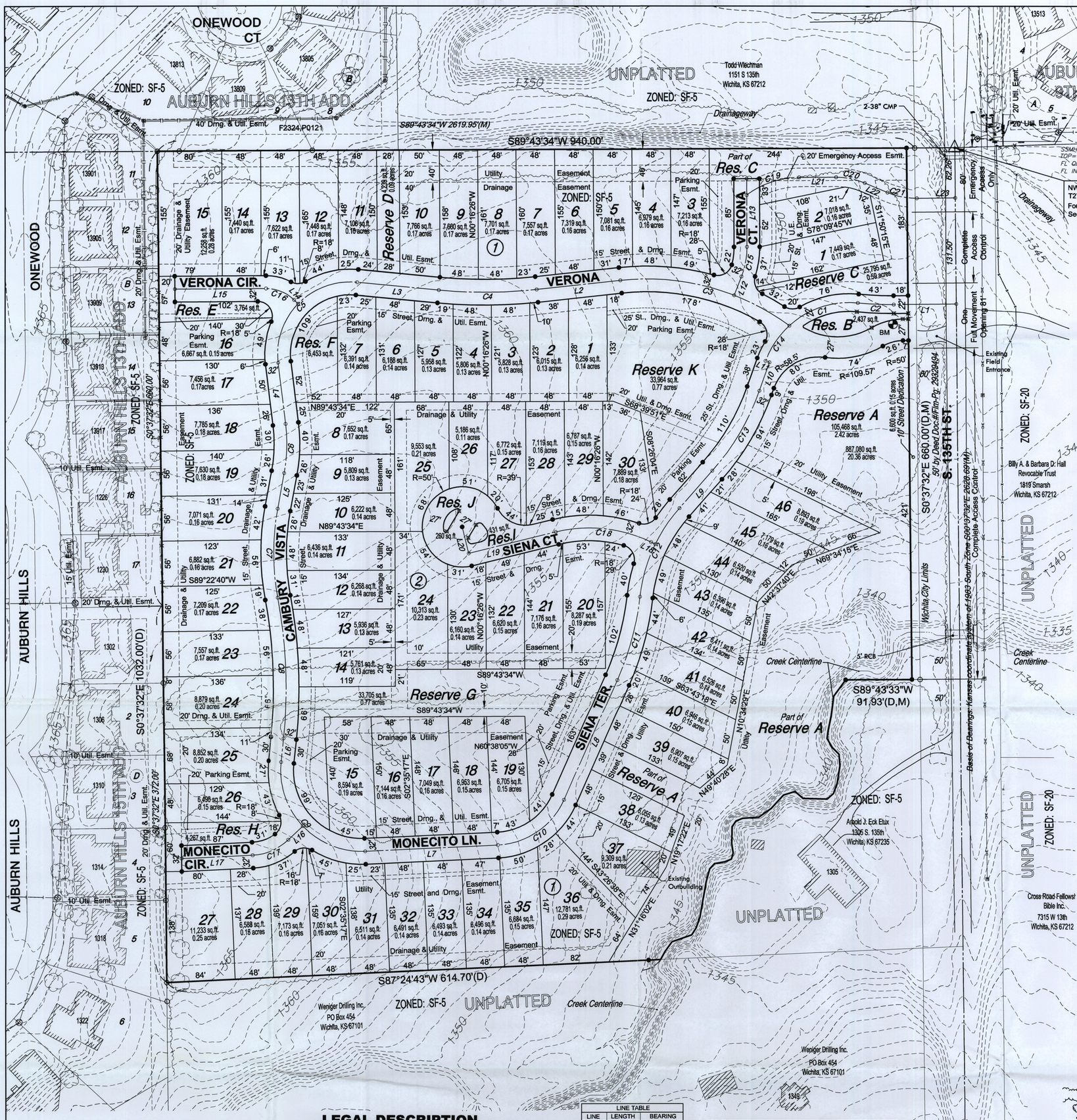


NOTES:

1. LOCATION: Located in west Wichita, north of the intersection of U.S. Highway 54\400 and 135th Street in an area surrounded by primarily by single family residences: to the east there a vacant parcel with ponds located on it, to the south are single family residences on large acreage, to the north is also a single family residence on a large acreage.
2. DEVELOPMENT DESCRIPTION: An "Urban Residential" single family zero lot line patio home development having a minimum six foot side separation between residences. Front setbacks are planned per Property Development Standard of 25 feet. The plan proposes a minimum rear setback of 11.5 feet where not adjoining a reserve; an 8.5 foot reduction from Property Development Standards. The typical lot dimensions are proposed at 48' x 125' or 6,000 square feet; a 2 foot reduction from the Minimum Lot Width Property Development Standard. No lots are planned to be below the minimum lot area of 5,000 square foot. Additional off-street parking is planned at an approximate ratio of 1 per platted lot and are contained by parking easements. The exterior maintenance including yard care is proposed by a homeowner's association. All lots are planned for foundation on grade. Safe rooms are proposed as an option. The house plans call for no openings on the "zero" side of the homes where abutting another residence and are planned to be sided with concrete siding. Access to utilities and drainage are handled by an abundance of easements at both the front and rear of all lots with frequent openings to the rear of the lots.
3. LOT TOTAL: 76
4. ANNEXATION: City of Wichita (Ordinance No. 44-125, dated 12-24-1998)
5. EXISTING: Agricultural production
6. PROPOSED USE: Single Family
7. ZONING: Single Family 5
8. PLAT AREA = 20.36 acres, more or less
9. SURVEY DATE: July 16th 2013 (by MKEC)
10. PUBLIC UTILITIES: Municipal sanitary sewer is being extended to the site from the northwest from which additional laterals shall be extended. Municipal water is also being extended to the site from the south, from which additional mains shall be extended. All proposed municipal water and sanitary sewer will lie within easements or rights-of-way. Sanitary sewer mains are planned for the rear of the lots with exception to Lots 27-46, Block 1 which are planned from front loaded sewer.
11. EASEMENTS: Easements shall be positioned in order to encompass all existing and proposed utilities alignments. All easements containing sanitary sewer, and or storm sewer lines shall not be less than 20 feet in width; easements containing municipal water lines shall not be less than 10 feet in width; franchise utilities shall be contained within easements not less than 5 feet.
12. ACCESS CONTROLS: Access points for along 135th Street shall be placed accordingly: Complete access controls except for one full movement opening and one emergency access drive; as shown.
13. PUBLIC IMPROVEMENTS: The development infrastructure and facilities shall be built publicly.
14. RESERVES: All reserves are platted for landscaping, irrigation, sidewalks, monuments, open space, and utilities in designated locations (by easements); Reserves A and G, are also platted for drainage purposes; Reserves C, E, F, G, H, and K are also platted for public parking stalls; Reserve K is platted for a private pool, clubhouse, playground, and associated similar neighborhood amenity uses; Reserve G is also platted for a playground, and similar neighborhood amenity uses. The reserves shall be owned and maintained by the development owner and/or a lot owner's association.
15. FLOOD ZONE: According to FEMA FIRM Map 20173C0336F, effective date May 2, 2012; this property lies within flood ZONE "X" - "Areas determined to be outside the 0.2% annual chance floodplain" and ZONE A - "No Base Flood Elevations determined."
16. MINIMUM PADS (Lowest Opening): Shall be shown on the final plat and as finalized on the final drainage plan.
17. DRAINAGE: A drainage plan has been developed for this plat. All drainage easements and rights-of-way shall remain at established grades or as modified with the approval of applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
18. RESTRICTIONS AND COVENANTS: This development has covenants that address the exterior residential maintenance, landscape maintenance, and provisions for the zero lot line nature of the development.

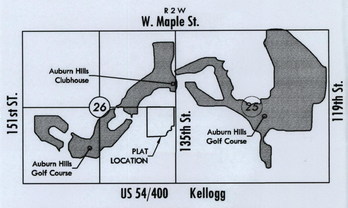
LEGEND

- EDGE OF TREES
- DECIDUOUS TREE
- FIRE HYDRANT
- STORM WATER MANHOLE
- SANITARY SEWER MANHOLE
- PROPERTY CORNER FOUND
- SECTION CORNER FOUND
- BUILDING
- EASEMENT
- BUILDING SETBACK
- FENCE
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- TELEPHONE LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC

LEGAL DESCRIPTION

Beginning at the Northeast corner of the Southeast Quarter of Section 26, Township 27 South, Range 2 West; thence West 60 rods; thence South 40 rods; thence East 60 rods; thence North 40 rods to beginning, Sedgwick County, Kansas; EXCEPT the East 50 feet thereof deeded to the City of Wichita, Kansas on Doc#/Flm-Pg: 29329494, TOGETHER WITH,

Beginning at a point 660 feet south of the Northeast corner of the Southeast Quarter of Section 26, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, thence West 990 feet; thence South 372 feet; thence in an Easterly direction 990.8 feet to a point on the East line of said Southeast Quarter, 992 feet South of said Northeast corner of said Southeast Quarter, thence North 332 feet the point of beginning, EXCEPT that part lying East of the center line of the creek.



VICINITY MAP

LINE TABLE		
LINE	LENGTH	BEARING
L1	77.79'	N89°22'28"E
L2	104.55'	S83°44'51"W
L3	101.92'	N84°32'01"W
L4	76.42'	S07°03'47"E
L5	44.86'	S10°29'25"W
L6	29.65'	S06°02'29"W
L7	165.88'	N87°21'41"E
L8	163.37'	N24°00'32"E
L9	61.82'	N41°30'34"E
L10	37.55'	N19°24'20"E
L11	5.00'	N70°35'40"W
L12	24.99'	N21°15'20"E
L13	84.58'	N00°16'26"W
L14	6.78'	N45°47'54"W
L15	112.41'	S89°43'34"W
L16	24.67'	S46°42'05"W
L17	87.52'	S87°24'43"W
L18	5.82'	N63°59'45"W
L19	111.87'	S76°08'54"W
L20	34.00'	N13°51'06"W
L21	45.90'	N89°43'34"E
L22	30.39'	S67°03'27"E
L23	47.96'	N89°22'29"E

CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	92.13'	109.50'	89.43'	S71°37'08"W	48°12'19"
C2	44.31'	400.00'	44.29'	S87°27'08"E	6°20'49"
C3	222.44'	300.00'	217.38'	N75°00'40"W	42°28'58"
C4	122.72'	600.00'	122.51'	N89°36'25"E	11°43'08"
C5	161.05'	90.00'	140.41'	S44°12'06"W	102°31'46"
C6	61.27'	200.00'	61.03'	N01°42'49"E	17°33'12"
C7	111.18'	300.00'	110.55'	S00°07'37"E	21°14'04"
C8	175.78'	600.00'	175.15'	N02°21'05"W	16°47'08"
C9	172.23'	100.00'	151.72'	S43°17'55"E	98°40'48"
C10	105.04'	95.00'	99.77'	N55°41'07"E	63°21'08"
C11	107.38'	350.00'	106.96'	N15°13'12"E	17°34'40"
C12	122.45'	200.00'	120.54'	S23°58'13"W	35°04'42"
C13	115.74'	300.00'	115.02'	N30°27'27"E	22°06'14"
C14	53.72'	109.50'	53.19'	S33°27'39"W	28°06'39"
C15	37.58'	100.00'	37.36'	N10°29'27"E	21°31'46"
C16	38.81'	50.00'	37.84'	N68°02'10"W	44°28'31"
C17	49.74'	70.00'	48.70'	N67°03'24"E	40°42'38"
C18	121.73'	175.00'	119.29'	N83°55'26"W	39°51'21"
C19	69.91'	108.17'	68.70'	S71°12'36"W	37°01'58"
C20	36.47'	90.00'	36.22'	N78°39'56"W	23°12'58"
C21	37.02'	90.00'	36.76'	S78°50'29"E	23°34'04"

BENCHMARK

BM Top of ⅝" Rebar with MKEC aluminum cap set flush to the ground being 220 feet south of and 75 feet west of the east ¼ corner Section 26, T27S, R2W.
Elev.=1349.81 NAVD88 Datum

Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of S00°37'32"E on the east line of the SE ¼, Section 36, T27S, R2W.
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 1.00012001440172 8

PRELIMINARY PLAT

A portion of the Southeast Quarter, Section 26, T27S, R2W, 6th P.M.

COURTYARDS AT AUBURN HILLS

OWNER / DEVELOPER: Perfection Signature Properties, LLC Attn: Scott A. Lehner 11828 W. Central, Suite 124 Wichita, KS 67212 316-729-1900

MKEC
Wichita, KS • 316.684.9600