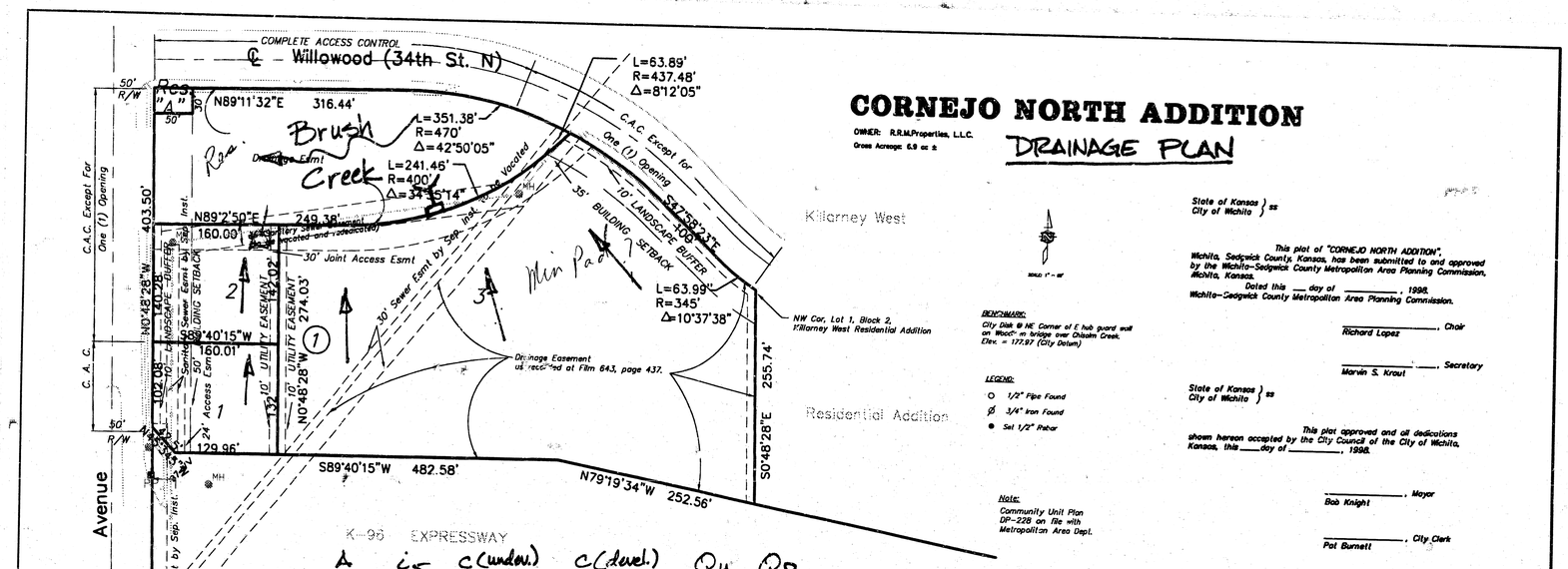
CORNEJO NORTH ADDITION

OWNER: R.R.M.Properties, L.L.C.
Gross Acreage: 6.9 ac ±

DRAINAGE PLAN



	A	i-5	c (undev.)	c (devel.)	Qu	Qo
Lot 1	0.47	4.56	0.54	0.75	1.2	1.6
Lot 2	0.52	"	"	"	1.3	1.8
Lot 3	4.31	"	"	"	10.6	14.7

State of Kansas }
Sedgwick County } ss

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and plotted "CORNEJO NORTH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A tract of land lying in the Northwest Quarter of Section 31, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: Beginning at the Northwest corner of Lot 1, Block 2 Killarney West Residential, an Addition to Wichita, Sedgwick County, Kansas; thence S 00 degrees 48'28" E, 255.74 feet along the West line to the Southwest corner of said Lot 1; thence N 79 degrees 19'34" W, 252.56 feet along the North line of K-96 right-of-way as dedicated on Film 956, Page 20; thence continuing along said right-of-way, S 89 degrees 40'15" W, 482.58 feet; thence continuing along said right-of-way, N 45 degrees 34'25" W, 42.50 feet to a point lying 50.00 feet east of the West line of said Northwest Quarter; thence N 00 degrees 48'28" W, 403.50 feet parallel with said West line to a point on the South line of 34th Street North as dedicated on Film 1052, Pages 967 and 968; thence N 89 degrees 11'32" E, 316.44 feet along said South line to a point on a curve to the right; thence continuing along said South line of said 34th Street North and along said curve 351.38 feet, said curve having a central angle of 42 degrees 50'05", a radius of 470.00 feet, and a long chord of 343.25 feet, bearing S 69 degrees 23'25" E; thence continuing along said South line of 34th Street North, S 47 degrees 58'23" E, 108.00 feet to a point on a curve to the left; thence continuing along said South line of 34th Street North and along said curve 63.89 feet, said curve having a central angle of 10 degrees 37'38", a radius of 345.00 feet, and a long chord of 63.90 feet bearing S 53 degrees 17'12" E, to the point of beginning.

All being situated in Sec. 31, Twp. 26-S, R-2-E, of the 6th P.M., Sedgwick County, Kansas.

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

_____ Surveyor
Lowell D. High, L. S. #685

Know all men by these presents that I, the undersigned owner have caused the land described in the Surveyors certificate to be platted into Lots to be known as "CORNEJO NORTH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutter's rights of access to or from Woodlawn Avenue are hereby granted to the City of Wichita, provided however, that Lot 2 shall have a joint access easement to Woodlawn at one (1) location as determined by the City Engineer. The joint access is for use by Lots 1, 2, 3 and the public. The drainage easement is hereby granted to the public for drainage purposes. The landscape buffer is for screening. Reserve "A" is hereby reserved for the construction of a sign. Reserve "A" shall be owned and maintained by Lot 3.

_____, Owner
R.R.M. Properties, L.L.C.
Ronald J. Cornejo, Member

State of Kansas }
Sedgwick County } ss

The foregoing instrument was acknowledged before me, this ____ day of _____, 1998, by Ronald J. Cornejo, Member, R. R. M. Properties, L. L. C., personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same on behalf of the corporation.

_____, Notary Public

My App't. Exp. _____

BENCHMARK:
City Disk @ NE Corner of E hub guard wall on Wood" m bridge over Chisholm Creek. Elev. = 177.97 (City Datum)

LEGEND:
○ 1/2" Pipe Found
Ø 3/4" Iron Found
● Set 1/2" Rebar

Note:
Community Unit Plan DP-228 on file with Metropolitan Area Dept.

State of Kansas }
City of Wichita } ss

This plat of "CORNEJO NORTH 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 _____, 1998.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____, Chair
Richard Lopez

_____, Secretary
Marvin S. Kraul

State of Kansas }
City of Wichita } ss

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1998.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1997.

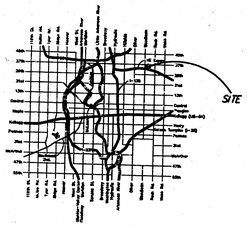
_____, County Clerk
James Allford

State of Kansas }
Sedgwick County } ss

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1998, at _____ o'clock ____; and is duly recorded.

_____
Larry L. Considver

_____, Deputy
Michael D. Hurtt



LOCATION MAP

AUSTIN MILLER P.A.
ENGINEERING SERVICES
254 S. Laura, Suite 210 Wichita, KS 67211
316/262-1281 fax 316/263-6773

REA
LOMA