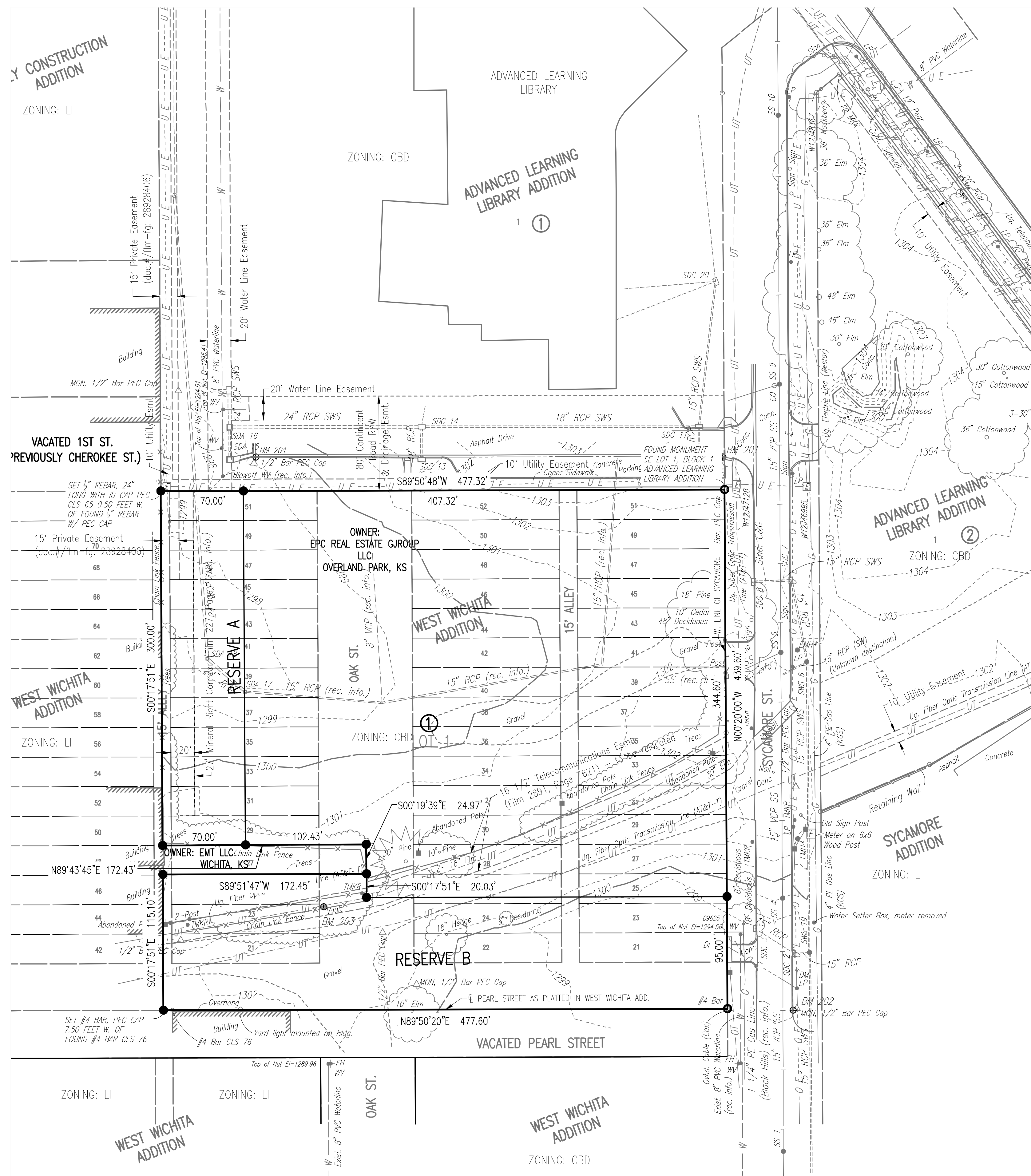
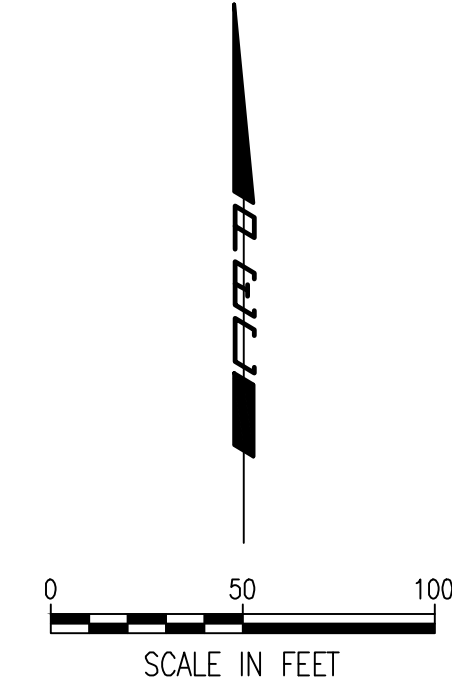


# EPC REAL ESTATE GROUP, LLC ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS PRELIMINARY PLAT



**LEGEND**

- △ FOUND SECTION CORNER AS NOTED
- SET 1/2" REBAR, 24" LONG, WITH ID CAP "PEC CLS 65"
- FOUND AS NOTED
- UT --- UT --- UT --- UNDERGROUND TV
- OT --- OT --- OT --- OVERHEAD TV
- OE --- OE --- OE --- OVERHEAD ELECTRIC
- W --- W --- W --- WATER LINE
- G --- G --- G --- GAS LINE
- VCP SS --- VCP SS
- RCP SWS --- RCP SWS
- B" VCP (rec. info.) --- B" VCP (rec. info.)
- x --- x --- x --- Chain Link Fence

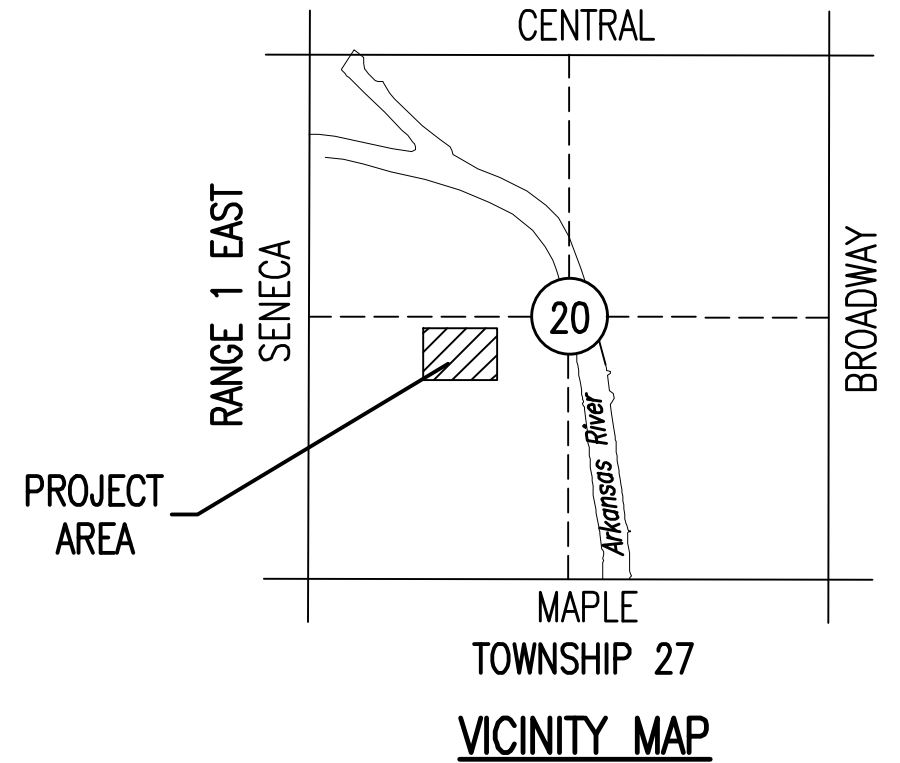


**CONTROL POINTS**

- CP-101**  
N- 19523.139, E- 20001.182  
1. 1/2" Rebar with PEC Control Cap set flush with ground, Southeast of library  
2. 8.45' North to chiseled "+" (BM 201) in top of curb  
3. 2.40' East to edge of sidewalk  
4. 19.5' Southeast to center of Jbox W12J47128
- CP-102**  
N- 19064.605, E- 20064.037  
1. 1/2" Rebar with PEC Control Cap set flush with ground  
2. East side of Sycamore Street, ±200' North to gravel road (Pacific Street)  
3. 18.5' North to the west face of Light Pole TS169202,  
4. 3.8' West/Southwest to chiseled square on curb (BM 202)  
5. 7.6' South/Southeast to center of manhole cover
- CP-103**  
N- 19122.373, E- 19542.491  
1. 1/2" Rebar with PEC Control Cap set flush with ground  
2. North of Pacific Street extended, ±200' West to the CL of Osage Street  
3. 16.0' West/Northwest to the Southeast corner of white tin building  
4. 2.0' South to edge of gravel road  
5. 14.3' Northeast to a fiber optic marker (AT&T)
- CP-104**  
N- 19526.353, E- 19604.477  
1. 1/2" Rebar with PEC Control Cap set flush with ground, Southwest of library  
2. 5.0' North to back of curb  
3. 46.3' North/Northwest to top nut of fire hydrant  
4. 87.0' West/Northwest to Southeast corner of brick building
- CP-105**  
N- 19587.554, E- 19540.574  
1. 1/2" Rebar with PEC Control Cap set flush with ground, southwest of library  
2. 36.5' East to West back of sidewalk  
3. 30.4' Southwest to Southeast corner of brick building  
4. 55.3' East/Southeast to top nut of fire hydrant

**BENCHMARK LIST**

- BM-201** - CHISELED "+" ON TOP OF CURB SOUTH-EAST OF THE LIBRARY, 13.0' NORTH TO THE CENTERLINE OF THE ASPHALT DRIVEWAY FOR THE LIBRARY, 43.0' EAST TO THE CENTERLINE OF SYCAMORE STREET, 25.9' SOUTH/SOUTHEAST TO THE CENTER OF JBOX W12J47128.  
ELEV. = 1302.160 NAVD88
- BM-202** - CHISELED SQUARE ON TOP OF CURB, 14.8' WEST TO THE CENTERLINE OF SYCAMORE STREET, ±200' NORTH TO PACIFIC STREET, 18.4' NORTH TO WEST FACE OF LIGHT POLE TS169202, 36.0' NORTH TO THE SOUTH END OF STORM WATER INLET COVER.  
ELEV. = 1298.460 NAVD88
- BM-203** - CHISELED SQUARE ON TOP OF AT&T VAULT, NORTH SIDE, ±20' NORTH OF PACIFIC STREET, ±25' WEST OF THE OAK STREET, 7.2' NORTH TO CHAIN-LINK FENCE, 34.6' EAST TO FIBER OPTIC MARKER (AT&T), 137.6' WEST TO THE SOUTHEAST CORNER OF THE WHITE TIN BUILDING.  
ELEV. = 1302.090 NAVD88
- BM-204** - CHISELED SQUARE ON TOP OF CURB, LOCATED SOUTHWEST OF THE LIBRARY, 41.8' NORTH/ NORTHWEST TO THE TOP NUT OF FIRE HYDRANT, 86.4' WEST/NORTHWEST TO THE SOUTHEAST CORNER OF THE BRICK BUILDING, 21.0' WEST TO THE CENTER OF THE SOUTH AREA INLET.  
ELEV. = 1299.760 NAVD88



**LEGAL DESCRIPTION**

A tract of land in the Town of West Wichita, now City of Wichita, Sedgwick County, Kansas, more particularly described as follows:  
Lots 21, 23 and 25 on Oak Street; TOGETHER WITH Lots 29 through 51 on Oak Street, inclusive, odd numbers only; TOGETHER WITH the East Half of the alley between Oak Street and Osage Street adjoining the west sides of Lots 21, 23 and 25 on Oak Street and Lots 29 through 51 on Oak Street, inclusive, odd numbers only; TOGETHER WITH the West Half of Oak Street adjoining the east sides of Lots 21, 23 and 25 on Oak Street and Lots 29 through 51 on Oak Street, inclusive, odd numbers only; all in the Town of West Wichita, now City of Wichita, Sedgwick County, Kansas;  
AND  
Lots 22 through 52 on Oak Street, inclusive, even numbers only; TOGETHER WITH the East Half of Oak Street adjoining the west sides of Lots 22 through 52 on Oak Street, inclusive, even numbers only; TOGETHER WITH the West Half of the alley between Oak Street and Sycamore Street adjoining the east sides of said Lots 32 through 52 on Oak Street, inclusive, even numbers only; all in the Town of West Wichita, now City of Wichita, Sedgwick County, Kansas;  
AND  
Lots 21 through 51 on Sycamore Street, inclusive, odd numbers only; TOGETHER WITH the East Half of the alley between Oak Street and Sycamore Street adjoining the west sides of Lots 21 through 51 on Sycamore Street, inclusive, odd numbers only; all in the Town of West Wichita, now City of Wichita, Sedgwick County, Kansas;  
AND  
All of that part of the North Half of Pearl Street, beginning at the West line of Sycamore Street, thence westerly, across and including the platted right-of-way of Osage Street, to end at the southerly extension of the centerline of the alley between Oak Street and Osage Street, Town of West Wichita, now City of Wichita, Sedgwick County, Kansas.

DATE OF PREPARATION: NOVEMBER 9, 2018  
DATE OF SURVEY: NOVEMBER 1, 2018  
OWNER'S AND SUB-DIVIDERS:  
EPC REAL ESTATE GROUP LLC  
8001 METCALF, SUITE 300  
OVERLAND PARK, KS 66204-3844  
SURVEYOR:  
PROFESSIONAL ENGINEERING CONSULTANTS  
303 S. TOPEKA, WICHITA, KS 67202

Saved 11-26-2018 9:54:08 AM by NCL  
 Plot Scale 1" = 117.26'-2018 9:58:53 AM by REBECCA WELLS, E  
 Wichita-Can (2018) 11-26-2018 9:58:53 AM by REBECCA WELLS, E  
 Wichita-Can (2018) 11-26-2018 9:58:53 AM by REBECCA WELLS, E

