

LEGAL DESCRIPTION

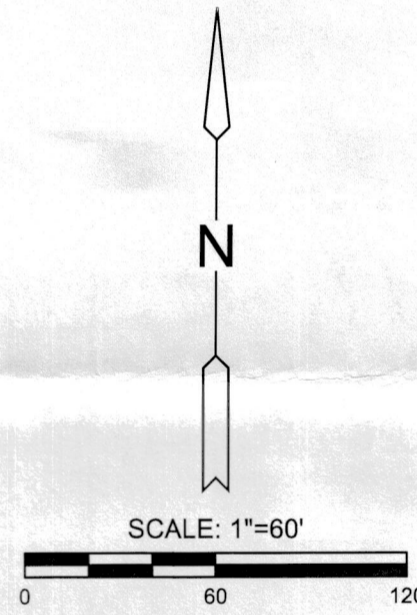
Lots 1, K Mart Plaza South to Wichita, Sedgwick County, Kansas.
CONTAINS: 598,513 square feet or 13.74 acres of land, more or less.

NOTES

- LOCATION: Located in south Wichita, southeast corner of Broadway Avenue and 47th Street South in an area of a pawn shop, mobile homes park, and auto parts store to the south; a restaurant, hotel, and a RV Park to the east; restaurants and an AT&T utility office to the north; a bank, a gas station, restaurants, and a retail strip to the west. The site is currently developed with a strip center including restaurants, commercial retail, a barber shop, and a nail salon. The site also includes a vacant K Mart. The site will be redeveloped as a modern commercial development.
- LOT TOTAL: 7
- EXISTING/PROPOSED USES: Existing - Commercial uses, parking, and a vacant K Mart Store
Proposed - Re-development and additional Commercial uses and parking
- ZONING: Existing / Proposed - "LC" with CUP DP-68
- PLAT AREA: Gross: 598,513 sq. ft. or 13.74 acres ±
- SURVEY DATE: September 14, 2018 (by MKEC)
- PUBLIC UTILITIES: Municipal sanitary sewer is provided by existing mains on the north, east, and south sides of the property. An additional sewer lateral shall be extended from the north to serve Lots 2 and 4. Sanitary service lines are either existing or shall be installed to serve all Lots. Municipal water is provided by a twelve inch main on the north side of the property and eight inch mains on the east and south sides of the property; extensions will be provided to serve Lots 2 and 4.
- ACCESS: All abutters rights of access to or from 47th Street South over and across the north line of "SADDLE CREEK ADDITION," are hereby granted to the appropriate governing body, provided however two right-in/right-out turn only openings shall be allowed as indicated hereon. All abutters rights of access to or from Broadway Avenue over and across the west line of "SADDLE CREEK ADDITION," are hereby granted to the appropriate governing body, provided however two full movement openings shall be allowed as indicated hereon. Cross-lot circulation and joint access agreements are anticipated with final platting.
- FLOOD: According to FEMA FIRM Community Unit Panel 20173C0502G, effective date December 22, 2016; this property lies within a portion of flood zone Floodplain "AE" - "with BFE or Depth", and flood zone "X" - "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile", and also, flood zone "X" - Area with reduced flood risk due to Levee". The development is intended to occur outside the limits of the FEMA 100-Year Floodplain. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.
- DRAINAGE: A drainage report shall accompany this final plat.
- BUILDING SETBACKS: As per CUP DP-68 or zoning district.
- PIPELINE: There is an existing oil production well, offsite, northwest of subject property. There is an existing gathering well pipeline encumbering a portion of the west side of the site that connects to the production well. There are no records of an easement for said gathering pipeline.

LEGEND

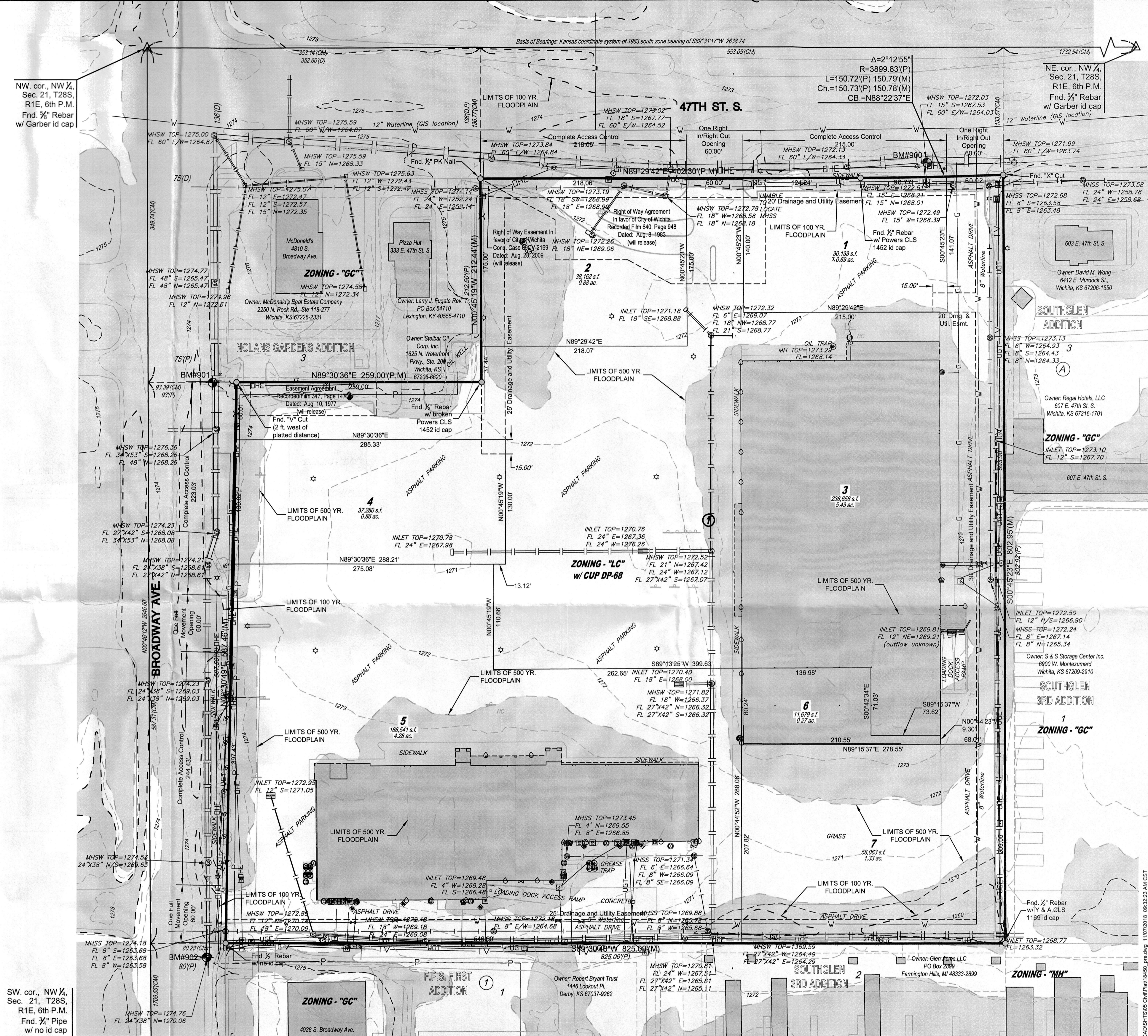
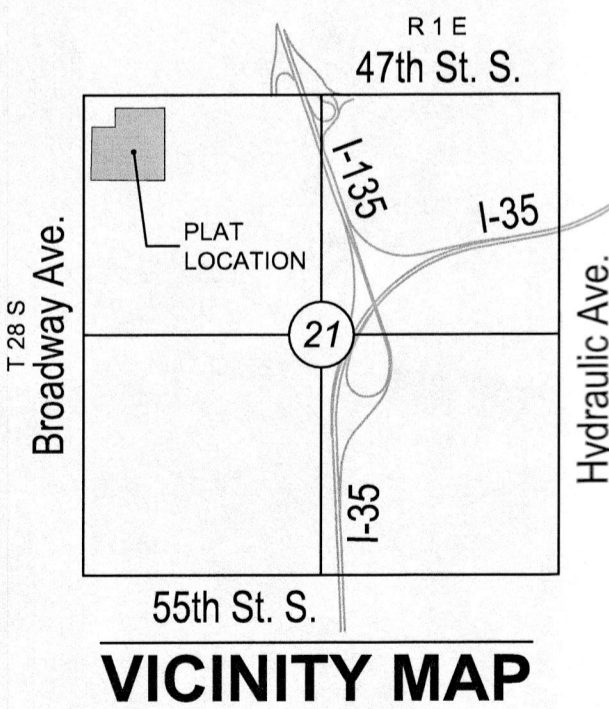
- | | |
|----------------------------------|--|
| FO - Fiber Optics Indicator Sign | Existing Structure |
| Sanitary Sewer Manhole | FEMA 500 YR. Floodplain |
| Cleanout | FEMA 100 YR. Floodplain |
| Fire Hydrant | Easement |
| Water Valve | Fence |
| Water Meter | Storm Sewer Pipe |
| Blow Off Assembly | Water Line |
| Irrigation Control Valve | Sanitary Sewer Line |
| Storm Sewer Manhole | Gas Line |
| Inlet | Overhead Electric |
| Grate Inlet | Underground Telephone |
| Sign | Section Corner |
| Gate | Found monument (see annotation for type) |
| Power Pole and Deadman | Set 3/4" rebar w/ MKEC CLS 39 id. cap |
| Power Pole | Benchmark |
| Light Pole | (M) - Measured |
| Electric Transformer | (P) - Platted |
| Pole | (D) - Described |
| Gas Meter | (CM) - Calculated from Measured |
| Telephone Riser | Lot |
| Telephone Vault | Block |
| Cable TV Riser | |



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N89°31'17"E on the north line of the Northwest Quarter, Section 21, Township 28 South, Range 1 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#900: Chiseled square on SE inlet, 1st inlet west of NE entrance drive, south side of 47th street, 80 feet west and 13 feet north (+/-) of the NE corner of Lot 3. Elev.=1272.09 NAVD88
- BM#901: Chiseled square on top of curb at the SW corner of McDonald's lot and east side of Broadway Avenue, 25 feet west (+/-) of the NW corner of Lot 3. Elev.=1274.44 NAVD88
- BM#902: Chiseled square on front center of inlet, south of SW entrance, 21 feet west and 16 feet south (+/-) of the SW corner of Lot 5. Elev.=1274.72 NAVD88



PRELIMINARY PLAT

A replat of Lot 1, K Mart Plaza South to Wichita, Sedgwick County, Kansas

SADDLE CREEK ADDITION

OWNER / DEVELOPER: Triple Crown Operating Trust, LP, Attn: Jeff M. Lange 4911 S. Meridian Ave., Wichita, KS 67217-3709 316.529.3100

Subdivision Meeting: November 8, 2018
Date submitted: October 22, 2018



Wichita, KS • 316.684.9600