

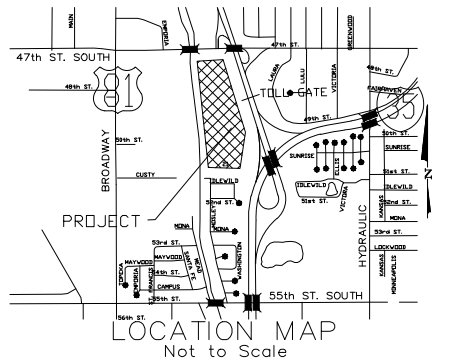
**LEGAL DESCRIPTION:**  
 A Tract of land in the North Half of Section 21, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas. Commencing at the Northwest Corner of the Northwest Quarter of Section 21, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, thence along an assumed bearing of N89°31'13"E on the North line of said Northwest Quarter for 2295.74 feet to a point, thence S0°28'47"E for 155.50 feet to the point of beginning on the Kansas Department of Transportation right-of-way line as described in the Quit Claim Deed recorded as DOC #/FLM-PC: 29162038, thence S19°28'47"E a distance of 393.37 feet to a point on the Kansas Department of Transportation right-of-way line as described in the Deed recorded in Deed Book 1351 at page 253, thence S 6°26'53"E a distance of 129.68 feet, thence S19°28'47"E a distance of 1465.35 feet to a point on the right-of-way line of the Kansas Turnpike Authority as described in condemnation case A-55279, thence along said Kansas Turnpike Authority right-of-way line S8°42'58"W a distance of 579.10 feet to a point on the South line of the Northeast Quarter of Section 21, Township 28 South, Range 1 East, thence S88°50'51"W along the South line of said Northeast Quarter a distance of 176.00 feet to the Southwest corner of said Northeast Quarter, thence S88°50'53"W along the South line of the Northwest Quarter of Section 21, Township 28 South, Range 1 East a distance of 792.71 feet to a point on the East line of the Riverside Drainage District easement as recorded in Deed Book 432 at page 162, thence N2°01'29"E along said Riverside Drainage District easement a distance of 263.56 feet to a point of curvature, thence continuing along the Riverside Drainage District easement along a curve to the left, having a radius of 2084.33 feet a delta angle of 10°01'53", for an arc distance of 364.93 feet to a point of tangency, thence continuing along said Riverside Drainage District easement N8°00'24"W a distance of 699.38 feet to a point, thence continuing along said Riverside Drainage District easement N6°12'07"W a distance of 1154.42 feet to a point on the Kansas Department of Transportation right-of-way line as described in the Quit Claim Deed recorded as DOC #/FLM-PC: 29162038, thence along said Kansas Department of Transportation right-of-way line bearing N89°31'13"E a distance of 653.73 feet to the point of beginning. Said tract contains 50.389 acres, more or less.

**NOTES:**  
 Field Survey work completed on November 4, 2009.  
 Topography by photogrammetric methods from aerial photographs taken on August 11, 2007.  
 Horizontal datum NAD 83 modified to ground  
 Vertical datum NAVD 88

A drainage plan has been developed for the subdivision and all drainage easements, rights-of-way, or reserves shall remain at the established grades and remain unobstructed to allow for conveyance of stormwater.

- LEGEND**
- 1 1/2" Pipe Found
  - ⊗ Mooring B&C Found
  - ▶ Section Corner Found
  - 5/8" Bar w/Poe Cap Set
- BENCHMARK:**  
 Bench Mark #77  
 Top of Right-of-Way Marker in Fence Line @ End of Ramp, East Bound 47th to Southbound I-35.  
 Elevation 1271.13 NGVD88

**PROPERTY OWNER/SUBDIVIDER:**  
 Southfork Investments, L.L.C. of Sedgwick County, in the State of Kansas.



# SOUTHFORK COMMERCIAL ADDITION

A TRACT IN THE NORTH HALF OF SECTION 21, T28S, R1E  
 WICHITA, SEDGWICK COUNTY, KANSAS

## PRELIMINARY GRADING PLAN 2011



**POE & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 5940 E. Central, Suite 200 • Wichita, KS 67208-4242  
 Phone 316-685-4114 • FAX 316-685-4444

6561 Plat Southfork I.D.A. Proposed Grading