

NOTES

1. LOCATION: Located in northeast Wichita, northeast of the intersection of Kansas Highway 96 and Greenwich Road in an area of vacant land surrounded by mixed uses: industrial to the west, single family residential to the southeast, commercial to the south and southwest, offices to the west, and medical facilities to the north.
2. LOT TOTAL: 11
3. ANNEXATION: City of Wichita (Ordinance No. 49-178, dated 12-23-2011)
4. EXISTING: Vacant industrial land
5. PROPOSED USES: Destination sports complex, Regional Commercial, Regional Retail, Hotels, & Family Entertainment.
6. ZONING: LI - Limited Industrial by ZON2000-23, ZON2000-62, and ZON2004-69 with CUP DP-333 (CUP2013-00006)
7. PLAT AREA = 105.64 acres, more or less
8. SURVEY DATE: October 2008 (by MKEC)
9. PUBLIC UTILITIES: Municipal water and sanitary sewer shall be extended to the site from the west from existing mains lines along Greenwich Road. All proposed municipal water and sanitary sewer will lie within easements or rights-of-way.
10. 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. All existing easements shall remain to encompass all existing pipelines and electric overhead lines.
11. ACCESS CONTROLS: Complete access controls shall be maintained long the right-of-way of Kansas Highway 96. Access points for along Greenwich Road shall be placed accordingly. Complete access controls except two full movement openings, as shown.
12. PIPELINE: Existing Nustar Pipeline is located in proposed Lots 7 and 8, Block 2, and Reserve 'C' of subject property. They maintain a 50 foot easement upon the subject property as indicated. Habitable structures shall not encroach into their easement or building setback.
13. PUBLIC IMPROVEMENTS: The development infrastructure and facilities shall be built publicly.
14. RESERVES: Reserves "A", "B", "C", "D", and "E" are platted for berms, landscaping, irrigation, open space, monuments, sidewalks, and utilities in designated locations (by easements). Reserves "A", "B", and "C" are also platted for drainage. 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 20173C0377E, effective date February 2, 2007; this property lies within flood ZONE "X" - Areas determined to be outside the 0.2% annual chance floodplain.
16. MINIMUM PADS (Lowest Opening): As shown hereon 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.

LEGAL DESCRIPTION

The South Half of the Northwest Quarter of Section 3, Township 27 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, EXCEPT that part dedicated for street right-of-way, TOGETHER WITH
 A tract of land in the Southwest Quarter of Section 3, Township 27 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas more particularly described as follows:
 COMMENCING at the Northwest corner of the Southwest Quarter of Section 3, Township 27 South, Range 2 East of the Sixth Principal Meridian, then N89°07'30"E along the North line of said Southwest Quarter, a distance of 50.00 feet to the POINT OF BEGINNING; thence bearing N89°07'30"E along the North line of said Southwest Quarter, a distance of 2,597.70 feet to the Northeast corner of said Southwest Quarter; thence bearing S00°35'35"E along the East line of said Southwest Quarter, a distance of 1,815.28 feet to the intersection of the North Right of Way of K-96 Highway; thence along the North Right-of-Way of the K-96 Highway the following courses and distances: N24°08'08"W a distance of 532.89 feet to the Point of Curvature of a curve to the left with a radius of 2,039.86 feet and a chord distance of 1,696.46 feet bearing N48°12'42"W; thence along said curve to the left through a central angle of 49°08'34", an arc distance of 1,749.60 feet; thence bearing N73°44'11"W a distance 322.28 feet; thence bearing N85°58'54"W, a distance of 301.62 feet; thence bearing S89°49'11"W, a distance of 522.46 feet; thence bearing N00°43'07"W, parallel with the West line of said Southwest Quarter a distance of 49.03 feet to the POINT OF BEGINNING.

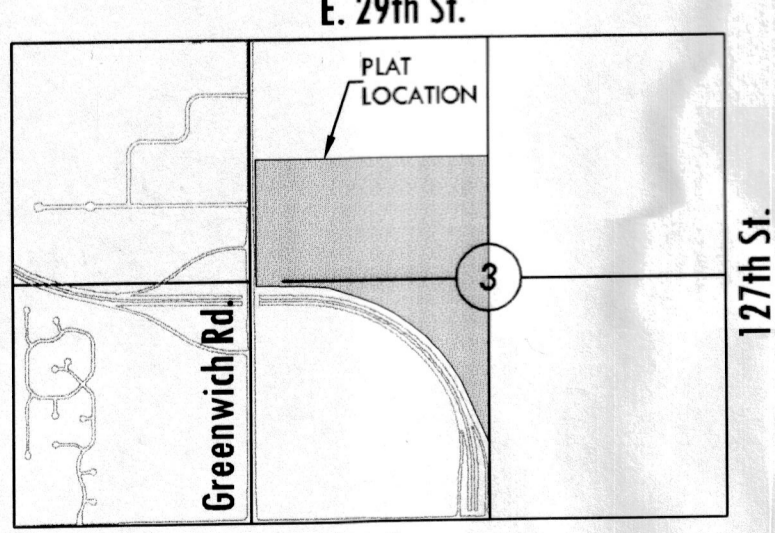
LEGEND

- - BUSH
- - EDGE OF TREES
- - DECIDUOUS TREE
- - SIGN
- - MANHOLE ELECTRIC
- - POWER POLE
- - POWER POLE WITH LIGHT
- - ELECTRIC BOX
- - ELECTRIC TRANSFORMER
- - LIGHT POLE
- - FIRE HYDRANT
- - WATER VALVE
- - WATER METER
- - WATER SPOIGOT
- - IRRIGATION CONTROL VALVE
- - WATER METER WALL
- - STORM WATER MANHOLE
- - SANITARY SEWER MANHOLE
- - CLEAN OUT
- - TELEPHONE RISER
- - CABLE TV RISER
- - FIBER OPTICS INDICATOR SIGN
- - GRATE INLET
- - GAS METER
- - GAS VALVE
- - Set 5/8" REBAR/MKEC
- - PROPERTY CORNER FOUND
- △ - SECTION CORNER FOUND
- P - PLATTED
- M - MEASURED
- CM - CALCULATED FROM MEASURED
- D - DEEDED
- - EASEMENT
- - BUILDING SETBACK
- - FENCE
- - STORM SEWER PIPE
- - WATER LINE
- - SANITARY SEWER LINE
- - GAS LINE
- - TELEPHONE LINE
- - UNDERGROUND CABLE TV LINE
- - UNDERGROUND ELECTRIC LINE
- - OVERHEAD TELEPHONE
- - OVERHEAD ELECTRIC
- - PIPELINE
- - BUILDING

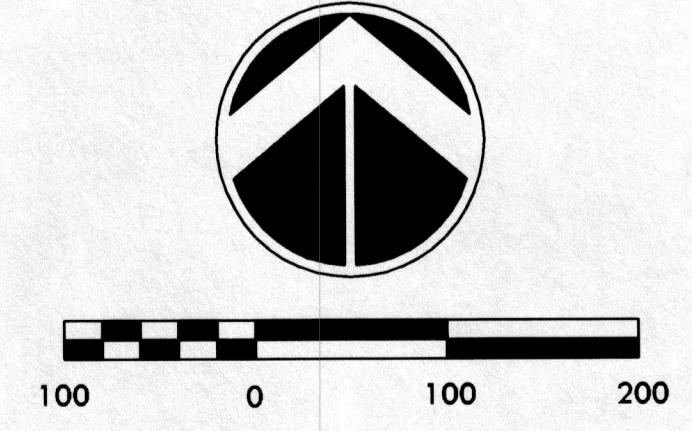
BENCH MARK

BM 1
 Brass disc in top of south curb of 26th Street North, 67' west of centerline Greenwich Road, 20' of centerline 26th Street.
 Elev. = 1379.44 (NAVD 88)

LOTS	BLOCK	ELEVATION NAVD88
1, 2, 3, 4	1	1380.00
4 & 5	2	1375.00
3 & 8	2	1381.00



VICINITY MAP



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N00°32'28"W on the west line of the NW 1/4, Section 3, T27S, R2E.
 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 NW & SW 1/4, Sec. 8, T27S, R2E, 6th P.M.

K-96 & GREENWICH NORTH

OWNER: Medical Practice Association Properties, LLC

Attn: Lorene Valentine 1010 N. Kansas, Suite: 3049,

Wichita, KS 67206

316-293-3526

MKEC
 ENGINEERING
 CONSULTANTS, INC.

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