

NORTHRIDGE INDUSTRIAL SECOND ADDITION

DRAINAGE REPORT



POE & ASSOCIATES, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 ■ Wichita, KS 67208-4242
Phone 316/685-4114 ■ FAX 316/685-4444

APRIL 2007

Introduction

The Northridge Industrial Second Addition is an approximate 25-acre tract of land located at the southeast quarter of Section 27-T26S-R1E in the City Wichita, Sedgwick County, Kansas. The site is bounded on the north by 45th Street North, on the east by Hillside Avenue, on the south by 37th Street North, and on the west by Union Pacific Railroad. (A copy of the USGS quadrangle map showing the location of the subject property is attached herewith.)

Undeveloped areas lie to the east and north of the site. Commercial and industrial uses lie to the east and south. The original, modern land use for the site was a mixture of commercial, industrial, and agricultural uses. The property is currently zoned to allow limited industrial types of use. (A 2003 aerial photograph showing existing land uses is attached herewith.)

The southeast corner of the site is within a FEMA Floodway and shall be platted with a reserve encompassing the 100-year Floodway. (Copies of the proposed plat and FIRM Panel 0218E, Wichita, Sedgwick County, Kansas, February 2, 2007 are attached herewith.) The site does not contain wetland or riparian areas, and thus has no proposed impacts.

Existing Conditions

Presently, the site is made up of vacant land. An un-named tributary connecting to the I-135 Drainage Canal drains northeast to southwest through the southeast corner of the site. The land has natural slopes ranging from less than 1% to roughly 3%. According to the NRCS Soil Survey, the predominant soil type is a Farnum loam series material. (A NRCS Soil Survey map showing existing soil types and descriptions is attached herewith.)

The tributary drains through the site and enters a Triple 7'x5' RCB structure under 37th Street North. The box conveys the drainage into a drainage channel south of 37th Street North, through Cruiser Lake detention area northeast of 29th Street North and Hydraulic Avenue, and then ultimately to the I-135 Drainage Canal.

The upstream drainage basin for the un-named tributary contains over 754 acres. Land use within the drainage basin varies from agricultural, open space, limited industrial and commercial, and residential in character. Upstream, storm water is directed to the site via residential storm sewers with detention ponds at the northeast end to natural open channel flow with various detention areas. The natural channel conveys storm water onto the subject property. Storm water is presently conveyed through the site in a natural channel to the RCB under 37th Street North.

8.68 acres north of the proposed development in DA No. 2 will drain through the platted Lot 1.

Proposed Conditions

The site is anticipated on being developed as a limited industrial subdivision, with warehouse facilities proposed on this site. Typically, this type of development will increase the impervious area of the property over the existing land use. Such would be true with this addition.

Developed conditions will take advantage of the natural grades on the site as the site develops. Detention within the proposed parking areas of Drainage Area 1 will ensure that developed flows are at or below current flows exiting the site. Detention in Drainage Area 2 is not proposed for reasons later explained in this report.

Analysis

The box structure under 37th Street North was designed as part of some previous 37th Street North improvements. Calculations indicate that the box was designed for a drainage basin of 754 acres and has a maximum capacity of approximately 1,354 cfs. The current Q_{100} based on existing conditions is actually about 1,069 cfs (The information shown as Hydrograph No. 1 - Basin and on the Return Period Recap attached herewith.) Therefore, the RCB is currently not at full capacity and can handle additional flows up to a maximum of 1,354 cfs. The site drainage is split into two areas, DA1 and DA2 as shown on the attached drainage plan. DA3 is undeveloped and drains through DA2. Each area was evaluated based on existing and proposed conditions.

Using the SCS Method, Q_{100} for DA1 assuming existing conditions is estimated to be nearly 39 cfs. The Q_{100} in DA1 for the fully developed industrial site is estimated to be approximately 68 cfs. Also, Q_{100} for DA2 and DA3 assuming existing conditions is estimated to be 61.2 cfs. The Q_{100} from DA2 and DA3 after the development of that part of the industrial site within DA2 is estimated to be 125.36 cfs. Detention storage will be provided to reduce developed flows from DA1 to match the existing 39 cfs. The increased flow from DA2 will increase the runoff by about 64 cfs after the site is fully developed.

Time of concentration for the entire drainage basin is estimated to be approximately 129 minutes based upon the TR-55 method. On-site T_c is estimated to be 15 minutes for DA1 and DA2. DA3 has a T_c of about 40 minutes. Accordingly, on-site detention is not recommended for DA2 and 3, as any detention would possibly add to the upstream peak. The post-developed flow would have the opportunity to clear the RCB prior to the arrival of the upstream peak discharge. It is assumed that immediate downstream capacities reflect the same maximum capacity of the RCB under 37th Street North. With that, the added 64 cfs brings the current Q_{100} flow to about 1,133 cfs based on current upstream conditions, which is still nearly 221 cfs below the maximum RCB capacity. The final design of on-site drainage systems shall comply with current City of Wichita design criteria.

Attached Exhibits

1. USGS map
2. Aerial Photograph
3. Flood Insurance Rate map
4. Soil Survey Map
5. Soil Survey Legend
6. Total Basin Drainage Area
7. Curve Number Calculations
8. Hydrograph Return Period Recap
9. Hydrograph No. 1 - Basin
10. Hydrograph No. 2 - Existing DA No. 2 and 3
11. Hydrograph No. 3 - Proposed DA No. 2
12. Hydrograph No. 4 - Existing DA No. 1
13. Hydrograph No. 5 - Proposed DA No. 1
14. Hydrograph No. 6 - Existing DA No. 3
15. Hydrograph No. 7 - Proposed DA No. 2 and Existing DA No. 3 Combined
16. Drainage Plan
17. Final Plat of Northridge Industrial Second Addition.

VALLEY CENTER/WICHITA EAST QUADS

45TH STREET NORTH

HYDRAULIC AVENUE

UNION PACIFIC RR

HILLSIDE AVENUE

37TH STREET NORTH

NORTHRIDGE INDUSTRIAL
SECOND ADDITION

K-96

29TH STREET NORTH

T26S
T27S



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AERIAL MAP

45TH STREET NORTH

HYDRAULIC AVENUE

UNION PACIFIC RR

HILLSIDE AVENUE

37TH STREET NORTH

**NORTHRIDGE INDUSTRIAL
SECOND ADDITION**

K-96

29TH STREET NORTH

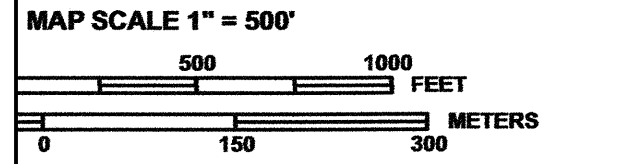
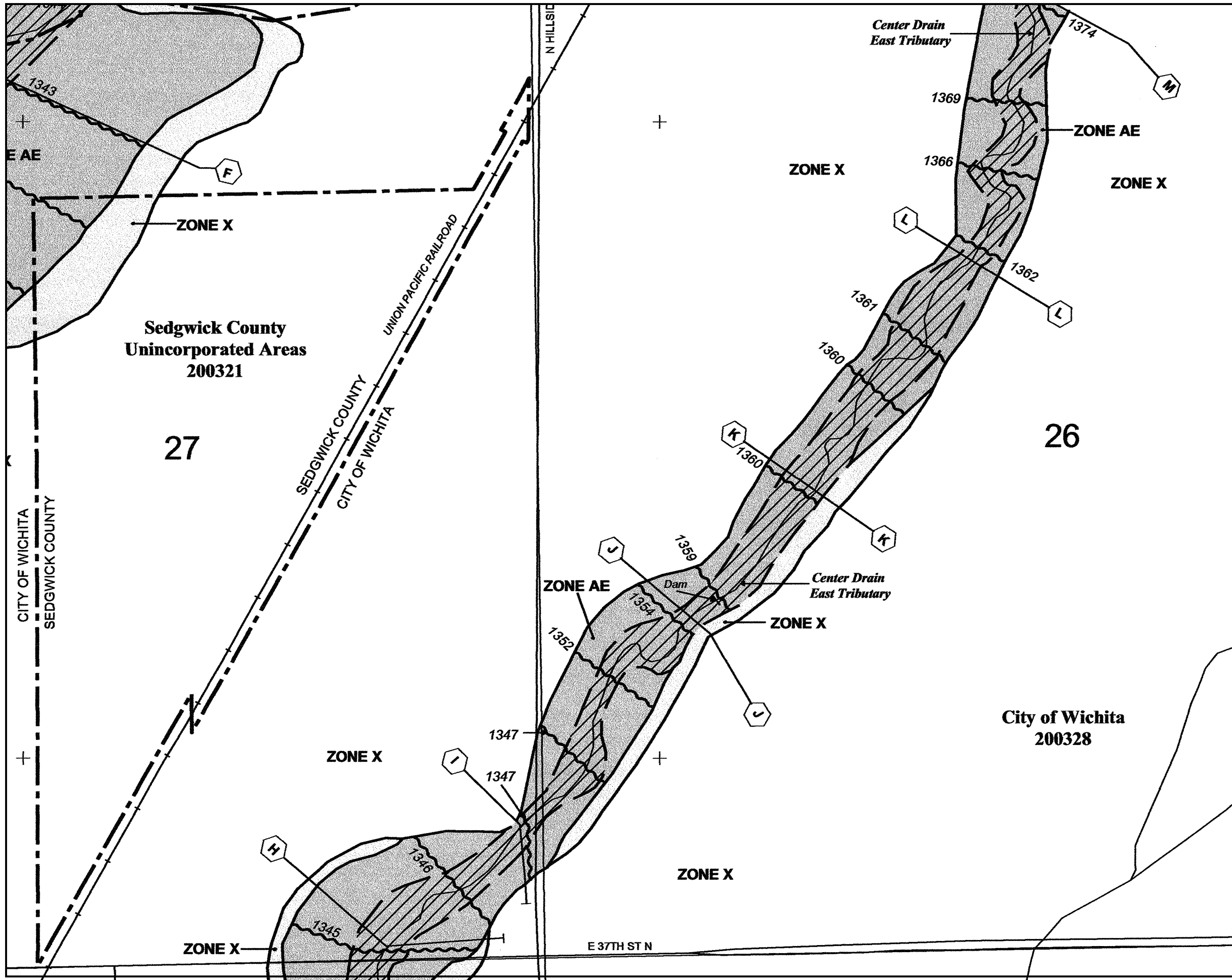
T26S

T27S



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PANEL 0218E

FIRM
FLOOD INSURANCE RATE MAP
SEDGWICK COUNTY, KANSAS
AND INCORPORATED AREAS

PANEL 218 OF 700
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BEL AIRE, CITY OF	200864	0218	E
SEDGWICK COUNTY	200321	0218	E
WICHITA, CITY OF	200328	0218	E

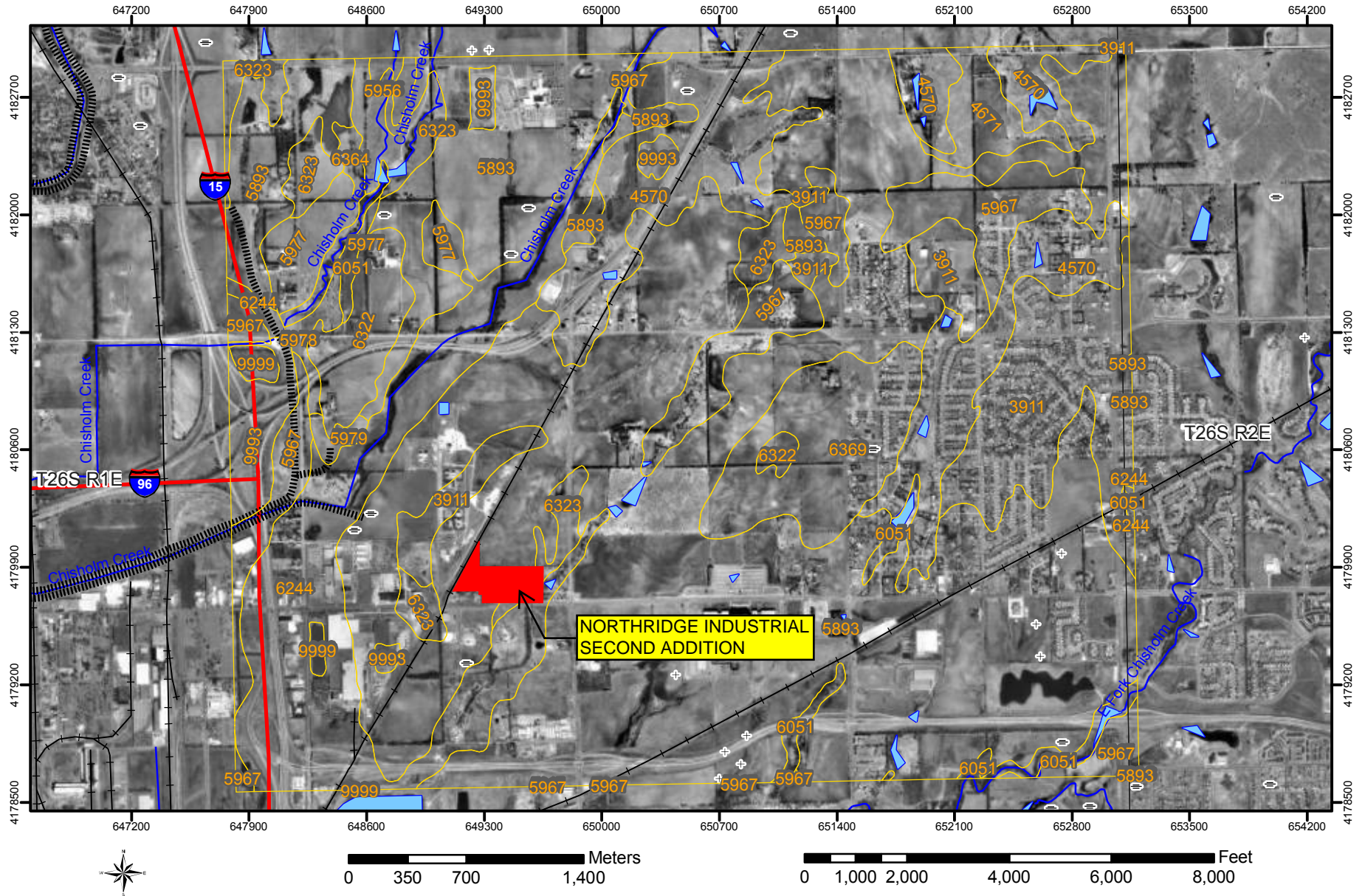
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
20173C0218E
 EFFECTIVE DATE
FEBRUARY 2, 2007
 Federal Emergency Management Agency





































This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

SOIL SURVEY OF SEDGWICK COUNTY, KANSAS



SOIL SURVEY OF SEDGWICK COUNTY, KANSAS

MAP LEGEND

	Soil Survey Areas
	Soil Map Units
	Interstate Highways
	Roads
	Rails
	Water
	Hydrography
	Oceans
	Escarpment, bedrock
	Escarpment, non-bedrock
	Gulley
	Levee
	Slope
	Blowout
	Borrow Pit
	Clay Spot
	Depression, closed
	Eroded Spot
	Gravel Pit
	Gravelly Spot
	Gulley
	Lava Flow
	Landfill
	Marsh or Swamp
	Miscellaneous Water
	Rock Outcrop
	Saline Spot
	Sandy Spot
	Slide or Slip
	Sinkhole
	Sodic Spot
	Spoil Area
	Stony Spot
	Very Stony Spot
	Perennial Water
	Wet Spot

MAP INFORMATION

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>

Coordinate System: UTM Zone 14

Soil Survey Area: Sedgwick County, Kansas
 Spatial Version of Data: 1
 Soil Map Compilation Scale: 1:24000

Map comprised of aerial images photographed on these dates:
 10/1/1991; 3/20/1996

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

VALLEY CENTER/WICHITA EAST QUADS

WEBB ROAD

ROCK ROAD

45TH STREET NORTH

37TH STREET NORTH

29TH STREET NORTH

21ST STREET NORTH

WOODLAWN AVENUE

R2E

R1E

TOTAL BASIN AREA=
754.917 ACRES

OLIVER STREET

NORTHRIDGE INDUSTRIAL
SECOND ADDITION

UNION PACIFIC RR

K-96

HILLSIDE AVENUE

HYDRAULIC AVENUE

T26S
T27S



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TOTAL BASIN		Hydrologic Group	Area		Percent of Areas Total	CURVE NUMBER		
Soil Information			Square Feet	Acres		Existing	Developed	
Rosehill silty clay, 1-3% slopes (Rd)	3911	D	1874560.88	43.034	5.70%	80.0	80.0	Open Space Good (> 75% Grass)
Farnum loam, 1-3% slopes (Fb)	5893	B	20509935.62	470.843	62.37%	69.0	69.5	Open Space Good (50-75% Grass) add Industrial
Tabler silty clay loam, 1-3% slopes (Ta)	5967	D	4989755.776	114.549	15.17%	80.9	80.9	Open Space Good (> 75% Grass) 635133 SF Residential
Elandco silt loam, rarely flooded (Ea)	6244	B	591173.2542	13.571	1.80%	55.0	55.0	Woods-grass (Orchards) (Good) In Floodway
Blanket silt loam, 0-1% slopes (Ba)	6322	C	38522.81581	0.884	0.12%	80.8	80.8	Open Space Good (> 75% Grass) 28900 SF Residential
Blanket silt loam, 1-3% slopes (Bb)	6323	C	2010636.133	46.158	6.11%	79.0	80.8	Open Space Good (50-75% Grass) add Industrial
Milan loam, 1-3% slopes (Ma)	6369	B	2869600.421	65.877	8.73%	70.1	70.1	Open Space Good (> 75% Grass) 1865240 SF Residential
TOTALS			32884184.898	754.917	100.00%	71.9	72.3	

DRAINAGE AREA NO. 1		Hydrologic Group	Area		Percent of Areas Total	CURVE NUMBER		
Soil Information			Square Feet	Acres		Existing	Developed	
Farnum loam, 1-3% slopes (Fb)	5893	B	219076.0284	5.029	56.90%	69.0	88.0	Open Space Good (50-75% Grass) add Industrial
Farnum loam, 1-3% slopes (Fb)	5893	B	165931.9308	3.809	43.10%	92.0	92.0	Exception (Commercial)
TOTALS			385007.959	8.839	100.00%	78.9	89.7	

DRAINAGE AREA NO. 2		Hydrologic Group	Area		Percent of Areas Total	CURVE NUMBER		
Soil Information			Square Feet	Acres		Existing	Developed	
Farnum loam, 1-3% slopes (Fb)	5893	B	364372.5435	8.365	50.52%	69.0	88.0	Open Space Good (50-75% Grass) add Industrial
Elandco silt loam, rarely flooded (Ea)	6244	B	51491.14329	1.182	7.14%	55.0	55.0	Woods-grass (Orchards) (Good) In Floodway
Blanket silt loam, 1-3% slopes (Bb)	6323	C	305430.5128	7.012	42.34%	79.0	91.0	Open Space Good (50-75% Grass) add Industrial
TOTALS			721294.200	16.559	100.00%	72.2	86.9	

DRAINAGE AREA NO. 3		Hydrologic Group	Area		Percent of Areas Total	CURVE NUMBER		
Soil Information			Square Feet	Acres		Existing	Developed	
Farnum loam, 1-3% slopes (Fb)	5893	B	378100.8	8.680	100.00%	69.0	69.0	Open Space Good (50-75% Grass) add Industrial
TOTALS			378100.800	8.680	100.00%	69.0	69.0	

DRAINAGE AREA NO. 2 & 3 COMBINED		Hydrologic Group	Area		Percent of Areas Total	CURVE NUMBER		
Soil Information			Square Feet	Acres		Existing	Developed	
Farnum loam, 1-3% slopes (Fb)	5893	B	378100.8	8.680	34.39%	69.0	69.0	Open Space Good (50-75% Grass)
Farnum loam, 1-3% slopes (Fb)	5893	B	364372.5435	8.365	33.14%	69.0	88.0	Open Space Good (50-75% Grass) add Industrial
Elandco silt loam, rarely flooded (Ea)	6244	B	51491.14329	1.182	4.68%	55.0	55.0	Woods-grass (Orchards) (Good) In Floodway
Blanket silt loam, 1-3% slopes (Bb)	6323	C	305430.5128	7.012	27.78%	79.0	91.0	Open Space Good (50-75% Grass) add Industrial
TOTALS			1099395.000	25.239	100.00%	71.1	80.8	

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SCS Runoff	-----	149.15	259.66	-----	430.27	568.82	763.33	914.47	1068.76	Basin
2	SCS Runoff	-----	8.23	14.64	-----	24.48	32.46	43.65	52.33	61.20	Existing DA No. 2 and 3
3	SCS Runoff	-----	29.82	41.51	-----	57.37	69.32	85.25	97.17	109.06	Proposed DA No. 2
4	SCS Runoff	-----	7.93	12.13	-----	18.11	22.81	29.21	34.06	38.95	Existing DA No. 1
5	SCS Runoff	-----	20.49	27.57	-----	37.03	44.10	53.48	60.48	67.46	Proposed DA No. 1
6	SCS Runoff	-----	3.17	5.93	-----	10.19	13.67	18.59	22.42	26.33	Existing DA No. 3
7	Combine	3, 6	31.12	44.41	-----	62.95	77.16	96.33	110.82	125.36	Prop. DA 2 and 3 Combined

Hydrograph Plot

Hydroflow Hydrographs by Intellisolve

Thursday, Apr 19 2007, 8:29 AM

Hyd. No. 1

Basin

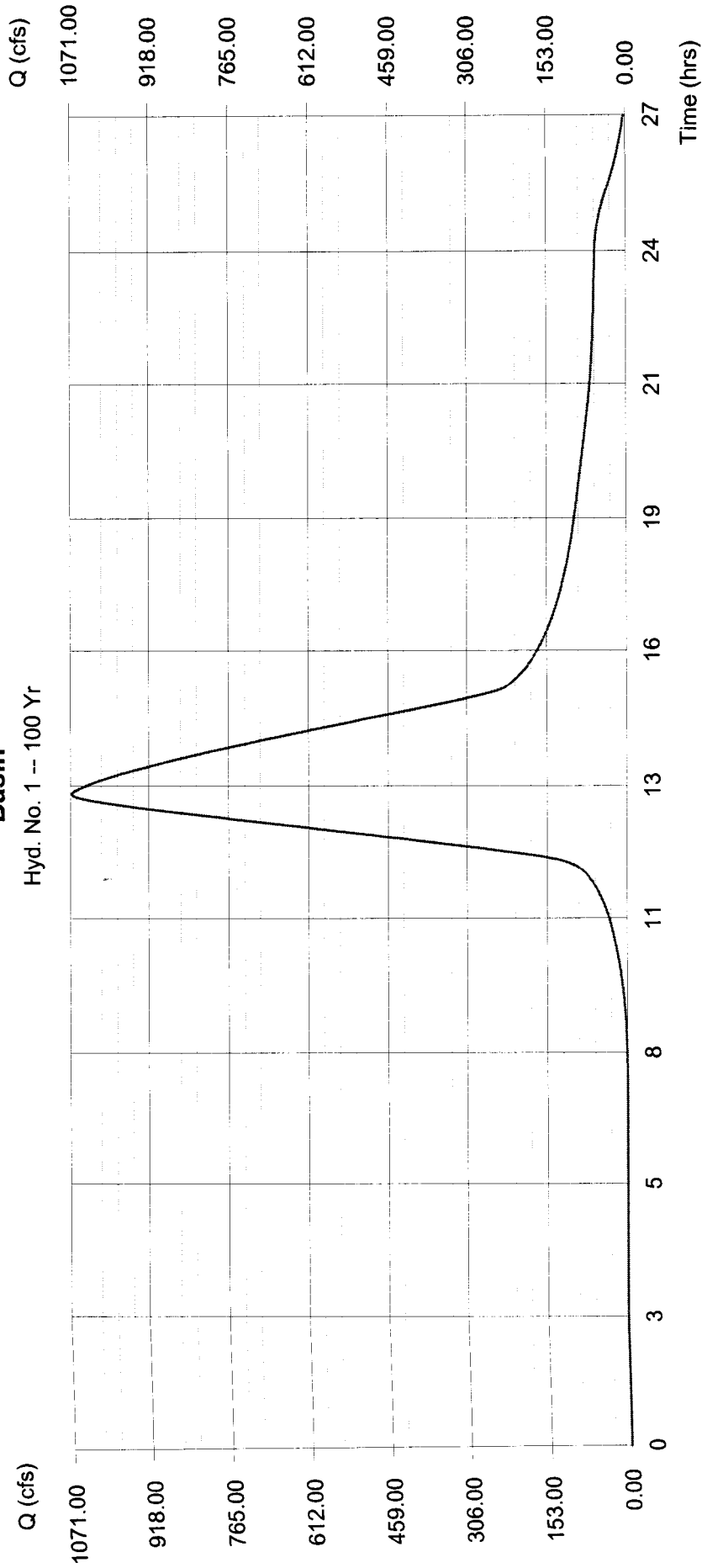
Hydrograph type = SCS Runoff
 Storm frequency = 100 yrs
 Drainage area = 754.917 ac
 Basin Slope = 0.0 %
 Tc method = TR55
 Total precip. = 7.68 in
 Storm duration = 24 hrs

Peak discharge = 1068.76 cfs
 Time interval = 2 min
 Curve number = 71.9
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 128.90 min
 Distribution = Type II
 Shape factor = 484

Hydrograph Volume = 12,027,600 cuft

Basin

Hyd. No. 1 -- 100 Yr



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Apr 19 2007, 8:29 AM

Hyd. No. 2

Existing DA No. 2 and 3

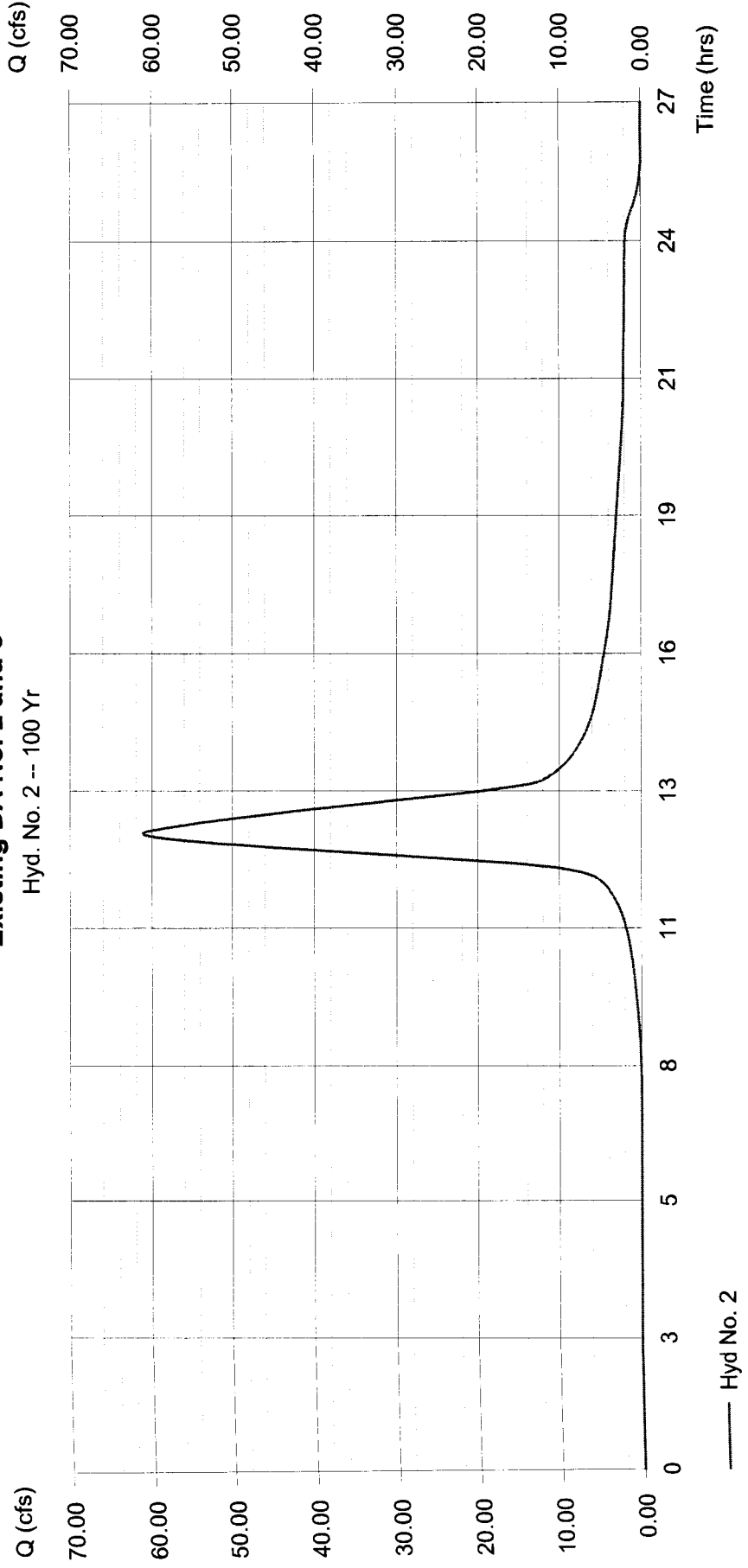
Hydrograph type = SCS Runoff
 Storm frequency = 100 yrs
 Drainage area = 25.240 ac
 Basin Slope = 1.2 %
 Tc method = LAG
 Total precip. = 7.68 in
 Storm duration = 24 hrs

Peak discharge = 61.20 cfs
 Time interval = 2 min
 Curve number = 71.1
 Hydraulic length = 1700 ft
 Time of conc. (Tc) = 58.14 min
 Distribution = Type II
 Shape factor = 484

Hydrograph Volume = 395,228 cuft

Existing DA No. 2 and 3

Hyd. No. 2 -- 100 Yr



— Hyd No. 2

Hydrograph Plot

Hydraflow Hydrographs by Intellisolve

Thursday, Apr 19 2007, 8:29 AM

Hyd. No. 3

Proposed DA No. 2

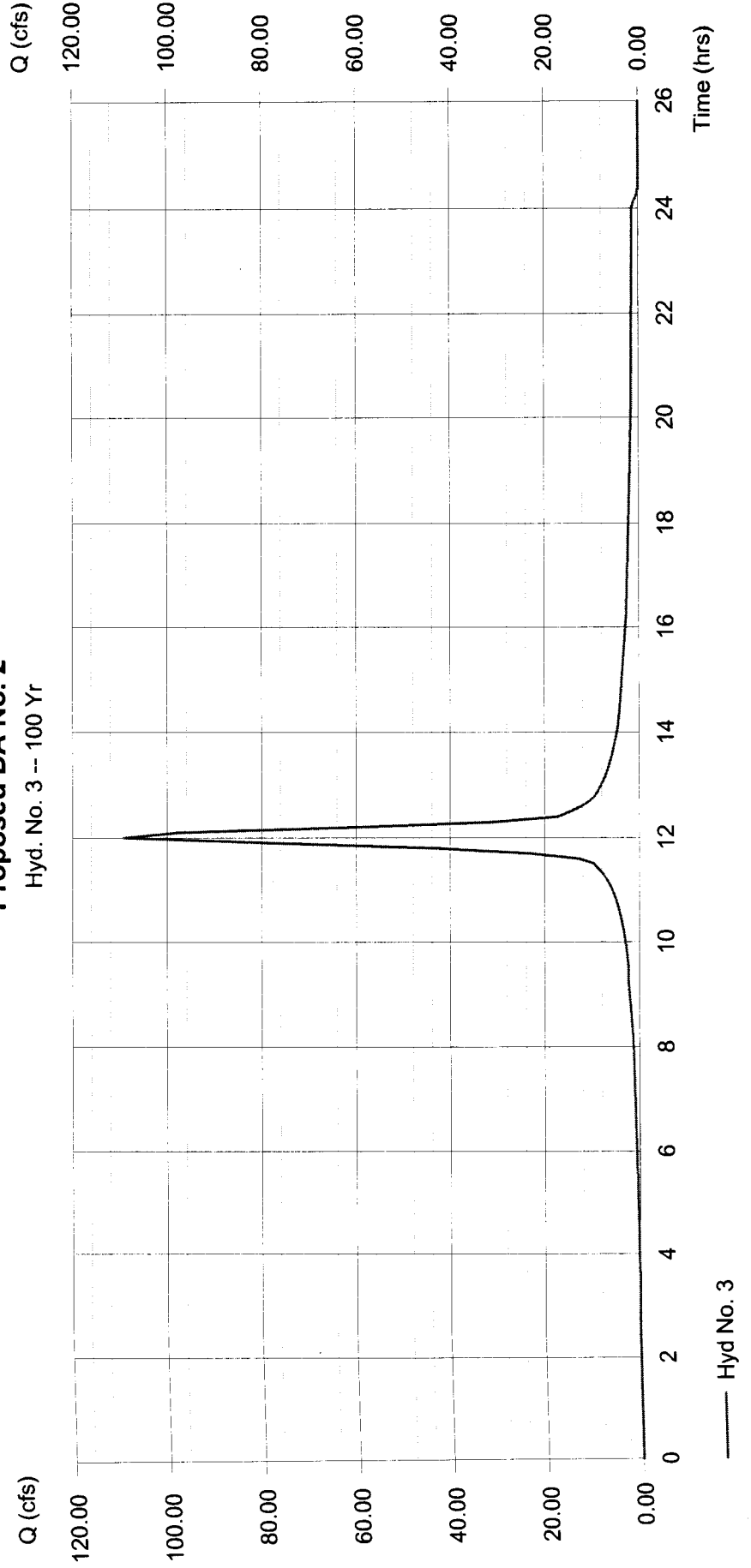
Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Drainage area = 16.560 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 7.68 in
Storm duration = 24 hrs

Peak discharge = 109.06 cfs
Time interval = 6 min
Curve number = 86.9
Hydraulic length = 0 ft
Time of conc. (Tc) = 15.00 min
Distribution = Type II
Shape factor = 484

Hydrograph Volume = 345,278 cuft

Proposed DA No. 2

Hyd. No. 3 -- 100 Yr



Hydrograph Plot

Hydroflow Hydrographs by Intelisolve

Thursday, Apr 19 2007, 8:30 AM

Hyd. No. 4

Existing DA No. 1

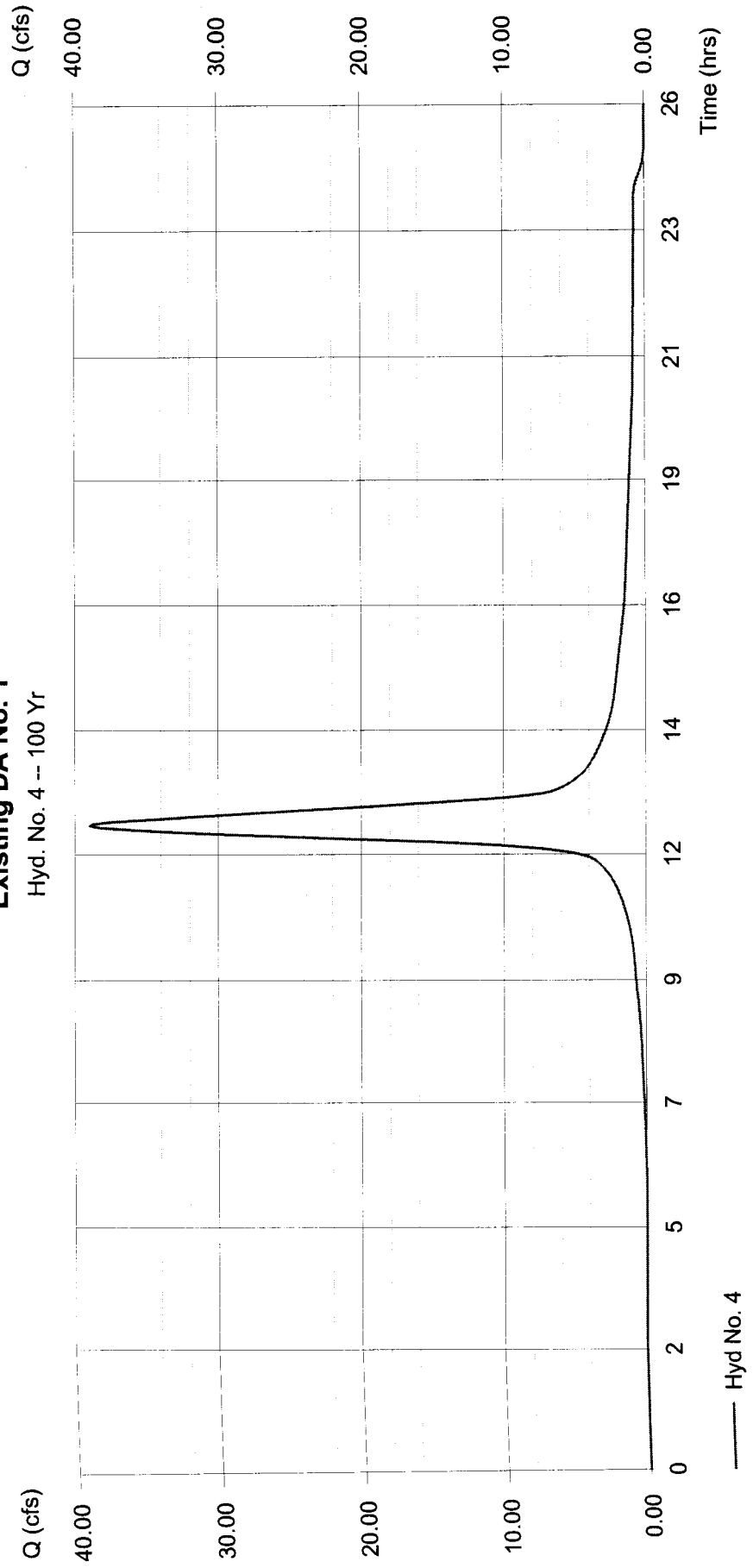
Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Drainage area = 8.840 ac
Basin Slope = 2.0 %
Tc method = USER
Total precip. = 7.68 in
Storm duration = 24 hrs

Peak discharge = 38.95 cfs
Time interval = 2 min
Curve number = 78.9
Hydraulic length = 1700 ft
Time of conc. (Tc) = 31.90 min
Distribution = Type II
Shape factor = 484

Hydrograph Volume = 168,924 cuft

Existing DA No. 1

Hyd. No. 4 -- 100 Yr



— Hyd No. 4

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Apr 19 2007, 8:30 AM

Hyd. No. 5

Proposed DA No. 1

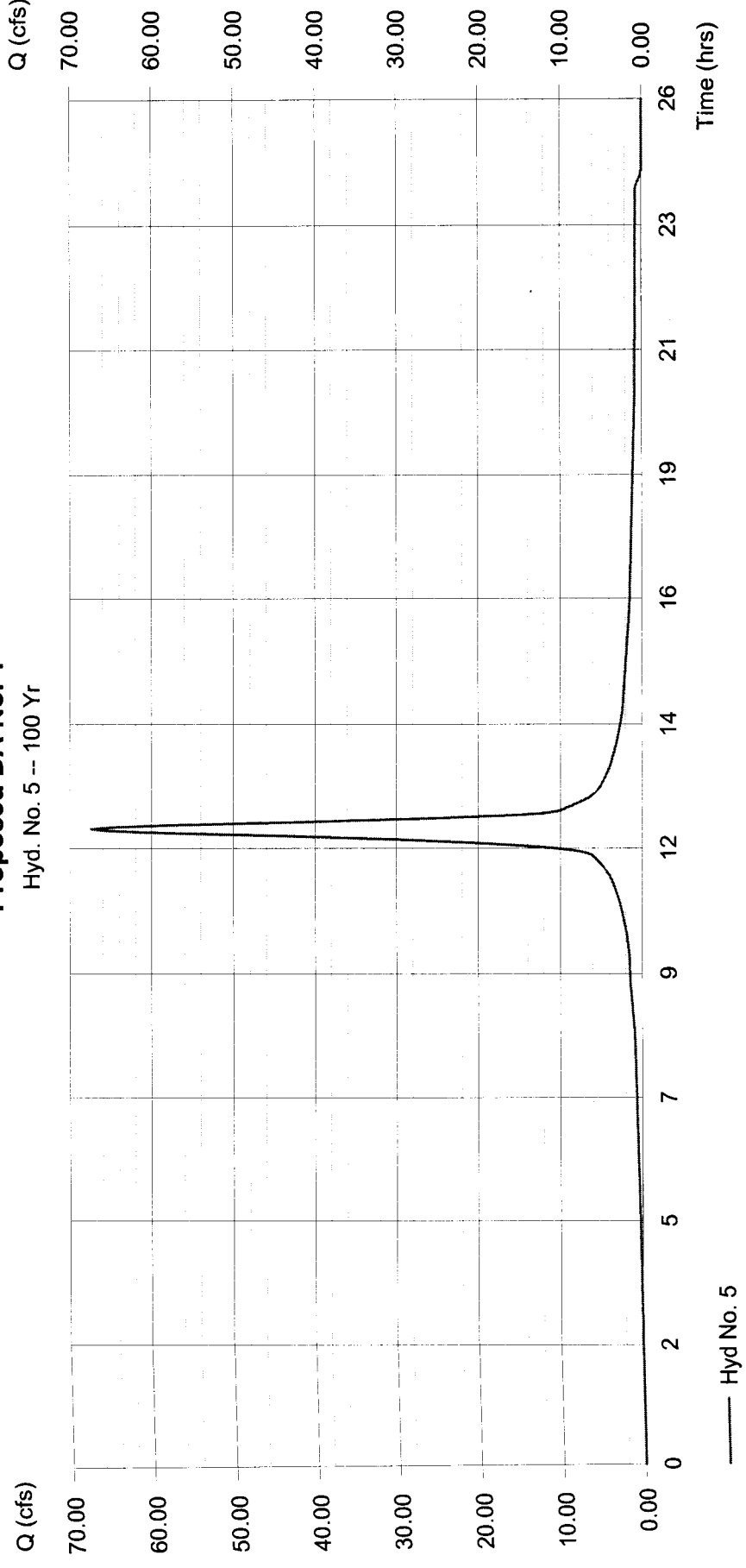
Hydrograph type = SCS Runoff
 Storm frequency = 100 yrs
 Drainage area = 8.840 ac
 Basin Slope = 0.0 %
 Tc method = USER
 Total precip. = 7.68 in
 Storm duration = 24 hrs

Peak discharge = 67.46 cfs
 Time interval = 2 min
 Curve number = 89.7
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 15.00 min
 Distribution = Type II
 Shape factor = 484

Hydrograph Volume = 201,970 cuft

Proposed DA No. 1

Hyd. No. 5 -- 100 Yr



Hydrograph Plot

Hydraflow Hydrographs by Intellisolve

Thursday, Apr 19 2007, 8:30 AM

Hyd. No. 6

Existing DA No. 3

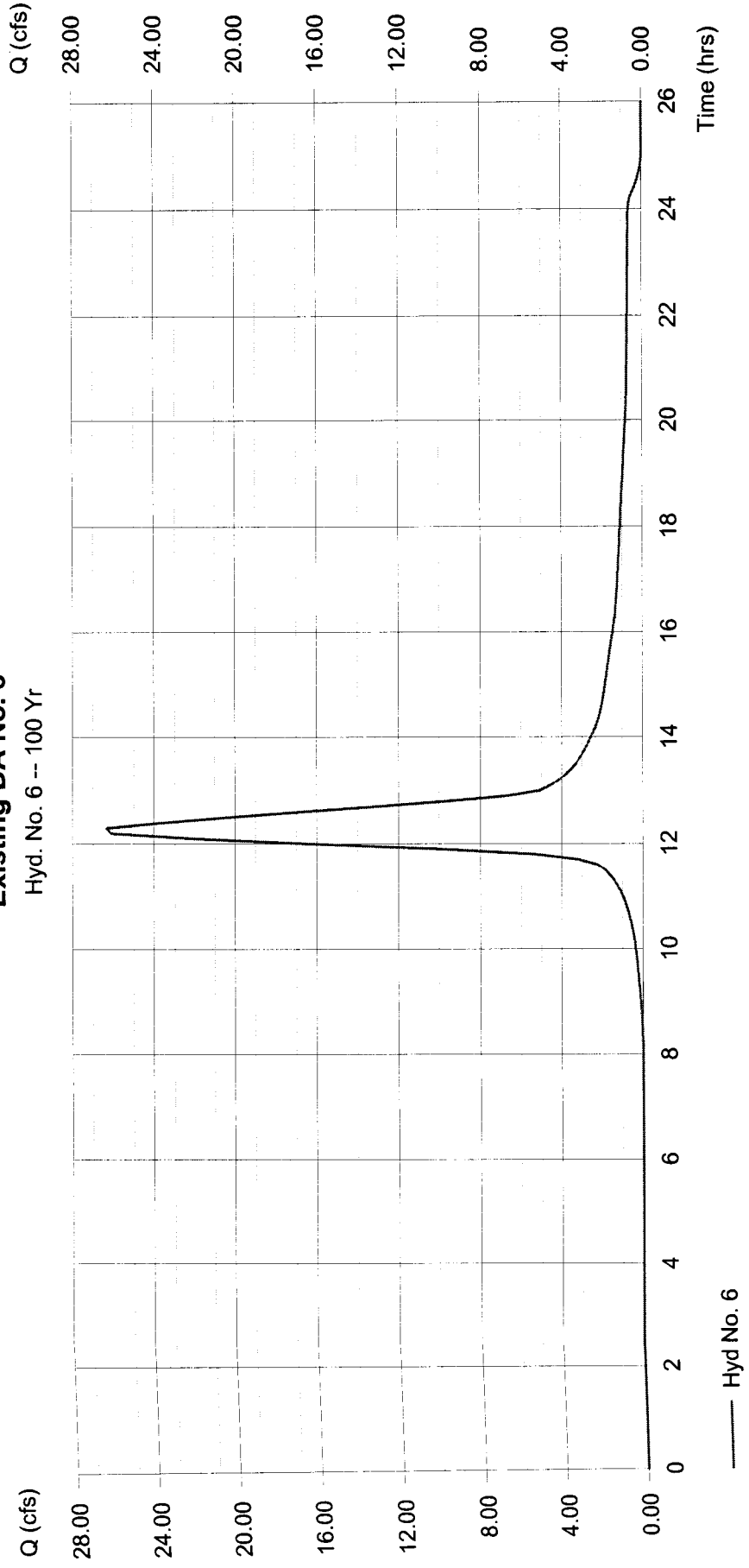
Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Drainage area = 8.680 ac
Basin Slope = 1.2 %
Tc method = LAG
Total precip. = 7.68 in
Storm duration = 24 hrs

Peak discharge = 26.33 cfs
Time interval = 6 min
Curve number = 69
Hydraulic length = 1000 ft
Time of conc. (Tc) = 39.85 min
Distribution = Type II
Shape factor = 484

Hydrograph Volume = 132,541 cuft

Existing DA No. 3

Hyd. No. 6 -- 100 Yr



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Apr 19 2007, 8:30 AM

Hyd. No. 7

Prop. DA 2 and 3 Combined

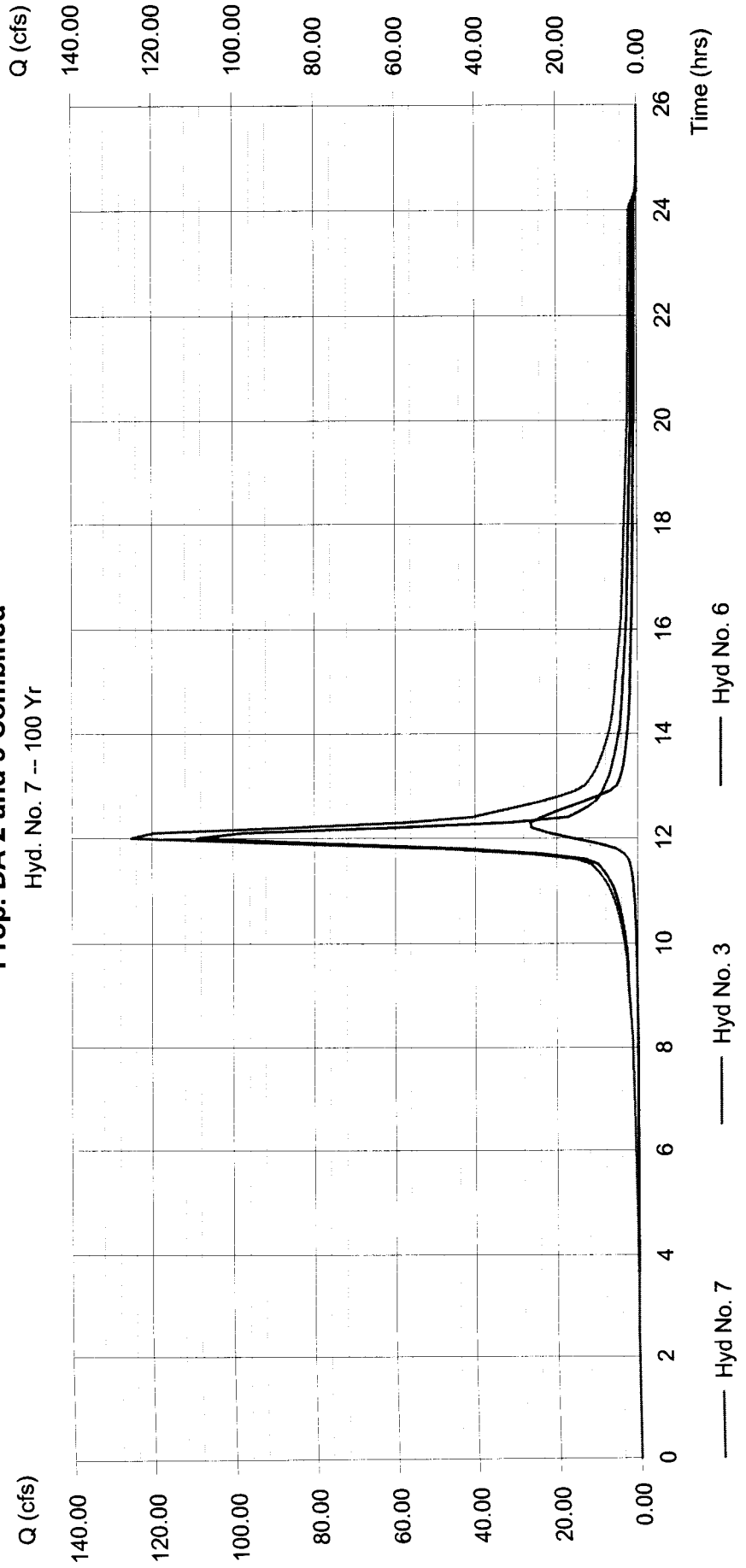
Hydrograph type = Combine
Storm frequency = 100 yrs
Inflow hyds. = 3, 6

Peak discharge = 125.36 cfs
Time interval = 6 min

Hydrograph Volume = 477,818 cuft

Prop. DA 2 and 3 Combined

Hyd. No. 7 -- 100 Yr



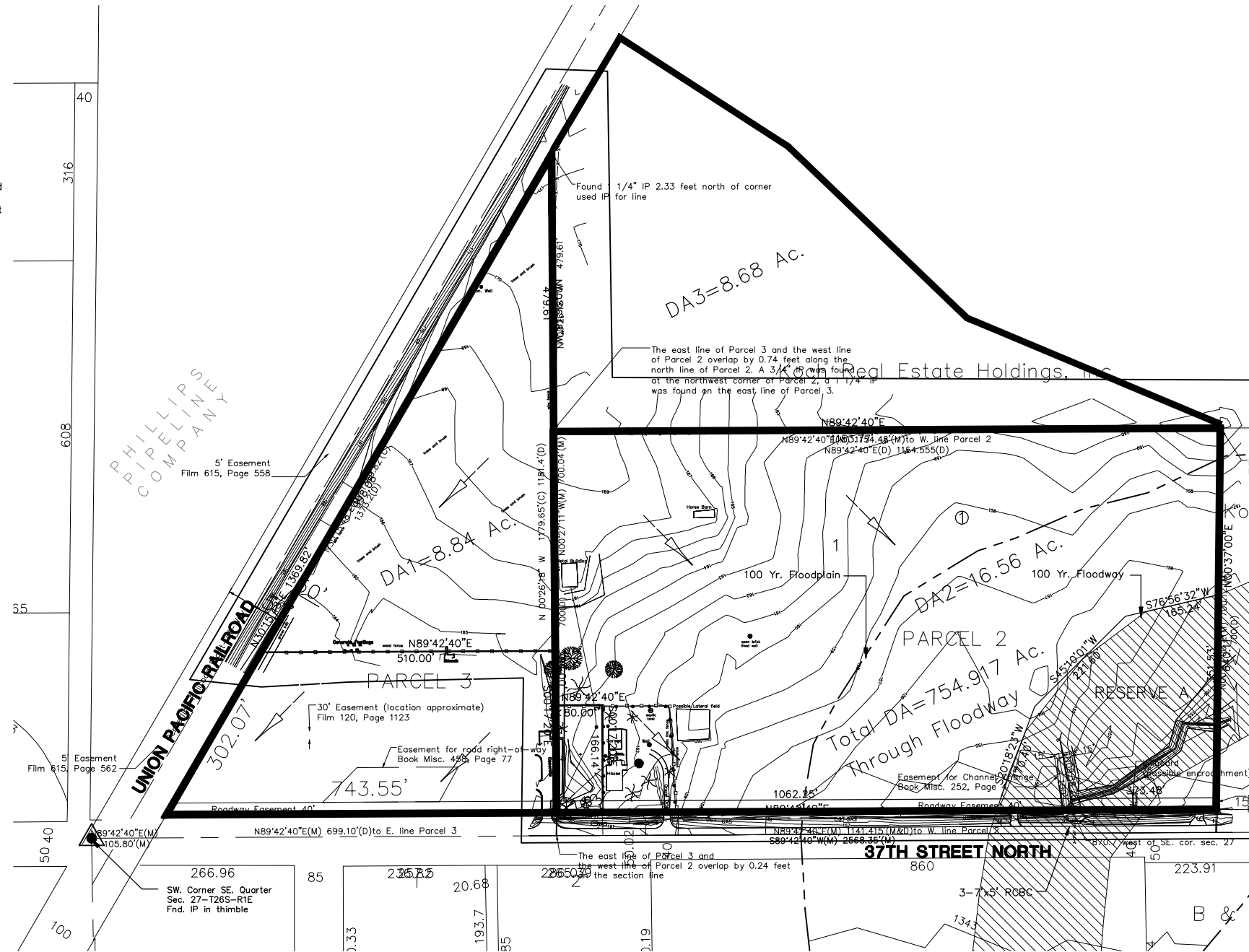
DRAINAGE PLAN FOR NORTHRIDGE INDUSTRIAL SECOND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

Parcel 2:
Beginning at a point on the South line of the Southeast Quarter of Section 27, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, located 622.285 feet west of the Southeast corner of said Southeast Quarter; thence west 1141.415 feet; thence north 700 feet to a point 1776.84 feet west of the East line of said Southeast Quarter; thence east parallel to the South line of said Southeast Quarter to a point 622.285 feet west of the East line of said Southeast Quarter; thence south 700 feet to the point beginning.

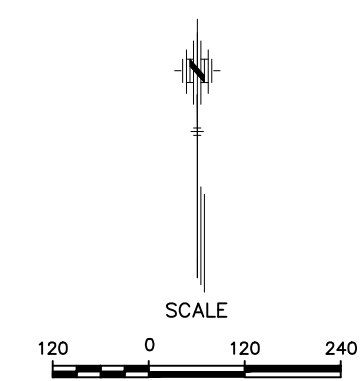
Parcel 3:
A tract in the Southeast Quarter of Section 27, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows:
Beginning at the intersection of the South line of Section 27 and the East right-of-way line of the Chicago, Rock Island & Pacific Railway Company's right-of-way, thence N 89°30' E, for 699.1 feet; thence N 0° 20' W, 1181.4 feet to the intersection with the East right-of-way line of the Chicago, Rock Island & Pacific Railway, thence S 30° 10' W, 1373.2 feet to the point of beginning.

NOTES:

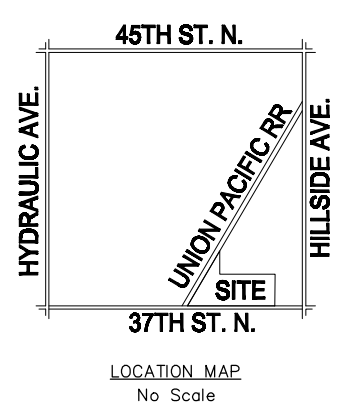
- Cross-drainage agreement required for subsequent sub-divisions.
- Detention shall be required in DA1 to reduce developed flows to levels less than or equal to undeveloped flows.
- Site grading and drainage plans to be designed by a licensed professional engineer.
- The drainage plan will need to be updated and filed with city engineering at the time of building permit(s).
- Min. Pad Elev.=159.6(City Datum); 1347.00 (MSL)



N.E. Cor.
S.E. Quarter
Sec. 27-T26S-R1E



- LEGEND**
- ▲ Section corner found
 - Point found
 - 5/8" bar w/POE cap set
 - (M) Measured distance
 - (CM) Calculated from Measured distance
 - (D) Deed distance



S.E. Cor.
S.E. Quarter
Sec. 27-T26S-R1E
Fnd. PK Nail

BENCH MARKS

- City of Wichita Datum
- City of Wichita Disc on Concrete traffic signal pole base @ S.E. corner of 37th & Hillside.
Elev. = 165.35 City Datum
Elev. = 1352.75 NGVD Datum
 - City of Wichita Disc 2.5' W. of E. end of N. hubguard of 3-RCB under 37th St. W. of centerline of Hillside.
Elev. = 157.85 City Datum
Elev. = 1345.25 NGVD Datum
 - " " cut on median curb @ centerline of Poplar 54' S. of centerline of 37th.
Elev. = 163.64 City Datum
Elev. = 1351.04 NGVD Datum
 - " " cut on N.E. corner concrete pad for electric transformer box W. of yellow building @ 2525 E, 36th St., Suite B.
Elev. = 154.80 City Datum
Elev. = 1342.20 NGVD Datum

CALCULATION NOTES:

- Determination of Q's was made using the SCS method.
- Curve Numbers weighted based on hydrologic soil groups.

Area #	Area	Undeveloped		Developed					Developed				
		CN undeveloped	CN developed	Q ₂	Q ₅	Q ₁₀	Q ₂₅	Q ₁₀₀	Q ₂	Q ₅	Q ₁₀	Q ₂₅	Q ₁₀₀
1	8.84	78.9	89.7	12.13	18.11	22.81	29.21	38.95	27.57	37.03	44.10	53.48	67.46
2-3	25.24	71.1	**	14.64	24.48	32.46	43.65	61.2	44.61	62.95	77.16	96.33	125.36

** DA2 = 86.9 DA3 = 69.0 undeveloped



Revision		Approved		By		Date		No.	

NORTHRIDGE INDUSTRIAL 2ND ADDITION
DRAINAGE PLAN
CITY OF WICHITA, KANSAS
JIM ARMOUR P.E. - CITY ENGINEER

POE & ASSOCIATES, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 • Wichita, KS 67208-0202
Phone 316/685-4114 • FAX 316/685-4444

Designed By: J. Dickman	Date: 4/19/07
Drawn By: S. Schmidt	
822 Drainage2nd.dwg	
Sheet	
1 of 1	

NORTHRIDGE INDUSTRIAL SECOND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) ss
Sedgwick County)

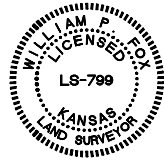
I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we, Poe and Associates, Inc. have surveyed and platted "NORTHRIDGE INDUSTRIAL SECOND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Parcel 2:
Beginning at a point on the South line of the Southeast Quarter of Section 27, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, located 622.285 feet west of the Southeast corner of said Southeast Quarter; thence west 1141.415 feet; thence north 700 feet to a point 1776.84 feet west of the East line of said Southeast Quarter; thence east parallel to the South line of said Southeast Quarter to a point 622.285 feet west of the East line of said Southeast Quarter; thence south 700 feet to the point beginning.

And also Parcel 3:
A tract in the Southeast Quarter of Section 27, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows:
Beginning at the intersection of the South line of Section 27 and the East right-of-way line of the Chicago, Rock Island & Pacific Railway Company's right-of-way; thence N 89°30' E, for 699.1 feet; thence N 0° 20' W, 1181.4 feet to the intersection with the East right-of-way line of the Chicago, Rock Island & Pacific Railway; thence S 30° 10' W, 1373.2 feet to the point of beginning.

Except for a tract, commencing at the Southeast corner of the Southeast Quarter of said Section 27; thence N89°42'40"E 105.80 feet to a point on the East line of said railroad right-of-way being the point of beginning; thence N89°42'40"E 778.97 feet on the South line of said Section 27; thence N00°17'20"W 226.14 feet; thence S89°42'40"W 80.00 feet; thence N00°27'11"W 94.00 feet; thence S89°42'40"W 510.00 feet to a point on the East line of said railroad right-of-way; thence S30°15'48"W 371.75 feet to the point of beginning.

Existing public dedications, rights of way, and easements being vacated by virtue of K.S.A. 12-512(b).



_____, Surveyor
William P. Fox, L.S. # 799

State of Kansas) ss
Sedgwick County)

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots and a Block, to be known as "NORTHRIDGE INDUSTRIAL SECOND ADDITION", Wichita, Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated for constructing, maintaining, operating, and repairing utilities. The access controls are hereby granted to the appropriate governing body as shown hereon. Reserve A is for drainage improvements. The Reserve shall be owned and maintained by the owner. The governing body shall have the right of access to inspect the improvements, to maintain the improvements if necessary, and to assess said maintenance costs to the owner. The minimum building pad elevation is 160.0 City Datum or 1347.4 NGVD29 Datum.

A drainage plan has been developed for the plat. All drainage easements and/or right-of-ways shall remain at established grades, or as modified with the approval of the applicable public agency, and unobstructed to allow for the conveyance of stormwater.

A-L Enterprises, a Kansas General Partnership

_____, President
Leslie G. Rudd, President

State of Kansas) ss
Sedgwick County)

BE IT REMEMBERED that on this _____ day of _____, 2007, before me, the undersigned, a notary public in and for the County and State came Leslie G. Rudd, President of A-L Enterprises, to me personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____, Notary Public

My appointment expires:

State of Kansas) ss
Sedgwick County)

This plat of "NORTHRIDGE INDUSTRIAL SECOND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita/Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2007.
Wichita/Sedgwick County Metropolitan Area Planning Commission.

_____, Chair
Darrel A. Downing

_____, Secretary
John L. Schlegel

State of Kansas) ss
City of Wichita)

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2007. At the Direction of the City Council.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

Entered on transfer record this _____ day of _____, 2007.

_____, County Clerk
Don Brace

State of Kansas) ss
Sedgwick County)

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ o'clock _____ .m., on the _____ day of _____, 2007, and is duly recorded.

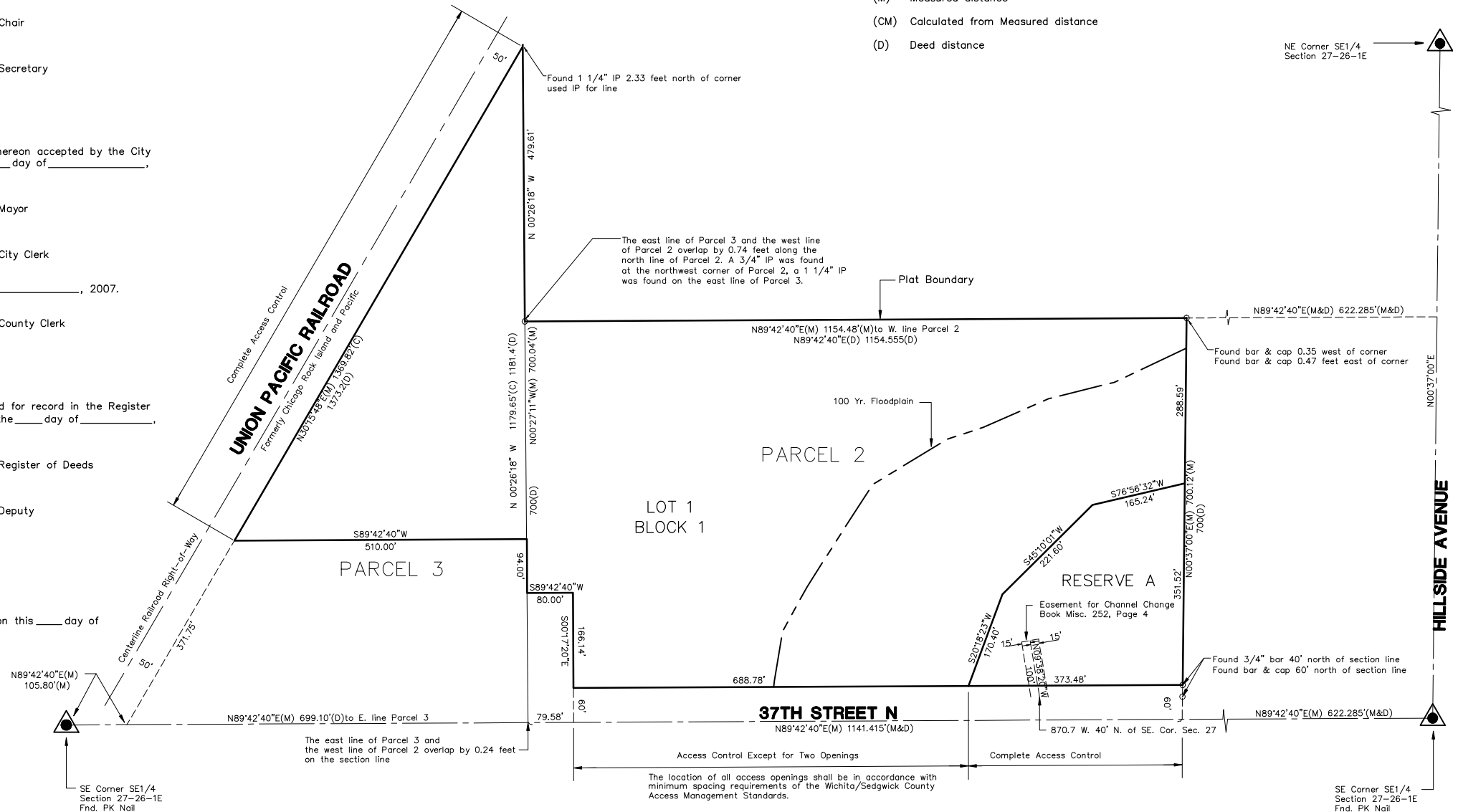
_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

State of Kansas) ss
Sedgwick County)

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2007.

_____, Deputy County Surveyor
Tricia L. Robello, L.S. # 1246
Sedgwick County, Kansas



BENCH MARKS

City of Wichita Datum

1. City of Wichita Disc on Concrete traffic signal pole base @ S.E. corner of 37th & Hillside.
Elev. = 165.35
Elev. = 1352.75 NGVD29 Datum
2. City of Wichita Disc 2.5' W. of E. end of N. hubguard of 3-RCB under 37th St. W. of centerline of Hillside.
Elev. = 157.85 COW Datum
Elev. = 1345.25 NGVD29 Datum
3. "□" cut on median curb @ centerline of Poplar 54' S. of centerline of 37th.
Elev. = 163.64
Elev. = 1351.04 NGVD29 Datum
4. "□" cut on N.E. corner concrete pad for electric transformer box W. of yellow building @ 2525 E. 36th St., Suite B.
Elev. = 154.80
Elev. = 1342.20 NGVD29 Datum

Date of Topographic Survey: 11/09/06

LEGEND

- ▲ Section corner found
- Point found
- 5/8" bar w/POE cap set
- (M) Measured distance
- (CM) Calculated from Measured distance
- (D) Deed distance

