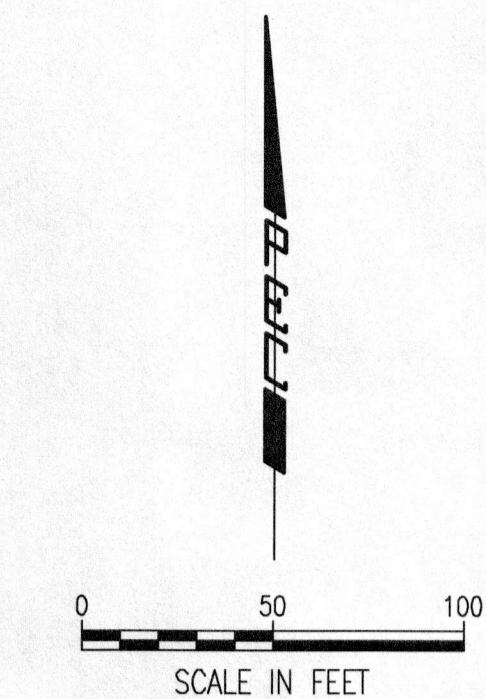
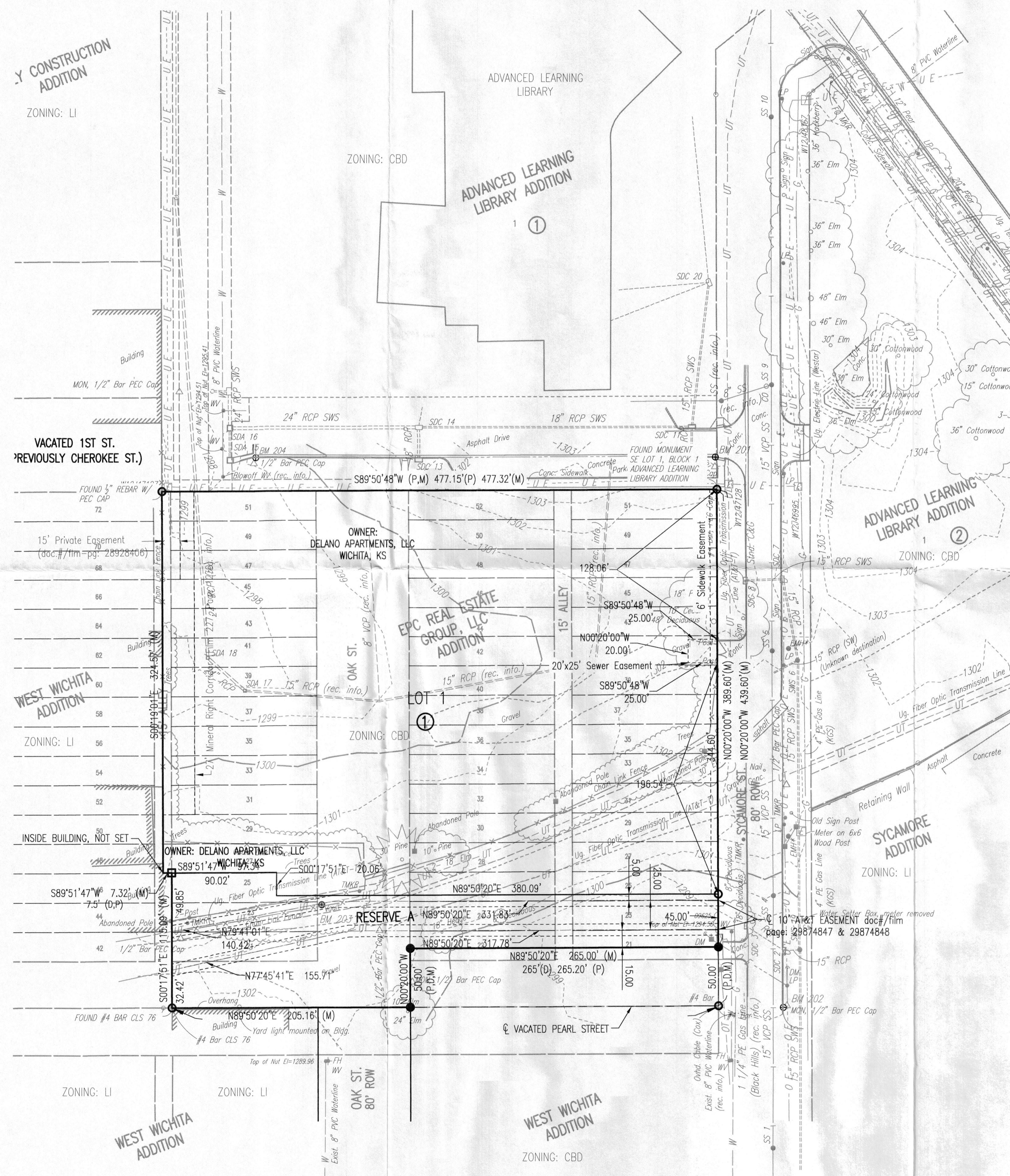


EPC REAL ESTATE GROUP, LLC 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS PRELIMINARY PLAT



CONTROL POINTS

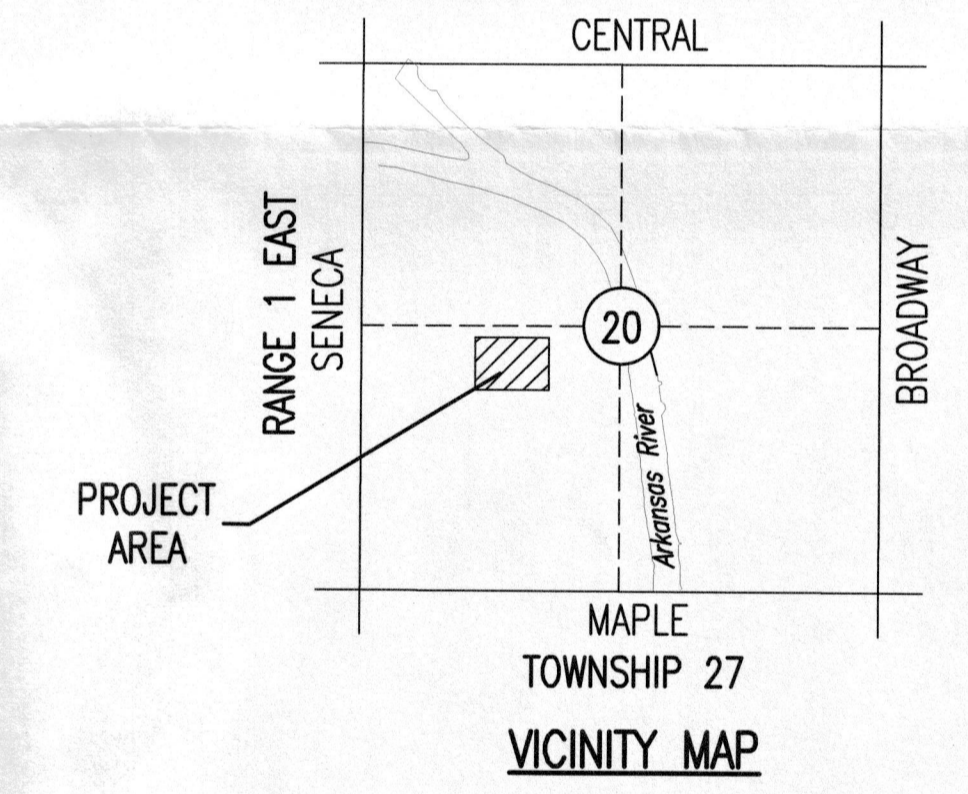
- CP-101**
N- 19523.139, E- 20001.182
1. 1/2" Rebar with PEC Control Cap set flush with ground, Southeast of library
2. 8.45' North to chiseled "+" (BM 201) in top of curb
3. 2.40' East to edge of sidewalk
4. 19.5' Southeast to center of Jbox W12J47128
- CP-102**
N- 19064.605, E- 20064.037
1. 1/2" Rebar with PEC Control Cap set flush with ground
2. East side of Sycamore Street, ±200' North to gravel road (Pacific Street)
3. 16.5' North to the west face of Light Pole TS169202
4. 3.6' West/Southwest to chiseled square on curb (BM 202)
5. 7.6' South/Southeast to center of manhole cover
- CP-103**
N- 19122.373, E- 19542.491
1. 1/2" Rebar with PEC Control Cap set flush with ground
2. North of Pacific Street extended, ±200' West to the CL of Osage Street
3. 16.0' West/Northwest to the Southeast corner of white tin building
4. 2.0' South to edge of gravel road
5. 14.3' Northeast to a fiber optic marker (AT&T)
- CP-104**
N- 19526.353, E- 19604.477
1. 1/2" Rebar with PEC Control Cap set flush with ground, Southwest of library
2. 5.0' North to back of curb
3. 46.3' North/Northwest to top nut of fire hydrant
4. 2.0' West/Northwest to Southeast corner of brick building
- CP-105**
N- 19587.554, E- 19540.574
1. 1/2" Rebar with PEC Control Cap set flush with ground, southwest of library
2. 36.5' East to West back of sidewalk
3. 30.4' Southwest to Southeast corner of brick building
4. 55.3' East/Southeast to top nut of fire hydrant

LEGEND

- SET 1/2" REBAR, 24" LONG, WITH ID CAP "PEC CLS 65"
- FOUND AS NOTED
- FOUND CHISELED CROSS
- (P) PLATTED
- (M) MEASURED
- (D) DEED
- UT --- UNDERGROUND TV
- OT --- OVERHEAD TV
- OE --- OVERHEAD ELECTRIC
- W --- WATER LINE
- G --- GAS LINE
- VCP SS --- VCP SS
- RCP SWS --- RCP SWS
- B" VCP (rec. info.) --- B" VCP (rec. info.)
- X --- Chain Link Fence

BENCHMARK LIST

- BM-201** - CHISELED "+" ON TOP OF CURB SOUTHEAST OF THE LIBRARY, 13.0' NORTH TO THE CENTERLINE OF THE ASPHALT DRIVEWAY FOR THE LIBRARY, 43.0' EAST TO THE CENTERLINE OF SYCAMORE STREET, 25.9' SOUTH/SOUTHEAST TO THE CENTER OF JBOX W12J47128.
ELEV.= 1302.160 NAVD88
- BM-202** - CHISELED SQUARE ON TOP OF CURB, 14.8' WEST TO THE CENTERLINE OF SYCAMORE STREET, ±200' NORTH TO PACIFIC STREET, 18.4' NORTH TO WEST FACE OF LIGHT POLE TS169202, 36.0' NORTH TO THE SOUTH END OF STORM WATER INLET COVER.
ELEV.= 1298.460 NAVD88
- BM-203** - CHISELED SQUARE ON TOP OF AT&T VAULT, NORTH SIDE, ±20' NORTH OF PACIFIC STREET, ±25' WEST OF THE OAK STREET, 7.2' NORTH TO CHAIN-LINK FENCE, 34.6' EAST TO FIBER OPTIC MARKER (AT&T), 137.6' WEST TO THE SOUTHEAST CORNER OF THE WHITE TIN BUILDING.
ELEV.= 1302.090 NAVD88
- BM-204** - CHISELED SQUARE ON TOP OF CURB, LOCATED SOUTHWEST OF THE LIBRARY, 41.8' NORTH/ NORTHWEST TO THE TOP NUT OF FIRE HYDRANT, 86.4' WEST/NORTHWEST TO THE SOUTHEAST CORNER OF THE BRICK BUILDING, 21.0' WEST TO THE CENTER OF THE SOUTH AREA INLET.
ELEV.= 1299.760 NAVD88



LEGAL DESCRIPTION: LOT 1, BLOCK 1, AND RESERVE A OF EPC REAL ESTATE GROUP LLC ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 50 FEET OF THE EAST 265 FEET OF SAID RESERVE A (SAID EXCEPTION NOW PART OF HUTTON ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS); TOGETHER WITH LOT 27 ON OAK STREET, MAP OF WEST WICHITA, SEDGWICK COUNTY, KANSAS, AND THE EAST HALF OF THE VACATED ALLEY ADJOINING THE WEST SIDE OF SAID LOT 27, IN SAID MAP OF WEST WICHITA, AND THE WEST HALF OF SAID OAK STREET ADJOINING THE EAST SIDE OF SAID LOT 27; TOGETHER WITH THE WEST HALF OF THE ALLEY BETWEEN OAK STREET AND SYCAMORE STREET ADJOINING THE EAST SIDES OF LOTS 22, 24, 26, 28 AND 30 ON OAK STREET, SAID MAP OF WEST WICHITA, EXCEPT THAT PART OF SAID ALLEY ADJOINING THE SOUTH 10 FEET OF SAID LOT 22 ON OAK STREET (SAID EXCEPTION NOW PART OF SAID HUTTON ADDITION).

DATE OF PREPARATION: NOVEMBER 9, 2019
DATE OF SURVEY: NOVEMBER 1, 2018
OWNER'S AND SUB-DIVIDERS:
EPC REAL ESTATE GROUP LLC
8001 METCALF, SUITE 300
OVERLAND PARK, KS 66204-3844
SURVEYOR:
PROFESSIONAL ENGINEERING CONSULTANTS
303 S. TOPEKA, WICHITA, KS 67202

Saved 11-24-2019 2:21:56 PM by REBECCA WELLES
 Plot Scale 1" = 11'-24"-2019 2:37:23 PM by REBECCA WELLES
 21 Wichita - Con (2019) 16854 V001 (Drawings Report) Preliminary Plat