

BOUNDARY DESCRIPTION

DESCRIPTION OF EASEMENT TO BE VACATED
Written by William A. Booe, LS 1046, August 24, 2010

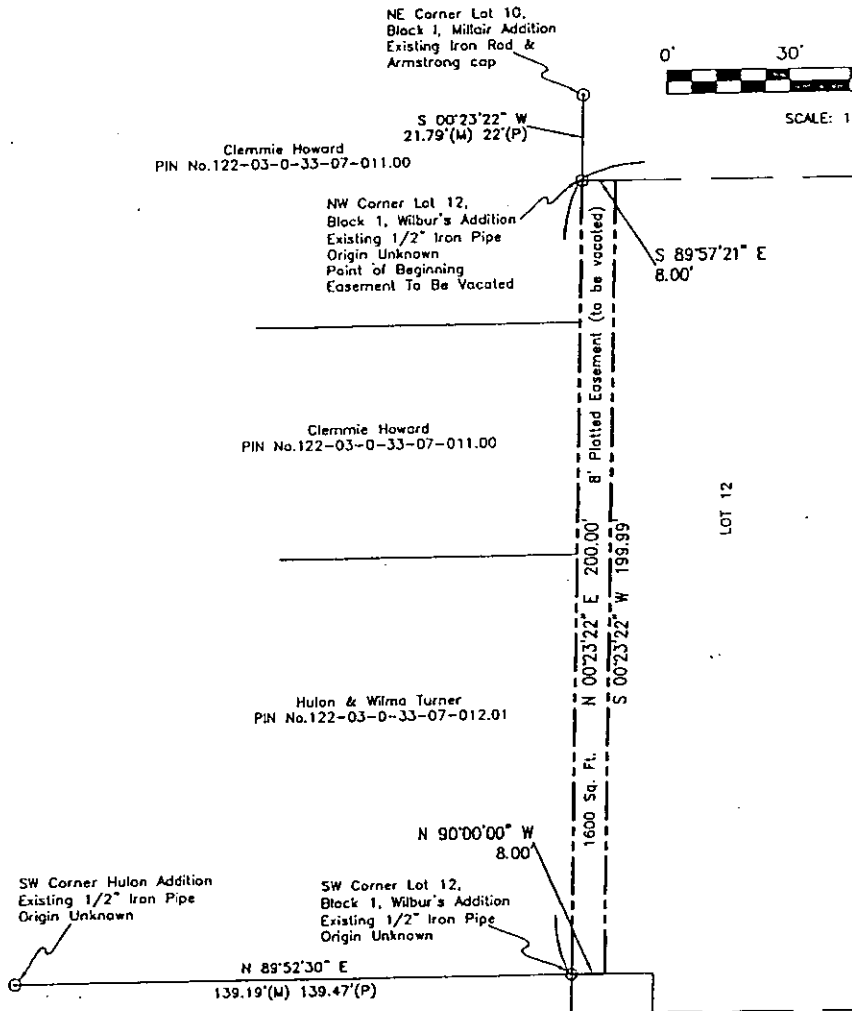
The West 8 feet of Lot 12, EXCEPT the South 10 feet of the West 20 feet thereof conveyed for alley, in Block 1, WILBUR'S ADDITION to Wichita, Sedgwick County, Kansas, being more particularly described as follows:
Beginning at the Northwest corner of said Lot 12, thence S 89°57'21" E, along the North line of said Lot 12, a distance of 8.00 feet; thence S 00°23'22" W, parallel to and 8 feet East of the West line of said Lot 12, a distance of 199.99 feet; thence N 90°00'00" W, a distance of 8.00 feet to the West line of Lot 12; thence N 00°23'22" E, along said West line, a distance of 200.00 feet to the point of beginning. Containing 1,600 Square Feet.

LEGEND

- Existing Iron Rod
Origin Unknown (unless noted)
- ⊙ Set 1/2"x24" Iron Rod/Cap
(unless otherwise noted)
- △ Section Corner
- Boundary Line
- - - Fence line
- (GLO) General Land Office
- (M) Measured Dimension
- (D) Deed Dimension
- (P) Plat Dimension
- R/W Right of Way



SCALE: 1" = 30'



SURVEYOR'S CERTIFICATION

I, William A. Booe, a duly licensed Land Surveyor in the State of Kansas, do hereby certify that this plat was prepared from the notes of an actual on the ground field survey done by me or under my direct supervision on June 21, 2010 and that the information shown hereon is true and correct and meets or exceeds current Kansas Minimum Standards for Boundary Surveys.

William A. Booe, L.S. No. 1046

SURVEYOR'S NOTES

1. The bearings shown hereon are based upon the South line of Lot 12, being assumed N90°00'00"W.
2. This survey does not reflect any easements, rights-of-way, or other instruments of record which may encumber this property per agreement with client.
3. Underground, above ground utilities, nor improvements were located or shown on this survey.
4. All distances are measured unless otherwise noted.



CORNERSTONE REGIONAL
SURVEYING, L.L.C.
1921 N. Penn
Independence, KS 67301
Ph: 620-331-6767
Fax: 620-331-6776

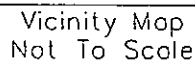
DRAWN BY: CLB
CHECKED BY: WAB
PREPARED FOR: GBT REALTY

DATE: 8-24-2010
REVISION DATE: N/A

JOB NO.
11-1006143-X
REFERENCE JOB NO.
N/A

BOUNDARY SURVEY of a portion of
of a portion of LOT 12, BLOCK 1,
WILBUR'S ADDITION to the CITY OF WICHITA,
SEDGWICK COUNTY, KANSAS

W. booe@cornerstoneRegionalSurvey.com



First American Title Insurance Company commitment number C121413, effective date May 14, 2010 at 8:00 A.M.

Lot 12, EXCEPT the South 10 feet of the West 20 feet thereof conveyed for oil, in Block 10, WILBER'S ADDITION to Wichita, Sedgewick County, Kansas.

AS SURVEYED DESCRIPTION

Written by Willem A. Boes, LS 1046, June 21, 2010

L12, EXCEPT the South 10 feet of the West 20 feet thereof conveyed for aley, in Block 1,
 WILBER'S ADDITION to Wichita, Sedgewick County, Kansas, being more particularly described as follows:
 Beginning at the Northeast corner of said Lot 12, thence S 00°20'38" W along the Eastern line of said Lot 12 a distance of 209.86 feet to the Southeast corner of said Lot 12; thence S 00°00'00" W along the South line of said Lot 12 a distance of 155.55 feet; thence N 00°33'22" E along the North line of said Lot 12 a distance of 10.00 feet; thence N 90°00'00" W a distance of 70.00 feet to the West line of said Lot 12;
 thence N 00°33'22" E along the West line of said Lot 12 a distance of 200.00 feet to the
 Northeast corner of said Lot 12; thence S 89°57'21" E along the North line of said Lot 12 a
 distance of 175.58 feet to the point of beginning.

SITE DATA TABLE

1. PROPERLY ZONED "C" LIMITED COMMERCIAL DISTRICT

3. SET BACKS: FRONT = 20'
SIDE REAR 11' & NONE
SIDE REAR 11' & 10'
REAR = 10'
4. SITE AREA = 36,575 S.F. + 8,000 ACRES
5. BUILDING AREA: DOLLAR GENERAL STORE + 12,640 S.F. ONE STORY
8,070 S.F. 2 1/2 ST. AREA
6. PARKING REQUIRED BY ZONING: 11 SPACES PER 2000 GROSS S.F. + 42 SPACES
PARKING PROVIDED: 28 SPACES
7. IMPERVIOUS AREA = 8,847 ACRES + 772
LANDSCAPED AREA = 2,111 ACRES + 1,111

WATER COMPANY
WICHITA PUBLIC UTILITIES
CONTACT: JEFF CROSBY
1361 268-4559

WLECINE
WESTAR
CONTACT: BECKY THOMPSON
1384 761-6320

SANITARY
WICHITA PUBLIC UTILITIES
CONTACT: YANESSA MCLELLAN
(316) 268-4541

TELEPHONE
SOUTHWESTERN BELL
62101 871-4105

GAS
KANSAS GAS SERVICE
CONTACT, ED ROEMER
(316) 832-3177

ZONED: 1
LC-LIMITED COMMERCIAL

ZONED:
LC-LIMITED COMMERCIAL

LC-LIMITED COMMERCIAL



ARCHITECTURE
PLANNING
ENGINEERING
GRAPHICS

MICHAEL DUANE HUNGLER
REG. # 38263



**GRAHAM
SMITH AND
PARTNERS**

871 Union Street
1400 Nashville City Center
Nashville, Tennessee 37219
Phone: (615) 770-8100
Circulation: 22

GB

Figure 1

DOLLAR GENERAL

STORE #:
WICHITA, KS
21st ST. &
PIATT AVE.

07.14.10
02:00 XXXXXX

SITE LAYOUT & UTILITY PLAN

C2.1