

Preliminary Plat

Life Church Addition

Wichita, Sedgwick County, Kansas

LEGAL DESCRIPTION:

A tract of land generally located South of Central Avenue, North of the K-96 Bypass access road, and East of 127th Street East, legally described as: A tract in the Northwest Quarter of Section 23, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Northwest corner of said Northwest Quarter; thence S00°49'24"E, along the West line of said Northwest Quarter, 1200 feet; thence N89°10'36"E, 75 feet to a point on the right of way line of the K-96 Bypass as condemned in Case No. 91C768; thence S00°49'24"E, along said right of way line, 70 feet; thence N89°10'36"E, along said right of way line, 725 feet; thence N20°23'18"W along said right of way line, 917.32 feet; thence N33°30'34"W, along said right of way line, 424.47 feet to a point 50 feet South of the North line of said Northwest Quarter; thence N01°10'25"W, 50 feet to the North line of said Northwest Quarter; thence S88°49'35"W, along the North line of said Northwest Quarter, 263.28 feet to the point of beginning, except therefrom the right of way for Central Avenue and 127 Street East, described as that part of the Northwest Quarter of Section 23, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the Northwest corner of said Northwest Quarter; thence S00°49'24"E, along the West line of said Northwest Quarter 1200 feet; thence N89°10'36"E, 50 feet; thence N00°49'24"W, 850.46 feet; thence N13°12'47"E, 103.08 feet; thence N00°49'24"W, 175 feet to a point 75 feet South of the North line of said Northwest Quarter, as measured at right angles to said North line; thence N88°49'35"E, parallel with the North line of said Northwest Quarter, 175 feet; thence N80°17'44"E, 27.30 feet to the Westerly right of way line of K-96 Bypass as condemned in Case No. 91C768; thence N33°30'34"W, along said right of way, 24.79 feet; thence N01°10'25"W, 50 feet to the North line of said Northwest Quarter; thence S88°49'35"W, along the North line of said Northwest Quarter, 263.28 feet to the point of beginning, and also except complete access control to be retained by Sedgwick County along the within-described South right of way line of Central Avenue.

OWNER:
Life Covenant Church, Inc. an Oklahoma non-profit corporation
Attn: Mr. Mark Allen
4600 E. 2nd Street
Edmond, Oklahoma 73034
Ph: 405-644-0635

GROSS SIZE:
619765.29 Sq. Ft. ±
14.23 Acres ±

NET SIZE:
610760.72 Sq. Ft. ±
14.02 Acres ±

LOT 1 Area
288235.06 Sq. Ft. ±
6.57 Acres ±

LOT 2 Area
324525.67 Sq. Ft. ±
7.45 Acres ±

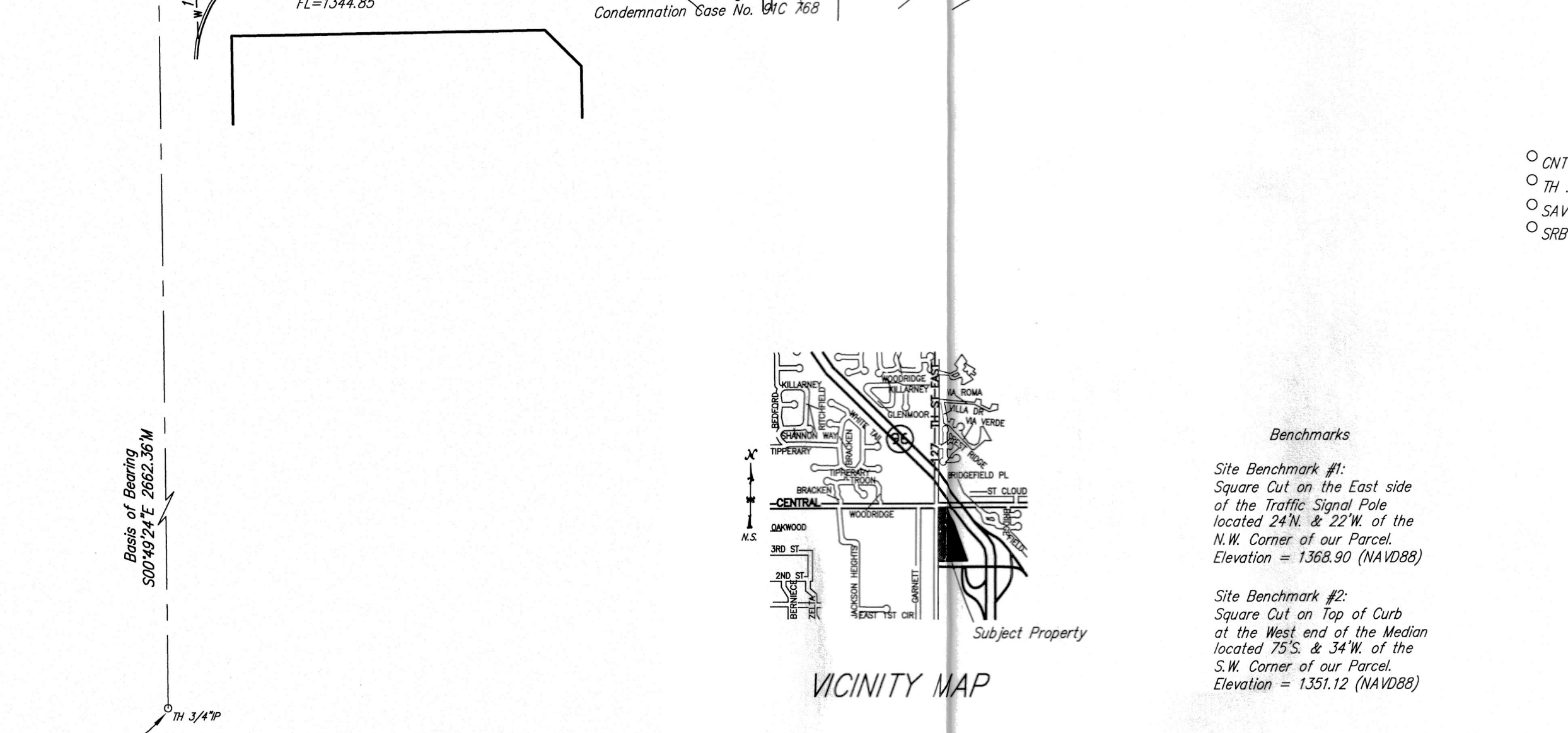
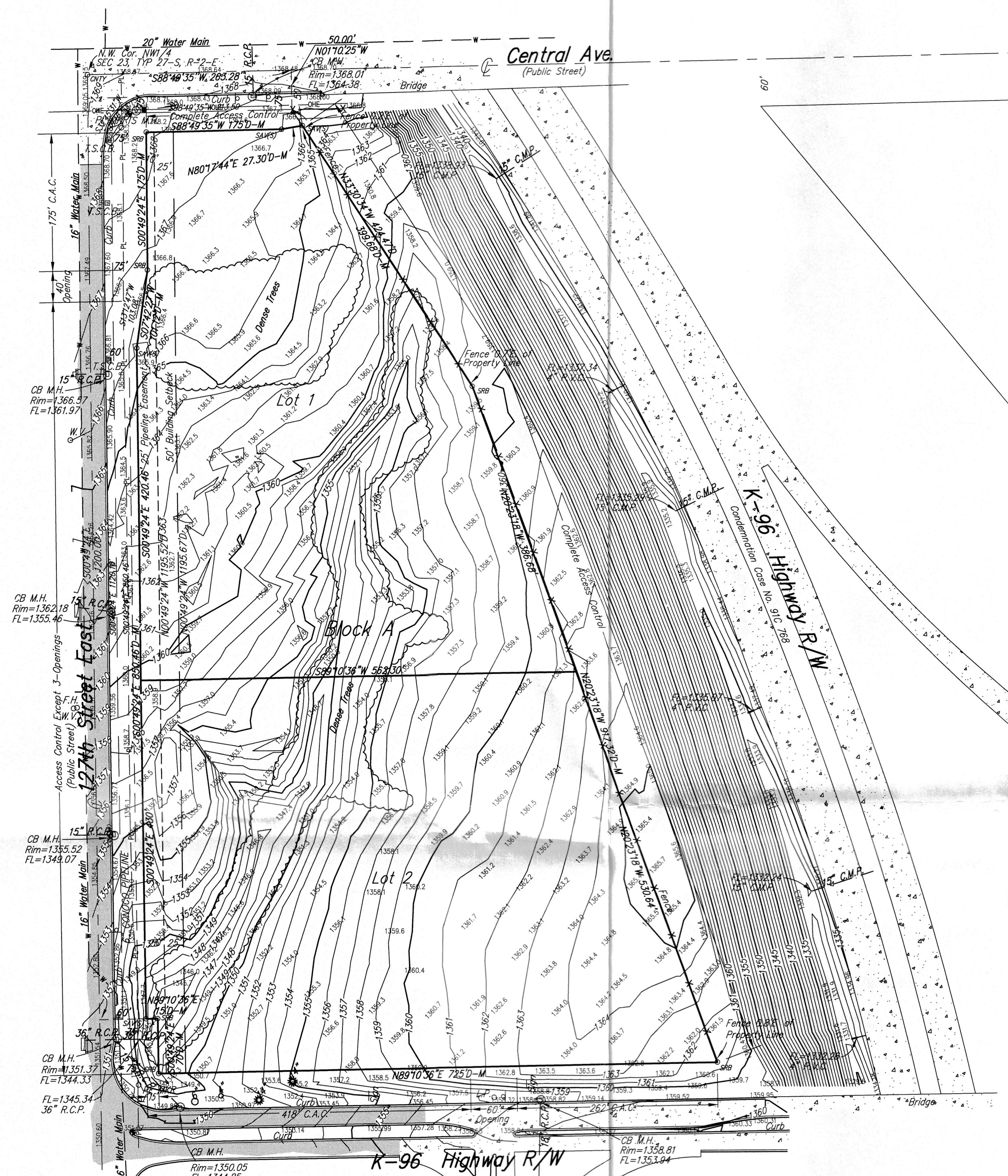
ZONING:
"LC" Limited Commercial
Per Associated CUP (DP-313)

CONTROL NUMBER:
465924

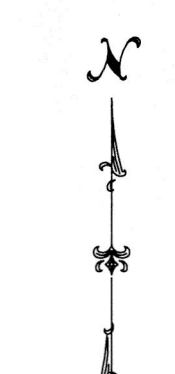
NOTE:
BUILDING SETBACKS TO CONFORM TO ASSOCIATED
COMMUNITY UNIT PLAN "DP-313"

The Ozark Pipeline Corporation (Now Phillips 66 Pipeline, Inc.) pipeline located in the Blanket Easement and recorded in Misc. Book 77, Page 436 in the Office of the Sedgwick County Register of Deeds does not cross the property described herein.

The Cooperative Refinery Association pipeline located in Easement recorded in Misc. Book 239, Page 559 and further defined by Partial Release and recorded in Misc. Book 350 Page 517 in the Office of the Sedgwick County Register of Deeds does not cross the property described herein.



S.W. Cor. NW1/4
SEC. 23, TYP. 27-S, R-2-E



ELEVATIONS = NAVD88

LEGEND:

- M = Measured
- D = Described
- CNTY SEDGWICK CONTROL MONUMENT (FOUND)
- TH CITY OF WICHITA CONTROL THIMBLE W/3/4" IRON PIPE (FOUND)
- SAV 1/2" REBAR W/SAVOY CAP (SET)
- SRB 1/2" REBAR W/SRB CAP (FOUND)

LEGEND:

- PL = PIPELINE
- G = GAS MAIN
- W = WATER MAIN
- SS = SANITARY SEWER
- SWS = STORM WATER SEWER
- UGE = UNDER GROUND ELECTRIC
- UGT = UNDER GROUND TELEPHONE
- B.M. BENCH MARK
- GUY ANCHOR
- LIGHT POLE
- PL MKR PIPELINE MARKER
- POWER POLE
- d SIGN
- T.S. TRAFFIC SIGNAL
- T.S.C.B. TRAFFIC SIGNAL CONTROL BOX
- CB M.H. STORM WATER SEWER MANHOLE
- W.V. WATER VALVE
- F.H. FIRE HYDRANT

Benchmarks
Site Benchmark #1:
Square Cut on the East side of the Traffic Signal Pole located 24'N. & 22'W. of the N.W. Corner of our Parcel. Elevation = 1368.90 (NAVD88)
Site Benchmark #2:
Square Cut on Top of Curb at the West end of the Median located 25'S. & 34'W. of the S.W. Corner of our Parcel. Elevation = 1351.12 (NAVD88)

PROJECT NO. 146G14624-P



Savoy Company, P.A.
Land Surveyors

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7 July 2014