

# LEGAL DESCRIPTION

A tract of land lying in a portion of Government Lots 1 and 2, Section 3, Township 28 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:  
 BEGINNING at the northeast corner of said Northeast Quarter, thence along the east line of said Quarter on a Kansas coordinate system of 1983 south zone grid bearing of  $S00^{\circ}16'43''E$ , 960.06 feet; thence parallel with and 960.00 feet south of the north line of said Quarter,  $S89^{\circ}05'03''W$ , 675.04 feet; thence  $N45^{\circ}11'06''W$ , 279.30 feet to a point lying 760.00 feet south of said north line; thence  $S89^{\circ}05'03''W$ , 729.45 feet; thence  $N00^{\circ}54'57''W$ , 760.00 feet to said north line; thence along said north line,  $N89^{\circ}05'03''E$ , 1610.13 feet to the POINT OF BEGINNING.

## BENCH MARK

BM #1 Top of concrete witness monument  
 30.5 feet W, centerline 127th St. E  
 and 51.5 feet S, Pawnee Rd.  
 Elev. = 1349.31 (NAVD 88)  
 1348.81 (NGVD 29)

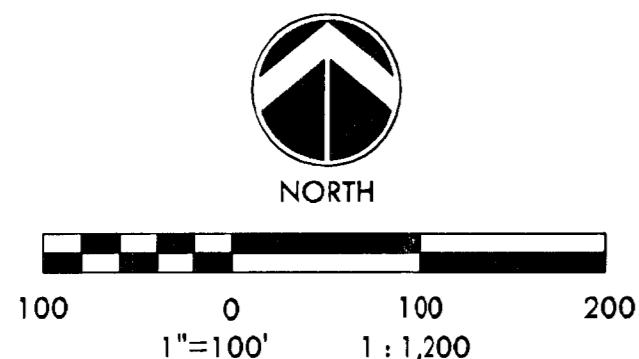
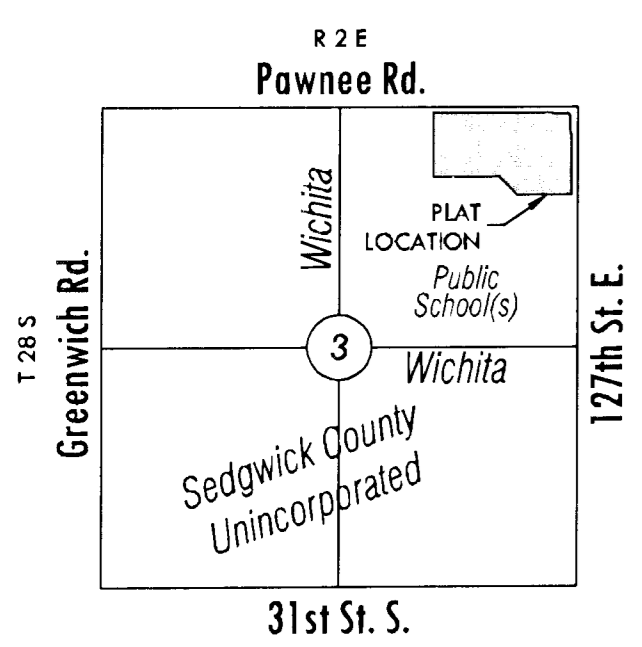
NW. cor., NE 1/4, Sec. 3,  
 T28S, R2E, 6th P.M.  
 Fnd. 3/8" rebar w/o ld cap

## LEGEND

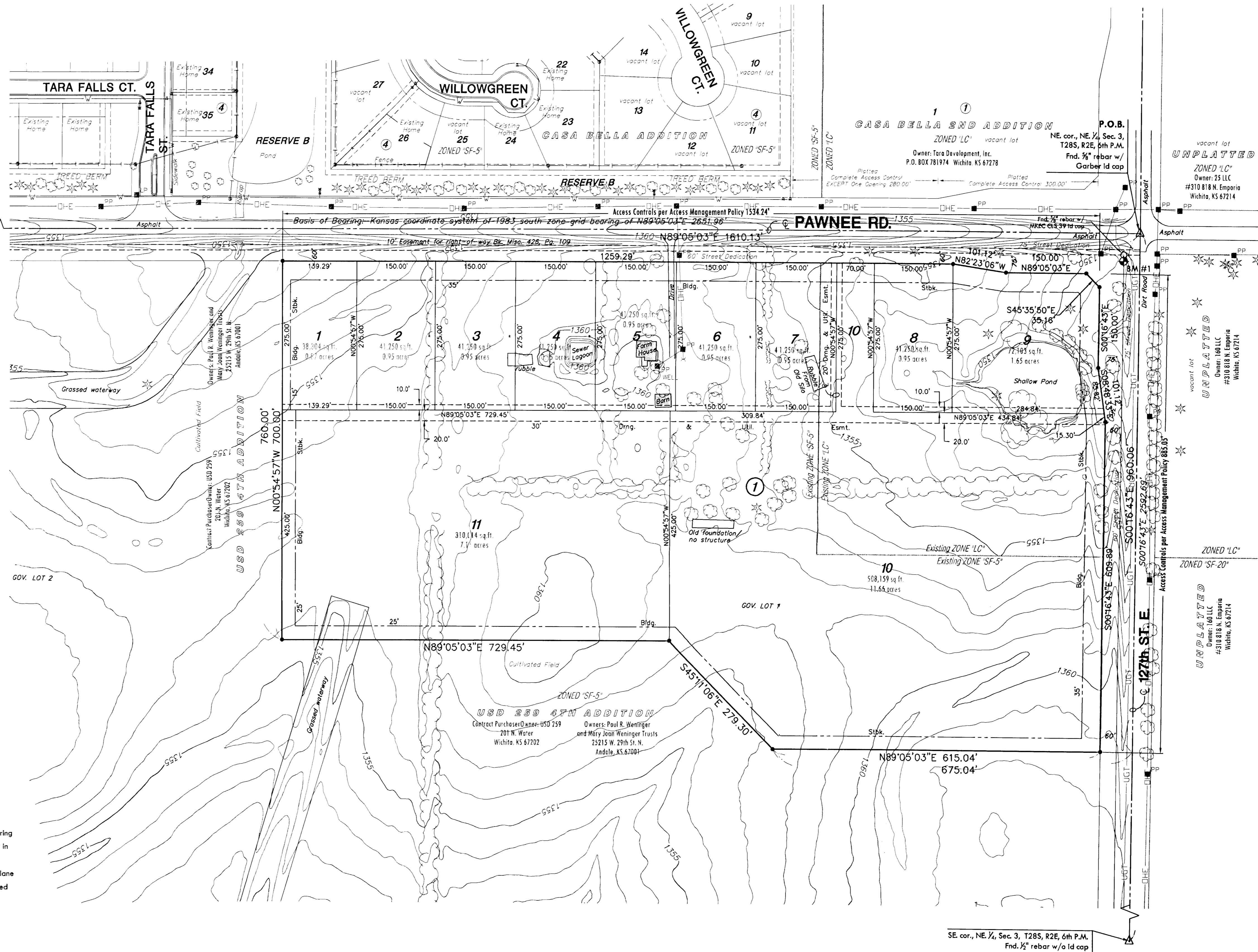
- |  |                   |  |                       |
|--|-------------------|--|-----------------------|
|  | - CONIFEROUS TREE |  | - EASEMENT            |
|  | - DECIDUOUS TREE  |  | - BUILDING SETBACK    |
|  | - SIGN            |  | - FENCE               |
|  | - POWER POLE      |  | - STORM SEWER PIPE    |
|  | - ELECTRIC BOX    |  | - WATER LINE          |
|  | - LIGHT POLE      |  | - SANITARY SEWER LINE |
|  | - FIRE HYDRANT    |  | - GAS LINE            |
|  | - WATER VALVE     |  | - GAS PIPELINE        |
|  | - WATER METER     |  | - TELEPHONE LINE      |
|  | - SECTION CORNER  |  | - UNDERGROUND ELEC.   |
|  | - BENCHMARK       |  | - OVERHEAD ELECTRIC   |
|  |                   |  | - FIBER OPTIC CABLE   |

## NOTES

- GEOGRAPHY:** Located in southeast Wichita in an area rapidly transitioning from agricultural uses into suburban residential. The property has access to U.S.-54 Hwy. via 127th St. Existing surrounding land uses include suburban residential (N. and NE.) and agriculture production (E., W., S. NE.).
- LOT TOTAL:** 11
- ANNEXATION:** Wichita Ord. No. 46-828 Dated Nov. 22nd, 2005
- EXISTING USES:** Agricultural and vacant commercial, vacant farm
- PROPOSED USES:** Commercial Retail
- ZONING:** CUP DP-322 (CUP2010-11 & ZON2010-18)
- PLAT AREA:** Gross - 31.571 acres Net - 27.95 acres more or less
- SURVEY DATE:** Jan., 2010 (by MKEC) Contours by (LIDAR March 2008)
- PUBLIC UTILITIES:** Municipal sanitary sewer shall be extended to the site from the northwest. Municipal water is available along Pawnee Rd.
- ACCESS CONTROLS:** As shown
- FLOOD:** According to FEMA FIRM Community Unit Panel 20173C0390E, Effective Date February 7, 2007; this property lies within flood zone "X". LOWEST OPENING TO BE DETERMINED AT THE TIME OF FINAL PLATTING.
- DRAINAGE:** A drainage report shall accompany this plat. The property lies within a branch of Spring Creek drainage basin.



Basis of Bearings: Kansas coordinate system 1983 south zone bearing of  $N89^{\circ}05'03''E$  along the north line of Government Lots 1 and 2 in the NE 1/4, Sec. 3, T28S, R2E, 6th P.M.  
 This plat is surveyed and platted on NAVD88 using Kansas State Plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401



**CASA BELLA 2ND ADDITION**  
 ZONED "LC" vacant lot  
 Owner: Tara Development, Inc.  
 P.O. BOX 781974 Wichita, KS 67278

**UNPLATTED**  
 ZONED "LC"  
 Owner: 25 LLC  
 #310 818 N. Emporia  
 Wichita, KS 67214

**UNPLATTED**  
 ZONED "LC"  
 Owner: 160 LLC  
 #310 818 N. Emporia  
 Wichita, KS 67214

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SE. cor., NE 1/4, Sec. 3, T28S, R2E, 6th P.M.  
 Fnd. 1/2" rebar w/o ld cap



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

# PRELIMINARY PLAT

## A portion of the NE 1/4, Sec. 3, T28S, R2E, 6th P.M.

# PAWNEE AND 127TH COMMERCIAL ADDITION

Contract Purchaser / Developer: 127 PAW, LLC, a Kansas limited liability company  
 Owners: Paul R. Weninger Trust and Mary Joan Weninger Trust

8111 E. 32nd St., Suite 101, Wichita, KS, 67226 316.262.3331  
 25215 W 29th St N, Andale, KS, 67001 316.444.2473

Date submitted: June 7th, 2010 Subdivision Hearing: June 24th, 2010

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