LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter, Section 9, Township 27 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 most corner of The Waterfront Fourth Addition, an addition to Wichita, Sedgwick County, Kansas, thence parallel with and 100.00 feet south of the north line of said Southwest Quarter, and being on an extended north line bearing of said Addition, and being on a Kansas coordinate system of 1983 south zone grid bearing of N88°56'04"E, 929.04 feet to the east line of said Southwest Quarter; thence along said east line S01°00'39"E, 748.11 feet to the northeast most corner of The Waterfront Sixth Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the north lines of said The Waterfront Sixth Addition for the next six (6) courses, S88°59'21"W, 292.00 feet; thence S01°00'39"E, 130.00 feet; thence S36°09'06"W, 104.41 feet; thence S69°10'27"W, 435.00 feet; thence S14°46'46"W, 100.00 feet; thence S83°23'02"W, 335.47 feet to an easterly line of The Waterfront Addition, an addition to Wichita, Sedgwick County, Kansas, being on a curve to the left; thence along said curve and said easterly line 681.79 feet to a southeasterly corner of said The Waterfront Fourth Addition, said curve having a central angle of 60°05'53", a radius of 650.00 feet, and a long chord distance of 650.96 feet, bearing N19°57'18"W; thence along the southerly lines of said The Waterfront Fourth Addition for the next two (2) courses N39°59'46"E, 174.32 feet; thence N88°56'04"E, 293.78 feet to the southeast most corner of said The Waterfront Fourth Addition; thence along the east line of said The Waterfront Fourth Addition, N01°03'56"W, 489.35 feet to the POINT OF BEGINNING, TOGETHER WITH, Reserve "F", The Waterfront Sixth Addition, an addition to Wichita, Sedgwick County, Kansas.

Said tract CONTAINS: 1,453,982 square feet or 33.379 acres of land, more or less.

NOTES

1. LOT TOTAL - 54
2. ANNEXATION: City of Wichita
3. EXISTING/PROPOSED USES: Vacant Lots, Residential
4. ZONING: Existing - "LI" Limited Industrial
   Proposed - "GO"
5. PLAT AREA: Gross - 33.38 acres
6. SURVEY DATE: April 2012 (by MKEC)
7. PUBLIC UTILITIES: Municipal sanitary sewer shall be extended to the site from the south and west. Municipal water is available along Waterfront Parkway.
8. ACCESS CONTROLS: None
9. RESERVES: Reserves "A", "B", "C", "D", "E", "F", "G", "H", "J", and "K" are platted for open space, landscaping, irrigation, berming, monuments, sidewalks, and utilities confined by easement(s) or rights-of- way. Reserve "L" is platted for drainage, utilities confined by easement(s) or rights-of- way, open space, landscaping, irrigation, sidewalks, monuments, and for the preservation of existing tree canopy. Reserve "M" is platted for drainage, access to public sewer to Lots 28, 29, and 30, landscaping, irrigation, monuments, private sidewalks, berming, and open space. The Reserves shall be owned and maintained by the owner, and/or their successors, assigns, and/or a Home Owner's Association.
10. DRAINAGE: A drainage report shall accompany this plat. The property lies within a branch of Four Mile Creek drainage basin.

MINIMUM PAD ELEVATION LOWEST OPENING		
LOTS (inclusive)	BLOCK	ELEVATION (NAVD88)
24 - 36	1	1381.0

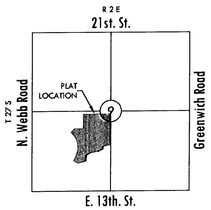
BENCHMARK

Datum BM

Square cut on SW. corner of signal light pole base at NE. corner of Webb Rd. and 13th St.
Elev.=1373.345 (NGVD 29)

LEGEND

- 6IN - CONIFEROUS TREE
- 5IN - DECIDUOUS TREE
- SN - SIGN
- PP - POWER POLE
- ELEC BOX - ELECTRIC BOX
- LP - LIGHT POLE
- FH - FIRE HYDRANT
- WV - WATER VALVE
- WM - WATER METER
- SECTION CORNER
- BM - BENCHMARK
- EASEMENT
- BUILDING SETBACK
- FENCE
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- GAS PIPELINE
- TELEPHONE LINE
- UGE - UNDERGROUND ELEC.
- OHE - OVERHEAD ELECTRIC
- FOC - FIBER OPTIC CABLE



VICINITY MAP

NORTH
1"=100' / 1 : 1200
100 0 100

Basis of Bearings: Kansas coordinate system of 1983 south zone grid bearing of N88°56'04"E along the N. line of the SW. ¼, Sec. 9, T27S, R2E, 6th P.M.

This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

PRELIMINARY PLAT

A portion of the Southwest Quarter, Section 9, Township 27 South, Range 2 East, 6th P.M.

THE WATERFRONT SEVENTH ADDITION

OWNER/DEVELOPER: The Waterfront Holding Co. LLC 1223 N. Rock Road, Bldg. H200, Wichita, KS 67206 316-636-2100

MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

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