

**LEGAL DESCRIPTION**

Lot 1, EXCEPT, the west 167.40 feet thereof, TOGETHER WITH, Lots 2 and 3, TOGETHER WITH, the north 55.13 feet of Lot 4, all in Block 1, Kiser West Addition, an addition to Wichita, Sedgwick County, Kansas, ALSO, TOGETHER WITH, an unplatted tract of land lying within the Northeast Quarter, of Section 16, Township 27 South, Range 2 East, Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows: BEGINNING at the northwest corner of Lot 3, Block 1, Kiser West Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the west line of said addition on a platted bearing of S01°03'27"E, 280.13 feet; thence S88°56'33"W, 337.33 feet; thence N00°32'23"W, 279.88 feet to the southwest corner of Lot 1, Block 1, said Kiser West Addition; thence along the south lines of Lots 1 and 2, Block 1, said Kiser West Addition, N88°53'55"E, 334.80 feet to the POINT OF BEGINNING.

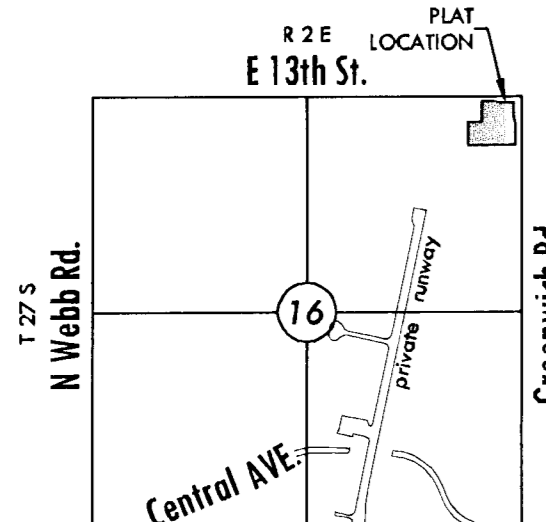
CONTAINING: 261,243 square feet or 6.00 acres of land, more or less.

**NOTES**

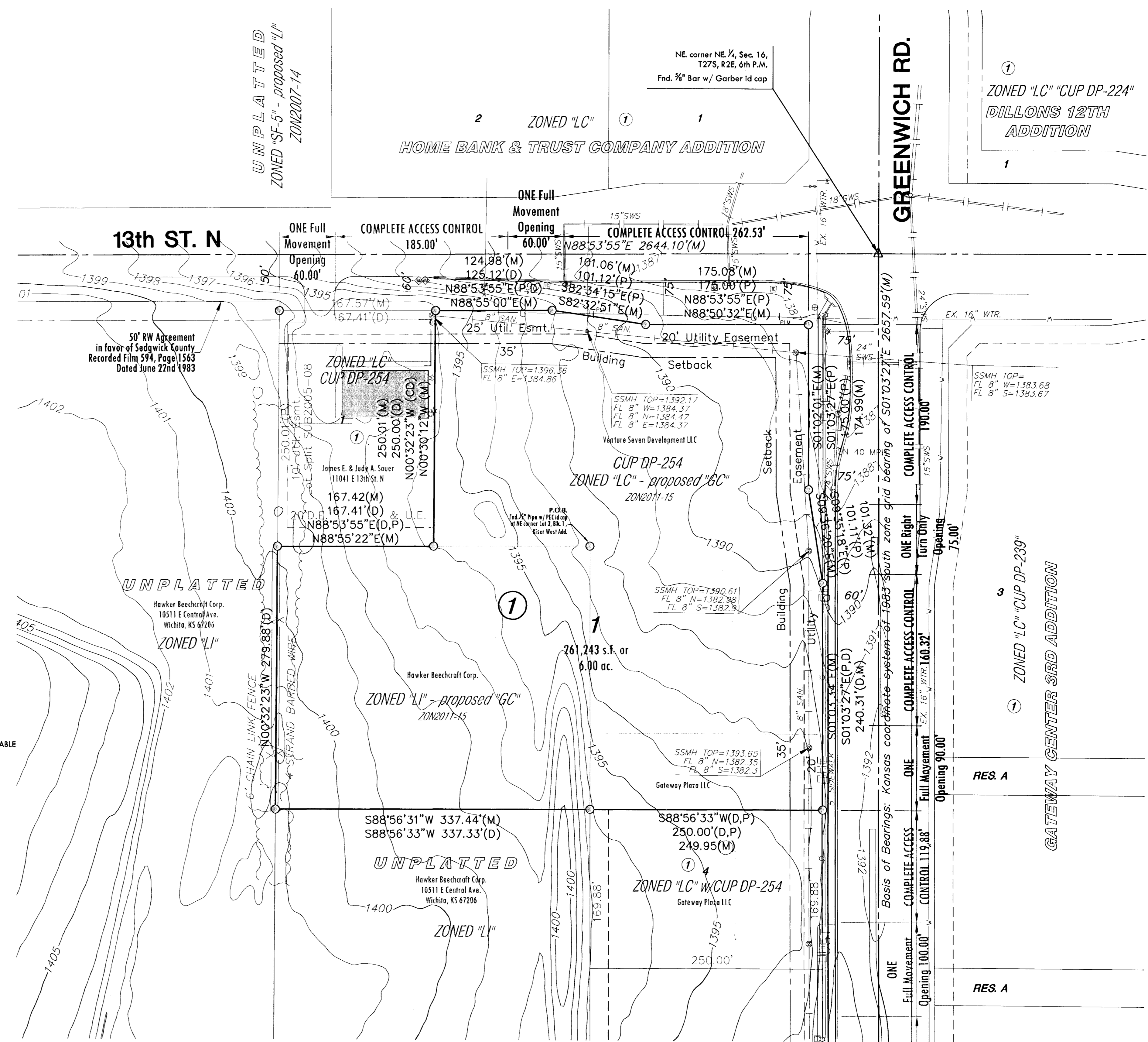
1. LOCATION: Located in the northeast Wichita in a commercial corridor. The property has access to K-96 Expressway via 13th Street. Existing adjoining land uses include: airplane manufacturing runway, retail, restaurants, bank, hotel, entertainment, and senior housing.
2. LOT TOTAL - 1
3. ANNEXATION: Incorporated and a portion unincorporated (an annexation application has been submitted and shall accompany the plat).
4. EXISTING/PROPOSED USES: existing - Vacant field  
proposed - Commercial Development
5. ZONING: Existing zoning is "LI" Limited Industrial and "LC" Limited Commercial with CUP DP-254 restrictions  
Proposed zoning is "GC" General Commercial with CUP DP Industrial "LI" (per associated case ZON2011-15)
6. PLAT AREA: Gross = 6.00 acres / Net = 6.00 acres
7. SURVEY DATE: April 18th, 2011 (by MKEC)
8. PUBLIC UTILITIES: Municipal sanitary sewer and water is available.
9. ACCESS / ACCESS CONTROLS: Greenwich Road - as shown hereon
10. RESERVES: None.
11. 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."
12. DRAINAGE: A drainage report shall accompany this plat and be submitted to the Engineering Department.
13. BUILDING SETBACK: As per CUP DP-254 and per Wichita-Sedgwick County Unified Zoning Code.
14. DEED RESTRICTIONS: All present and existing deed restrictions shall be enforced.

**LEGEND**

- |  |                           |  |                                 |
|--|---------------------------|--|---------------------------------|
|  | - EDGE OF TREES           |  | - EASEMENT                      |
|  | - SIGN                    |  | - BUILDING SETBACK              |
|  | - POWER POLE              |  | - FENCE                         |
|  | - LIGHT POLE              |  | - STORM SEWER PIPE              |
|  | - TRAFFIC SIGNAL BOX      |  | - WATER LINE                    |
|  | - TRAFFIC SIGNAL MANHOLE  |  | - SANITARY SEWER LINE           |
|  | - FIRE HYDRANT            |  | - GAS LINE                      |
|  | - WATER VALVE             |  | - TELEPHONE LINE                |
|  | - WATER METER             |  | - UNDERGROUND ELECTRIC LINE     |
|  | - STORM WATER MANHOLE     |  | - OVERHEAD TELEPHONE            |
|  | - SANITARY SEWER MANHOLE  |  | - OVERHEAD ELECTRIC             |
|  | - SANITARY SEWER CLEANOUT |  | - UNDERGROUND FIBER OPTIC CABLE |
|  | - TELEPHONE RISER         |  | - UTILITY EASEMENT              |
|  | - INLET                   |  | - DRAINAGE EASEMENT             |
|  | - GRATE INLET             |  | - BUILDING / STRUCTURE          |
|  | - SECTION CORNER          |  |                                 |



**VICINITY MAP**



**ONE STEP FINAL PLAT**

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

**KISER WEST SECOND ADDITION**

OWNERS / DEVELOPER: Venture Seven Development, L.L.C.

150 N. Market, Wichita, KS 67202 316-262-6400

Date submitted: May 2nd, 2011  
Subdivision Hearing: May 19th, 2011

**MAPC Hearing: May 26th, 2011**



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

4/29/2011 10:01:03 AM User: VSD\jason.l@vseven.com [L:\CADD\Plat\1501\Drawing - 4/29/2011 - 255.dwg] PLOT DATE