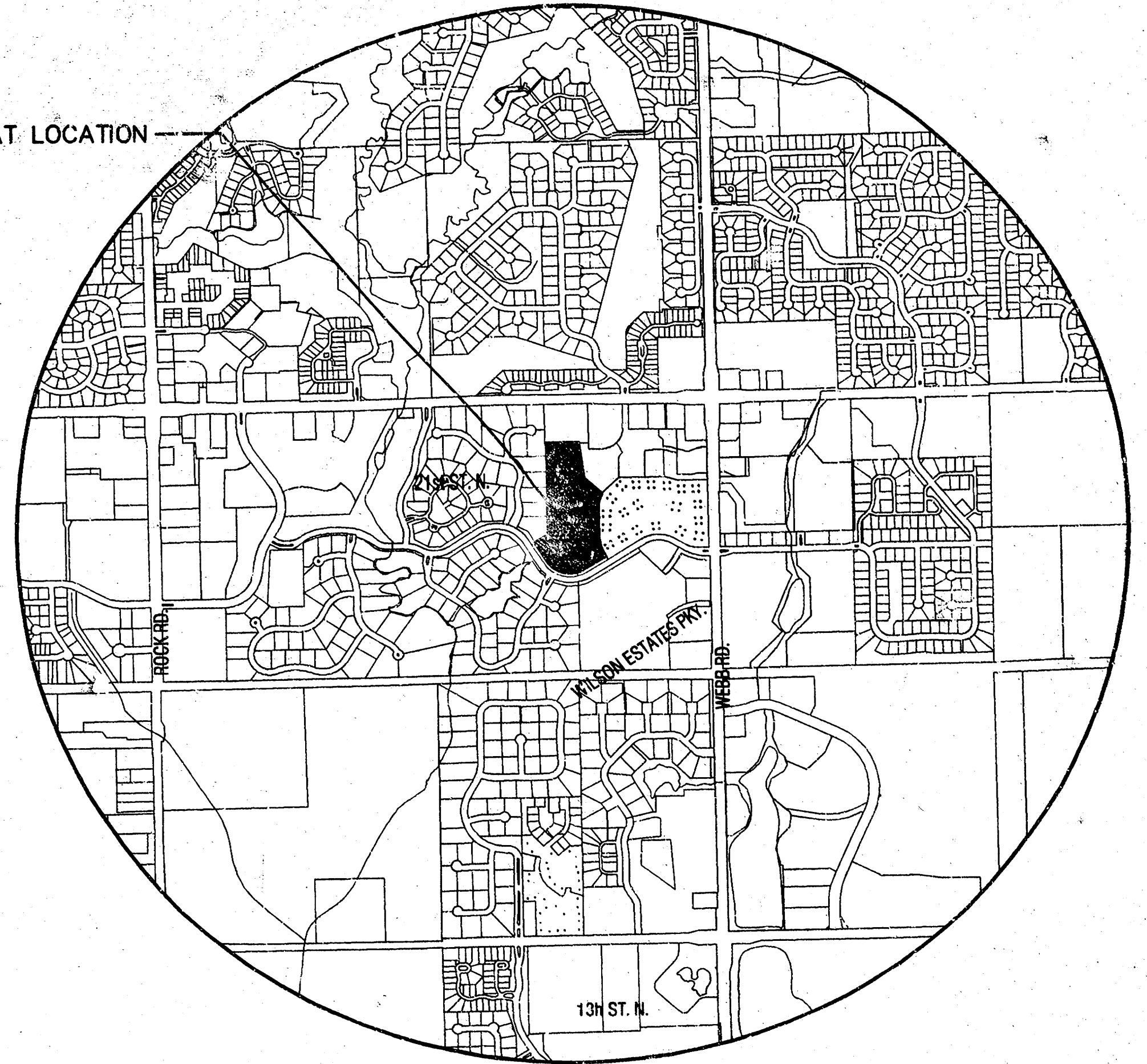


LEGAL DESCRIPTION

A tract of land lying in a portion of Lot 1, Block 1, Legacy Park Wilson Estates Addition to Wichita, Sedgewick County, Kansas, TOGETHER WITH, all of Lot 6, said Block 1, of said addition, TOGETHER WITH, all of Reserve "C", of said addition, TOGETHER WITH, all of Reserve "M", Wilson Farms Second Addition, an addition to Wichita, Sedgewick County, Kansas, EXCEPT that portion of said Reserve "M" replatted by Wilson Farms Third Addition, an addition to Wichita, Sedgewick County, Kansas, said tract being more particularly described as follows:

BEGINNING at the Southern most corner of Reserve "E", said Wilson Farms Third Addition, thence along the Easterly boundary line of said Wilson Farms Third Addition, on a plat bearing of N57°24'50"E, 166.66 feet; thence continuing along said Easterly boundary line, N89°10'54"E, 20.00 feet; thence continuing along said Easterly boundary line, N00°42'31"W, 865.00 feet to a point on the South line of Wilson Retirement Addition to Wichita, Sedgewick County, Kansas, said point lying 20.20 feet East of the measured Southwest corner of said Wilson Retirement Addition; thence along said South line N89°10'49"E, 299.53 feet; thence S07°18'53"E, 322.38 feet; thence S51°05'17"E, 226.15 feet to a point on a non-tangent curve to the left, said point the Northeast corner of said Lot 6, Block 1; thence along said curve and along the East line of said Lot 6, 133.81 feet, said curve having a central angle of 33°40'04", a radius of 227.71 feet, and a long chord distance of 131.89 feet, bearing S16°00'55"W; thence along said East line of said Lot 6, S00°49'07"E, 279.24 feet to a point on a curve to the left; thence along said curve and continuing along said East line 210.37 feet, said curve having a central angle of 31°46'03", a radius of 379.43 feet, and a long chord distance of 207.69 feet, bearing S16°42'09"E; thence S32°35'10"E, 45.00 feet to the Southeast most corner of said Reserve "C"; thence along the South line of said Reserve "C", S57°24'50"W, 239.99 feet to a point on a curve to the right; thence along said curve and along the South line of said Reserve "C" and said Reserve "M" 450.03 feet, said curve having a central angle of 90°00'00", a radius of 286.00 feet, and a long chord distance of 405.17 feet, bearing N77°35'10"W; thence continuing along the South line of said Reserve "M", N32°35'10"W, 222.55 feet to the POINT OF BEGINNING.

PLAT LOCATION



VICINITY MAP

LEGEND

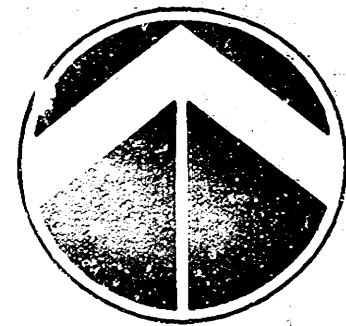
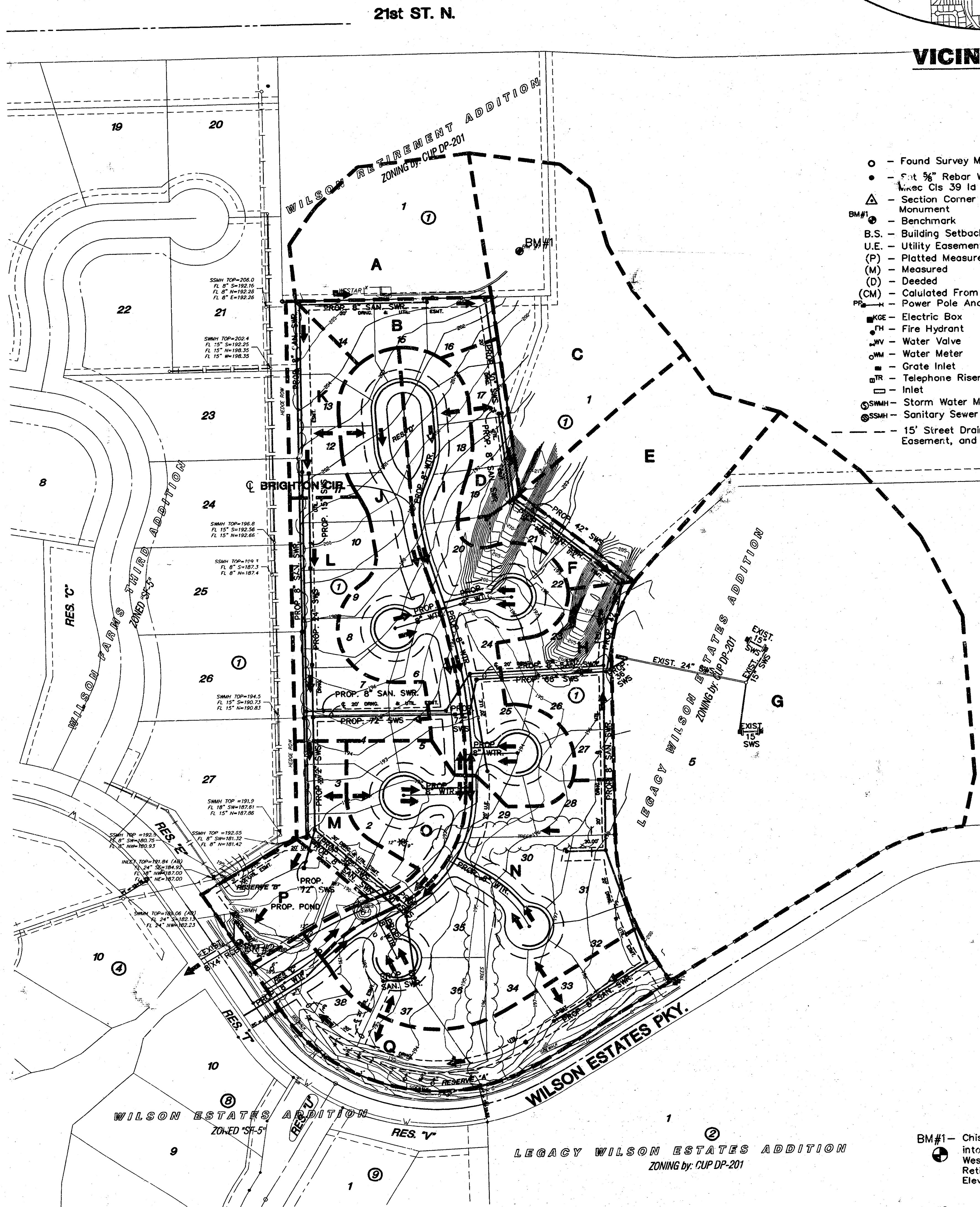
- | | |
|---|------------------------------|
| ○ - Found Survey Monument | — Storm Sewer Pipe |
| ● - 1/2" x 1/2" Rebar w/ Wave On 39 in Cap | — Water Line |
| △ - Section Corner Monument | — Sanitary Sewer Line |
| BM#1 - Benchmark | — Gas Line |
| B.S. - Building Setback | — Telephone Line |
| U.E. - Utility Easement | — Underground Electric Line |
| (P) - Platted Measurement | — Overhead Telephone |
| (M) - Measured | — Overhead Electric |
| (D) - Deeded | — Fence |
| (CM) - Calculated From Measured | — Edge Of Trees |
| Power Pole And Guy Anchor | — Coniferous Tree & Diameter |
| Electric Box | — Deciduous Tree & Diameter |
| Fire Hydrant | — Bush |
| Water Valve | |
| Water Meter | |
| Grate Inlet | |
| Telephone Riser | |
| Inlet | |
| Storm Water Manhole | |
| Sanitary Sewer Manhole | |
| 15' Street Drainage, Utility Easement, and Building Setback | |

NOTES

- ZONING: Existing / Proposed: CUP DP-201 Parcel 9 - Patio Homes
- PLAT AREA: 13.07 acres
- SURVEY DATE: September 10th, 2002
- EXISTING USE: Vacant Lot
- LOT TOTAL: 38
- RESEVE DESIGNATION AND USES:
 - Irrigation (A, B, C, D)
 - Landscaping (A, B, C, D)
 - Berming (A, B, D)
 - Monuments (A, B, C, D)
 - Open Space (A, B, C, D)
 - Pond (B)
 - Drainage (A, B)
 - Utilities (A, B, C, D) In designated areas
- This plat conforms to CUP DP-201.

BENCHMARK

- BM#1 - Chiseled square on top of East curb of drive into Alterra Retirement Home, 72' North & 47' West of the Southeast corner of Wilson Retirement Addition. Elevation = 204.12 City Datum 1391.52 NGVD
- BM#2 - Chiseled square on the South end of the East headwall of a RCB, 101' South and 20' East of the Southeast corner of Lot 27, Block 1, Wilson Farms Third Addition. Elevation = 189.38 City Datum 1376.78 NGVD



SCALE: 1" = 100'

DRAINAGE AND UTILITY PLAN BRIGHTON COURT ADDITION

DATE: APRIL 2003

Owners/Developer: Brighton Courts LLC by: Lifestyle Communities Inc.

7300 W. 110th St., Suite 990

Overland Park, KS 66210

913-451-1300

MKEC
ENGINEERING
CONSULTANTS
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