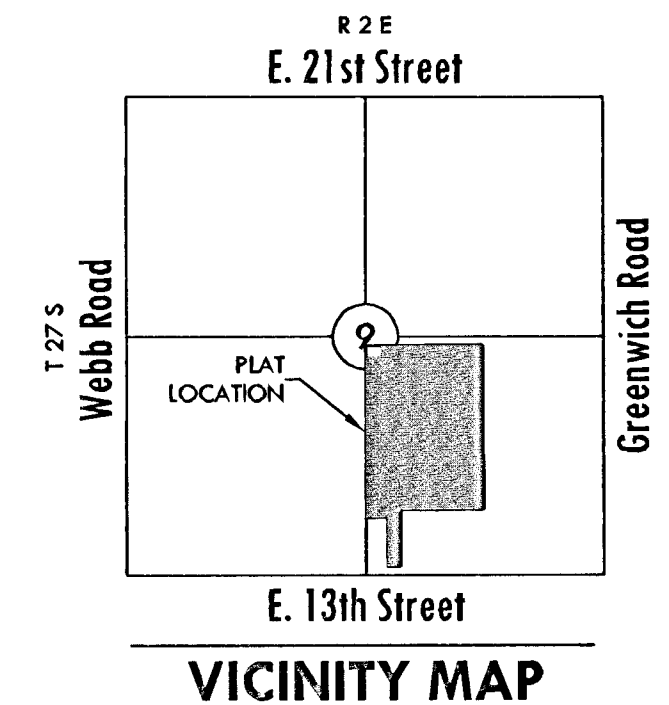
LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter of Section 9, Township 27 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows:
COMMENCING at the southwest corner of said Quarter; thence along the south line of said Quarter on a Kansas coordinate system of 1983 south zone grid bearing of N88°53'46"E, 272.31 feet to the POINT OF BEGINNING; thence parallel with the west line of said Quarter N01°00'39"W, 2561.40 feet to a point lying 100.00 feet south of the north line of said Quarter, said point being on the south right-of-way line of the Burlington Northern San Francisco Railroad right-of-way as recorded on Deed Book "U", Page 260; thence along said right-of-way and parallel with said north line N88°54'54"E, 1054.41 feet to the northeast corner of the West Half of said Southeast Quarter; thence along the east line of said West Half 500°54'44"E, 1230.47 feet to the northwest corner of the Southeast Quarter of said Southeast Quarter; thence along the north line of said Southeast Quarter of said Southeast Quarter N88°54'23"E, 15.00 feet; thence parallel with said north line of the west line of said Southeast Quarter of said Southeast Quarter 500°54'24"E, 625.59 feet to a point lying 705.00 feet north of the south line of said Southeast Quarter; thence parallel with and 705.00 feet north of said south line S88°53'46"W, 946.15 feet to a point lying 392.31 feet east of the west line of said Southeast Quarter; thence parallel with and 392.31 feet east of said west line, S01°00'39"E, 705.00 feet to the south line of said Southeast Quarter; thence along said south line S88°53'46"W, 120.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:
 A tract of land lying within a portion of the west 272.31 feet of the Southeast Quarter of Section 9, Township 27 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, said tract of land being more particularly described as follows:
COMMENCING at the southwest corner of said Quarter; thence along the south line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone grid bearing of N88°53'46"E, 242.31 feet to the POINT OF BEGINNING; thence parallel with the west line of said Southeast Quarter N01°00'39"W 615.00 feet; thence parallel with said south line S88°53'46"W, 242.31 feet to said west line; thence along said west line N01°00'39"W, 194.49 feet to a point lying 100.00 feet south of the north line of said Southeast Quarter, said point being on the south right-of-way line of the Burlington Northern San Francisco Railroad right-of-way as recorded on Deed Book "U", Page 260; thence along said right-of-way and parallel with said north line N88°54'54"E, 272.31 feet; thence parallel with said west line S01°00'39"E, 2561.40 feet to the POINT OF BEGINNING.

BENCHMARK

BM #1
 Square cut on wing wall at west end and south HDWL south side 13th Street
 310' west 41' south of south 1/4 corner.
 Elev.=1377.32 (NGVD 29)



PRELIMINARY PLAT

A portion of the SE 1/4, Sec. 9, T27S, R2E, 6th P.M.

THE WATERFRONT RESIDENTIAL ADDITION

OWNER/DEVELOPER: The Waterfront Residential Co., LLC 8100 E. 22nd Street Bldg. #1000, Wichita, KS, 67226 316-684-7300

Date submitted: Aug. 6th, 2007 Subdivision Hearing: Aug. 23th, 2007
MAPC Hearing: Sept. 6th, 2007

MKEC
 ENGINEERING
 CONSULTANTS, INC.

411 N. WEBB ROAD
 WICHITA, KS. 67206
 316-684-9600