

Drainage Concept

LAMPTON BROTHERS 2ND ADDITION

Wichita, Sedgwick County, Kansas

LEGAL DESCRIPTION:
 Lampton Brothers Addition, an Addition to Wichita, Sedgwick County, Kansas.

Lots 1, 3, 5, 7, 9, 11, 13, 15, 17 and 19 on Dover, now Mosley, Throckmorton's Addition to Wichita, Sedgwick County, Kansas.

The east 25 feet of the W1/2 of Lot 1, the E1/2 of Lot 1, and all of Lots 3, 5, 7 and 9, on Dover Street, now Mosley Avenue, and Lots 10 and 12 on Cannon street, now Mead Avenue, all in Hiltons Addition to Hiltons Addition to Wichita, Sedgwick County, Kansas.

Lot 14 on Cannon Street, now Mead Avenue, lying south of the right-of-way of the south arm of the "Y" of the St. Louis and San Francisco Railroad as now located, in Hiltons Addition to Hiltons Addition to Wichita, Sedgwick County, Kansas.

That portion of the Burlington Northern and Santa Fe Railway Company's (formerly St. Louis San Francisco Railway company) Wye Track right-of-way at Wichita, Kansas, situated in the SW1/4 of Sec. 16, T27S, R1E of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the intersection of the east line of Mead Avenue, according to the recorded plat of Hiltons Addition to Wichita thereof, with a line drawn parallel with and distant 20.00 feet southerly of, as measured at right angles from the Wye Track centerline of said Railway Company's (Neodesha to Union Station) Southerly leg of the Wye, as now located and constructed; thence easterly parallel with said Wye Track centerline (generally being a curve concave southerly) to the intersection with the west line of Mosley Avenue, according to said recorded plat thereof; thence southerly along said west line of Mosley Avenue 32.0 feet, more or less, to the intersection with a line drawn with and distant 50.0 feet Southerly of, as measured at right angles from said Wye Track centerline; thence westerly parallel with said Wye Track centerline 312.0 feet, more or less, to the intersection with said east line of Mead Avenue; thence northerly along said east line of Mead Avenue to the point of beginning.

That part of Mosley Avenue platted in Hiltons Addition to Hiltons Addition to Wichita, Sedgwick County, Kansas, AND 40' Street Dedication recorded at Book 368, Page 557; described as beginning at the northwest corner of Lot 1, Block 1, Lampton Brothers Addition, Wichita, Sedgwick County, Kansas, being on the west line of said Mosley Avenue; thence N88°54'52"E along the north line of said Lot 1, 50.00 feet to the east line of said Mosley Avenue and the southwest corner of said 40' Street Dedication; thence continuing N88°54'52"E along said north line, 147.48 feet to the northeast corner of said Lot 1; thence N00°40'15"W along the extended east line of said Lot 1, 40.00 feet to the north line of said 40' Street Dedication; thence S88°54'52"W, parallel with said north line, 147.49 feet to the northwest corner of said 40' Street Dedication; thence continuing S88°54'52"W, parallel with said north line, 50.00 feet to said west line; thence S00°41'10"E along said west line, 40.00 feet to the point of beginning.

OWNER:
 Lampton Brothers Investments, Inc., a Kansas Corporation
 Attn: Doug Lampton
 601 North Washington
 Wichita, KS 67214

Ph. (316) 263-3293

SURVEYOR & ENGINEER:
 Ruggles & Bohm P.A.

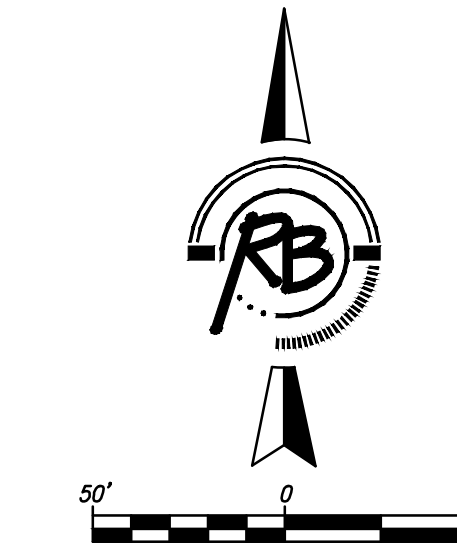
EXISTING ZONING:
 Subject property and the surrounding property is zoned LI. Existing use is industrial and vacant ground.

FLOOD ZONE:
 According to the FEMA/FIRM Map No. 20173C0355E, effective February 2, 2007; the property shown hereon is located in Zone X

GROSS AREA:
 317,667 Sq. Ft. ±
 7.29 Acres ±

DATE OF TOPOGRAPHY:
 SEPTEMBER 1, 2011

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512(b).



BENCH MARK: CHISELED "4" CUT IN CONCRETE ON THE NORTH LINE OF LOT 1, BLOCK 1, LAMPTON BROTHERS ADDITION
 ELEVATION = 1301.80 (NAVD88)

BENCH MARK: CHISELED SQUARE ON THE TOP OF CURB ON THE NORTH SIDE OF THE DRIVE ENTRANCE, 18' EAST OF THE SOUTHWEST CORNER OF BUILDING #601, 503' NORTH OF THE CENTERLINE OF CENTRAL AND 20' WEST OF THE CENTERLINE OF WASHINGTON, ELEVATION = 1299.20 (NAVD88)

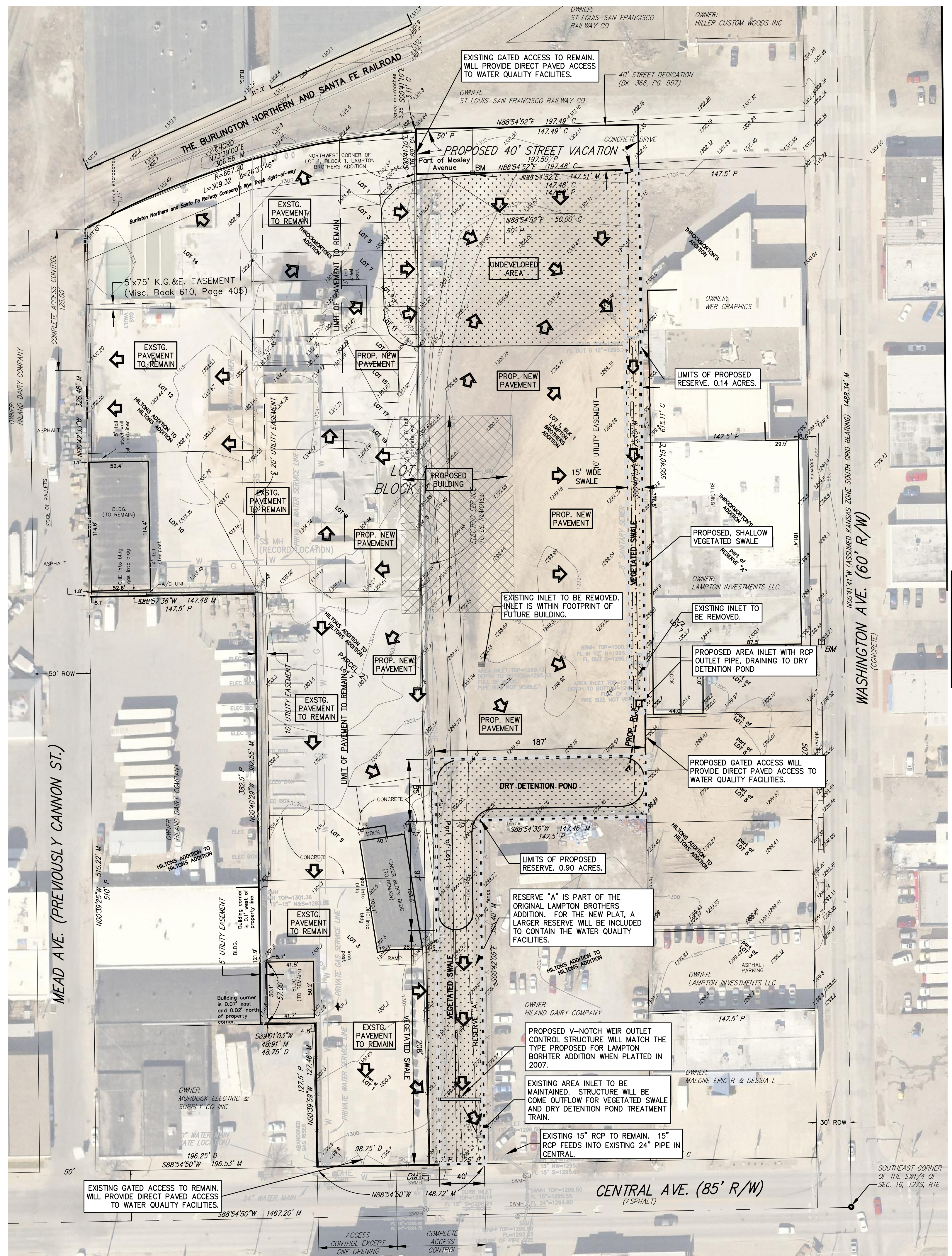
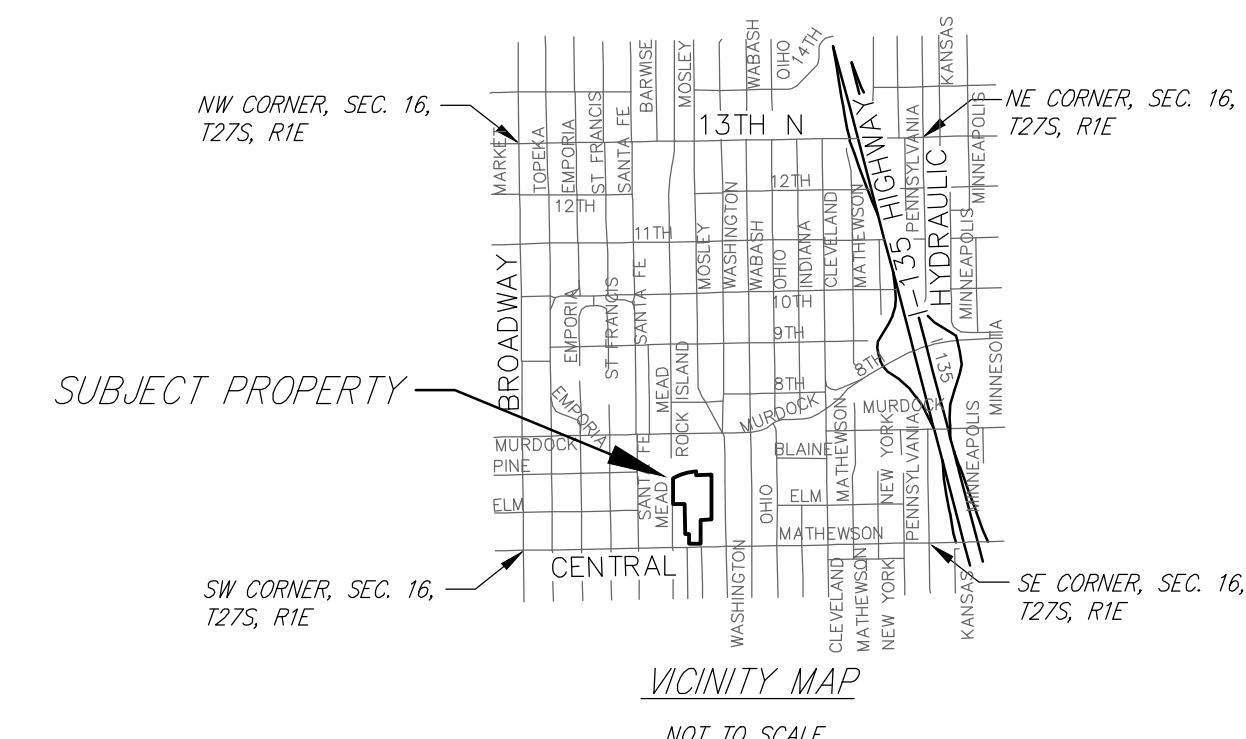
BENCH MARK: CHISELED SQUARE ON TOP AND IN THE CENTER OF CURB INLET, 33' NORTH OF THE CENTERLINE OF CENTRAL AND 378' WEST OF THE CENTERLINE OF WASHINGTON, ACROSS FROM BUILDING #627 E. CENTRAL, ELEVATION = 1299.02 (NAVD88)

SURVEY LEGEND

- SS SANITARY SEWER (CITY OF WICHITA)
- SWS STORM WATER SEWER (CITY OF WICHITA)
- OHE OVERHEAD ELECTRIC (WESTAR)
- UGE UNDERGROUND ELECTRIC (WESTAR)
- W WATER MAIN (CITY OF WICHITA)
- WV WATER VALVE BOX
- WM WATER METER
- SIGN SIGN
- ELEC. BOX ELECTRIC BOX
- HLP HIGH LINE POWER POLE (WESTAR)
- PP POWER POLE (WESTAR)
- LP LIGHT POLE
- DUY ANCHOR DUY ANCHOR
- SS MH SANITARY SEWER MANHOLE (CITY OF WICHITA)
- SW MH STORM WATER SEWER MANHOLE (CITY OF WICHITA)
- SPOT ELEV LOCATION OF SPOT ELEVATION
- BM BENCH MARK

DRAINAGE LEGEND

- FLOW ARROW
- NEW/ EXISTING PERVIOUS AREAS
 - WILL BE SEEDED
 - REFER TO PLAN FOR AREAS TO BE USED AS WQ FACILITIES
 - 1.47 AC +/-



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DWG FILE: SURVEY BASE
 PROJECT NO. 3856P
 SEPTEMBER 8, 2011