

LEGAL DESCRIPTION

Lot 4, Ridge Plaza 3rd Addition, Wichita, Sedgwick County, Kansas, TOGETHER WITH, Lots 3 and 4, Ridge Plaza 10th Addition, Wichita, Sedgwick County Kansas, TOGETHER WITH that portion of vacated Ridge Road described as follows: Beginning at the northeast corner of Lot 4, Ridge Plaza 3rd Addition, Wichita, Sedgwick County, Kansas; thence east 25 feet along the north line of said Lot 4, extended east; thence south parallel with the east line of said Lot 4, 140 feet; thence west 25 feet; thence north 140 feet to the place of beginning.

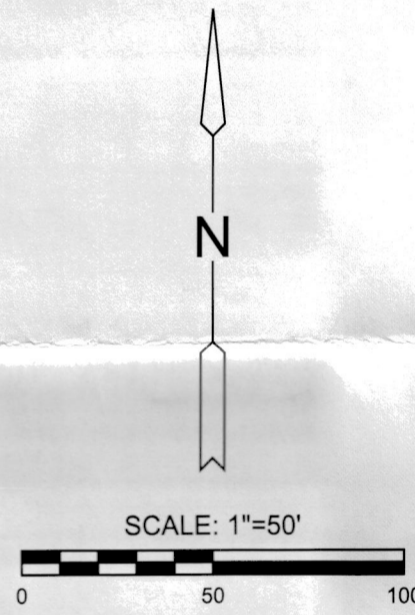
CONTAINS: 161,367 square feet or 3.70 acres of land, more or less.

NOTES

1. LOCATION: Located in west Wichita, in a service area for the Wichita Dwight D. Eisenhower National Airport. East of the subject property is General Commercial property with office, retail, and restaurant uses; north of the subject property is restaurant uses on Limited Commercial; west of the subject property is General Commercial property with hotel uses. South of the subject property is U.S. Highway 54 and ramps to the airport. Prior to the establishment of the existing Palace Theater on the subject property in 1988, this site was an undeveloped field. In the 29 years since the Palace Theater's establishment the Warren Theater Corporation has expanded to a total of 5 distinct theaters in the Wichita marketplace. There has been considerable change to the nearby properties in the recent past with the addition of several hotels, restaurants, and retail offerings. If the property were to redevelop, it is anticipated that it would follow the current trends in the marketplace, providing more offerings to this important west Wichita corridor.
2. LOT TOTAL: 3
3. EXSTING/PROPOSED USES: Existing - Theater
Proposed - Theater and/or "LC" Uses
4. ZONING: Existing - "LC" (Limited Commercial) w/ CUP DP-37
Proposed - "LC" (Limited Commercial) w/ CUP DP-37 CUP2017-00023
5. PLAT AREA: Gross: 161,367 sq. ft. or 3.7 acres ±
6. SURVEY DATE: May 16, 2017 (by MKEC)
7. PUBLIC UTILITIES: Municipal sanitary sewer is provided by an existing 12" main along the east line of the property; an extension is anticipated to serve Lot 3. Municipal water is provided by an eight inch main on the west side of Ridge Circle.
8. FLOOD: According to FEMA FIRM Community Unit Panel 20173C0341G, 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".
9. DRAINAGE: A drainage report shall accompany this final plat.
10. BUILDING SETBACKS: As per CUP DP-37 or zoning district.

LEGEND

- 6IN - Coniferous Tree
- Edge Of Trees
- 3IN - Deciduous Tree
- SN - Sign
- Gate
- Power Pole and Deadman
- Power Pole
- Light Pole
- Electric Transformer
- Pole
- Gas Meter
- Telephone Riser
- Telephone Vault
- Cable TV Riser
- Fiber Optics Indicator Sign
- Sanitary Sewer Manhole
- Cleanout
- Fire Hydrant
- WV - Water Valve
- Water Meter
- Blow Off Assembly
- Irrigation Control Valve
- Storm Sewer Manhole
- Inlet
- Grate Inlet
- Existing Structure
- Easement
- Fence
- Storm Sewer Pipe
- Water Line
- Sanitary Sewer Line
- Gas Line
- Overhead Electric
- Underground Telephone
- Section Corner Monument Found
- Found monument (see annotation for type)
- Set 5/8" rebar w/ MKEC CLS 39 id. cap
- Benchmark
- Measured
- Platted
- Calculated from Measurement
- Calculated from Plat
- Utility Easement
- Lot
- Block

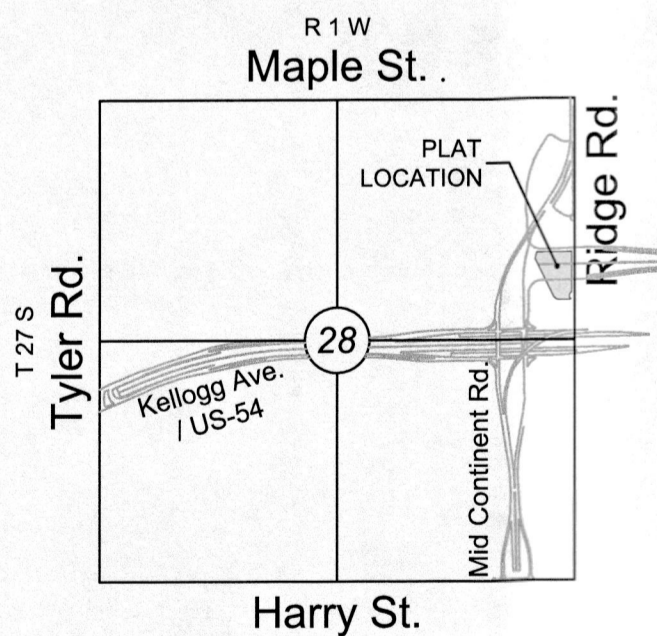


Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N27°53'34"W on the west line of KC Ridge Addition. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

BENCHMARKS

- BM#1 Chiseled square cut top of curb, east side of Ridge Cir., 2' ± south of inlet (first inlet north of south drive into Golden Corral). Elev.=1322.52 NAVD88
- BM#2 Chiseled square NE cor. of headwall, NW corner of project (81' ± south of end of fence. Elev.=1324.62 NAVD88

MINIMUM PAD ELEVATION (LOWEST OPENING)		
LOTS	BLOCK	ELEVATION NAVD88
1 & 3	1	1323.0



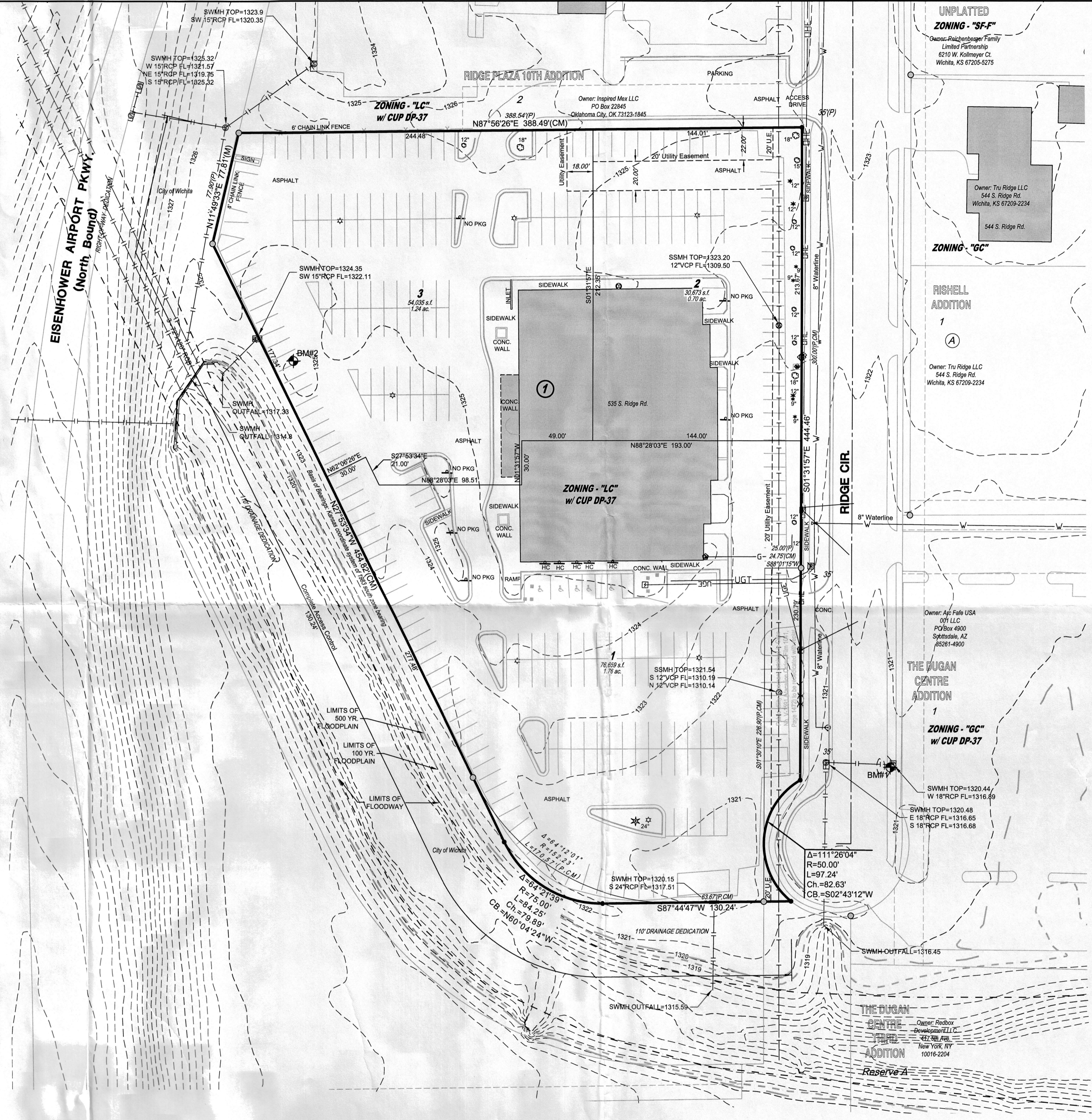
VICINITY MAP

PRELIMINARY PLAT

A replat of portions of Ridge Plaza 3rd and 10th Additions in A portion of the NE 1/4, Sec. 28, T27S, R1W, 6th P.M.

KC RIDGE ADDITION

OWNER / DEVELOPER: Cinemas Associates, a Kansas Partnership P.O. Box 782560, Wichita, KS 67278-2560 (877) 522-3779



PW&E-ENGINEERING 1-71
*Julianne Kallman
Plat(s) for 6.15.17 Subdivision Mtg.

