

LEGAL DESCRIPTION

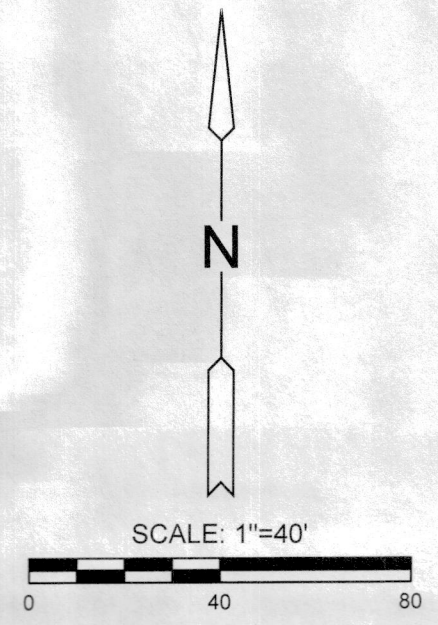
Lots 1, 2, and 3, Block 1, Chapel Hill 2nd Addition to Wichita, Sedgwick County, Kansas.
CONTAINS: 225,493 square feet or 5.18 acres of land, more or less.

NOTES

- LOCATION: Located in east Wichita, east of Greenwich Road, west of K-96 Highway, and north of East 13th Street north in an area of restaurants, hotels, a bowling alley, and a movie theater to the south, a church to the north, and vacant/undeveloped land to the west. Adjacent vacant properties are anticipated to undergo future commercial development and/or parking.
- LOT TOTAL: 4
- EXISTING/PROPOSED USES: Existing - Vacant Land
Proposed - Commercial Land
- ZONING: Existing - "LC" (Limited Commercial)
Proposed - "LC" with CUP DP-349
- PLAT AREA: Gross: 225,493 sq. ft. or 5.18 acres ±
- SURVEY DATE: April 12, 2018 (by MKEC)
- PUBLIC UTILITIES: Municipal sanitary sewer shall be provided/extended from an existing manhole northwest of plat to serve Lots. Municipal water is provided by an eight inch main on the east side of Chapel Hill Street, an extension is anticipated to serve lots. Easements for sewer to serve Lot 2 shall be provided by separate instrument at the time of development.
- All abutters rights of access to or from East 13th Street over and across the south line of CHAPEL HILL 3RD ADDITION, are hereby granted to the appropriate governing body, provided however one right-in/right-out turn only opening is permitted as per per the Access Management Regulations. Furthermore, the median along East 13th Street is required to be extended to the west most part of right-in/right-out drive. All abutters rights of access to or from Kansas Highway 96 over and across the east line of CHAPEL HILL 3RD ADDITION, are hereby granted to the appropriate governing body.
- FLOOD: According to FEMA FIRM Community Unit Panel 20173C0379G, effective date December 22, 2016; this property lies within a portion of flood zone "X". "Areas determined to be outside the 0.2% annual chance floodplain".
- DRAINAGE: A drainage report shall accompany this final plat.
- BUILDING SETBACKS: As per CUP or zoning district.

LEGEND

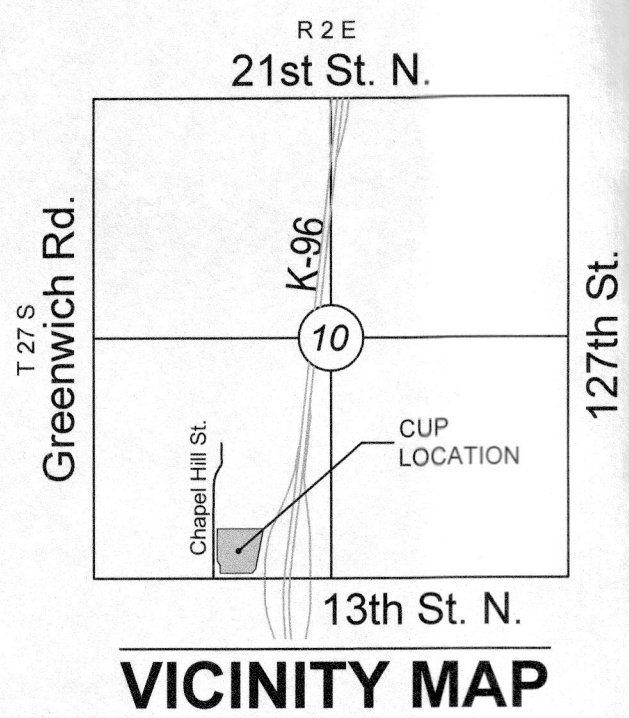
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|----------------------------------|--|
| FO - Fiber Optics Indicator Sign | - Easement |
| SM - Sanitary Sewer Manhole | - Fence |
| CN - Cleanout | - Storm Sewer Pipe |
| FH - Fire Hydrant | - Water Line |
| WV - Water Valve | - Sanitary Sewer Line |
| WM - Water Meter | - Gas Line |
| BOA - Blow Off Assembly | - Overhead Electric |
| ICV - Irrigation Control Valve | - Underground Telephone |
| SMH - Storm Sewer Manhole | Δ - Section Corner |
| I - Inlet | ○ - Found monument (see annotation for type) |
| GI - Grate Inlet | ● - Set 3/8" rebar w/ MKEC CLS 39 id. cap |
| SN - Sign | ⊕ - Benchmark |
| G - Gate | |
| PP - Power Pole and Deadman | |
| PP - Power Pole | |
| LP - Light Pole | |
| ET - Electric Transformer | |
| P - Pole | |
| GM - Gas Meter | |
| TR - Telephone Riser | |
| TV - Telephone Vault | |
| CTV - Cable TV Riser | |
| ES - Existing Structure | |



Basis of Bearings: Kansas coordinate system of 1983 - south zone bearing of N89°05'56"E on the south line of the Southwest Quarter, Section 10, Township 27 South, Range 2 East of the 6th Principal Meridian. 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

BENCHMARKS

- BM#100 Chiseled "*" on top of curb at northwest curb return on north end of median island in Chapel Hill St., north of 13th Street. Elev.=1389.19 NAVD88
- BM#101 Chiseled "*" on top of west curb of Chapel Hill St., 530' north of centerline of 13th Street. Elev.=1378.65 NAVD88



PRELIMINARY PLAT

A replat a portion of Chapel Hill 2nd Addition

CHAPEL HILL 3RD ADDITION

OWNER / DEVELOPER:
CH Partners, L.L.C., Attn: Amy J. Liebau 150 N. Main St. Wichita, KS 67202-1900 316.262.6400

