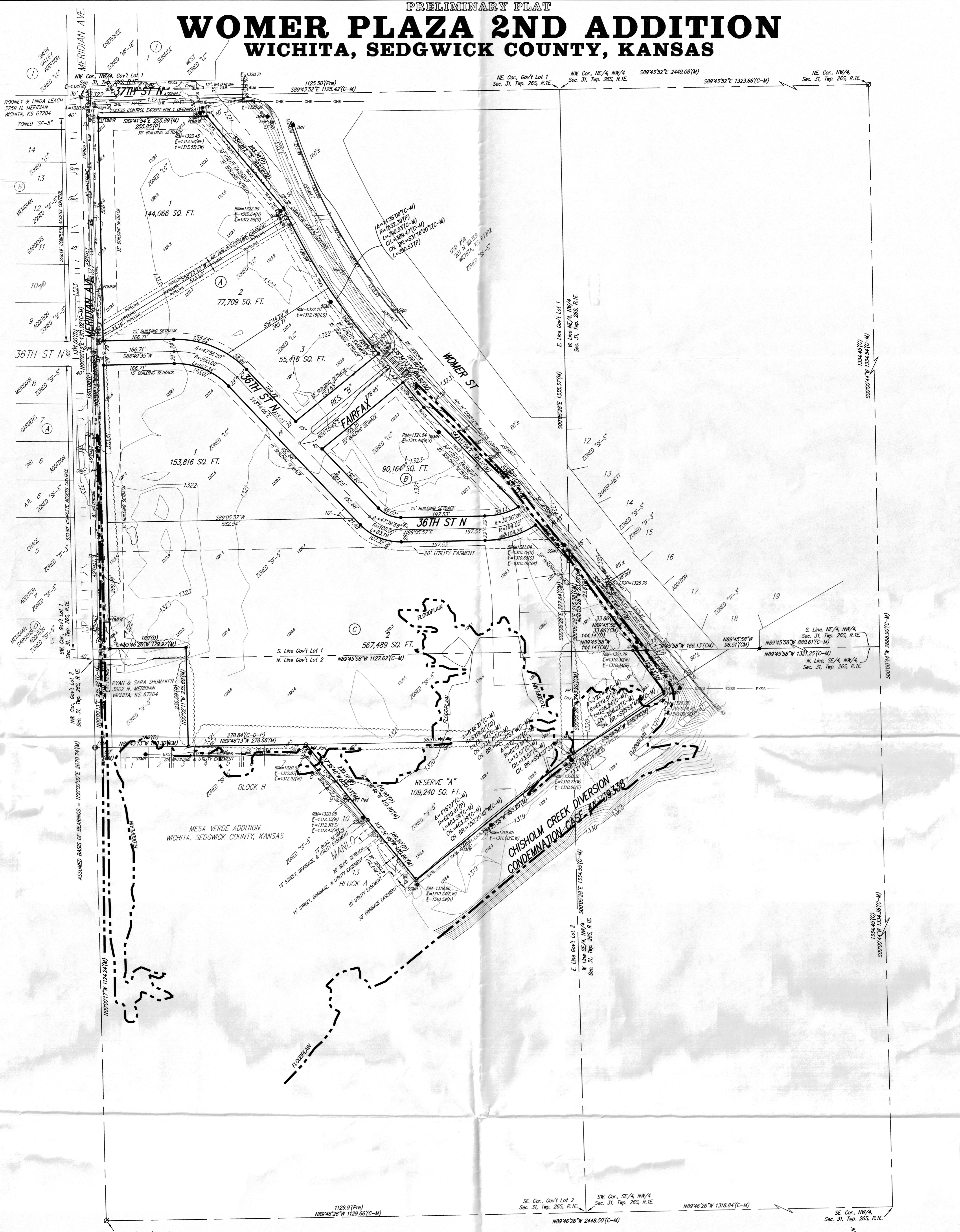
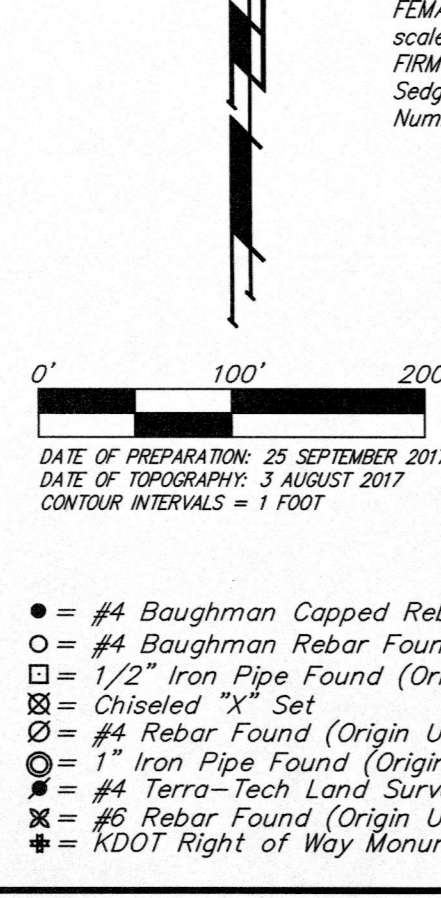


WOMER PLAZA 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



- OP ○ = Cable TV Pedestal
- = Drop Inlet
- EB □ = Electric Box
- PH ○ = Fire Hydrant
- GA ○ = Guy Anchor
- GV ● = Gas Valve
- LP ○ = Light Pole
- MW ○ = Monitoring Well
- PP □ = Power Pole
- SP □ = Signal Pole
- Sign ○ = Sign
- SSM ○ = Sanitary Sewer Manhole
- ATT Ped ○ = ATT Pedestal
- TMH ● = Traffic Manhole

- (C) = Calculated
- CH = Chord Length
- CH BR = Chord Bearing
- Δ = Delta Angle
- D = Degree of Curve
- (D) = Described
- L = Arc Length
- (M) = Measured
- (P) = Platted
- (Pr) = Prorated
- R = Radius



NOTE: FEMA Floodplain Boundaries are scaled per location per the FEMA FIRM Panel 351 of 690, for Wichita, Sedgwick County, Kansas, Map Number 20022800351G.

OWNER/DEVELOPER:
BROADMOOR ONE, LLC
2420 N. WOODLAWN BLDG. 300
WICHITA, KS 67206

BENCHMARK:
SQUARE CUT SOUTH END OF WOMER ST. MEDIAN.
ELEV. 1324.11 NAVD83

SQUARE CUT TOP OF CURB INLET WEST SIDE OF WOMER ST. 217± SOUTH OF 36TH ST N.
ELEV. 1325.82 NAVD83

RESERVE "A" IS RESERVED FOR OPEN SPACE, LAKES, LANDSCAPING, AND DRAINAGE PURPOSES.

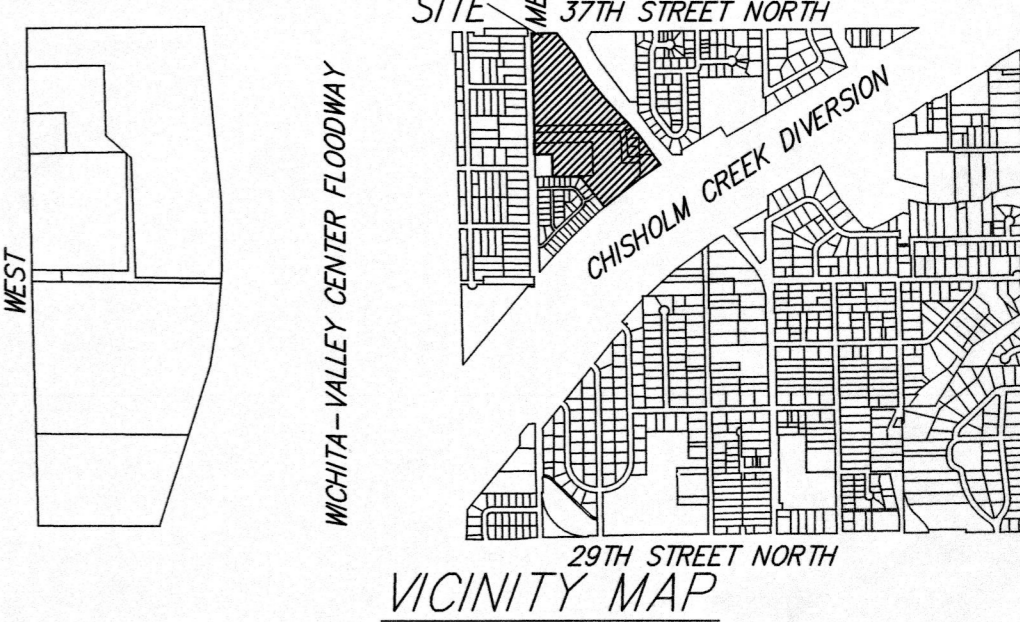
RESERVE "B" IS RESERVED FOR ENTRY MONUMENTS, STREETS, SIGNAGE, OPEN SPACE, LANDSCAPING, UTILITIES AND DRAINAGE PURPOSES.

NOTE:
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER THE WOMER PLAZA SHOPPING CENTER COMMUNITY UNIT PLAN DP-28.

DATE OF PREPARATION: 25 SEPTEMBER 2017
DATE OF TOPOGRAPHY: 3 AUGUST 2017
CONTOUR INTERVALS = 1 FOOT

- = #4 Baughman Capped Rebar Set
- = #4 Baughman Rebar Found
- = 1/2" Iron Pipe Found (Origin Unknown)
- ⊗ = Chiseled "X" Set
- ⊙ = #4 Rebar Found (Origin Unknown)
- ⊕ = 1" Iron Pipe Found (Origin Unknown)
- ⊗ = #4 Terra-Tech Land Surveyor Capped Rebar Found
- ⊗ = #6 Rebar Found (Origin Unknown)
- ⊗ = KDOT Right of Way Monument Found

LEGAL DESCRIPTION:
The North 25 acres of the Southeast quarter of the Northwest quarter except the South 10 acres and except floodway taken out in CCA-39,338 and except that part deeded to the City for Roadway Section 31, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying South and West of the existing Westway right of way line of K-96 Highway, TOGETHER with, That part of Government Lots 1 and 2 in the Northwest Quarter of Section 31, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying North of the Wichita-Valley Center Road Control Right-of-Way and West of the West R/W line of Womer (K-96 Highway), except that part platted as Womer Plaza Addition and except a tract described as beginning 1311 feet South of the Northwest corner of said Government Lot 1; thence East 220 feet; thence South 233.5 feet; thence West 220 feet; thence North 233.5 feet to beginning; and except existing road right-of-way, and except that part described as: Beginning at a point 1546.50 feet South and 30 feet East of the Northwest corner of the Northwest Quarter of Section 31, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, thence South along the East right-of-way of Meridian Avenue, having an assumed bearing of S00°00'00"E, a distance of 1033.26 feet to the Westery right-of-way of the Chisholm Creek Diversion, as acquired in Condemnation Case No.39,338; thence N43°00'48"E, a distance of 472.62 feet; thence N47°31'09"E, a distance of 500.33 feet; thence N52°22'54"E, a distance of 36.00 feet; thence N37°37'06"W, a distance of 411.34 feet; thence N89°45'24"W, a distance of 468.84 feet to the point of beginning, TOGETHER with, Lot 4, Womer Plaza Addition to Wichita, Sedgwick County, Kansas, Lots 1, 2 and 3, Block 1, Womer Plaza Addition to Wichita, Sedgwick County, Kansas, TOGETHER with all of 35th Street North, Carlock and Carlock Court all as dedicated in said Womer Plaza Addition.



WOMER PLAZA 2ND ADDITION

25 September 2017

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P. 316.262.2121 F. 316.262.0149

PW&E-ENGINEERING 1-71

*Julianne Kallman

Plat for 10.12.17 Subdivision Mtg.