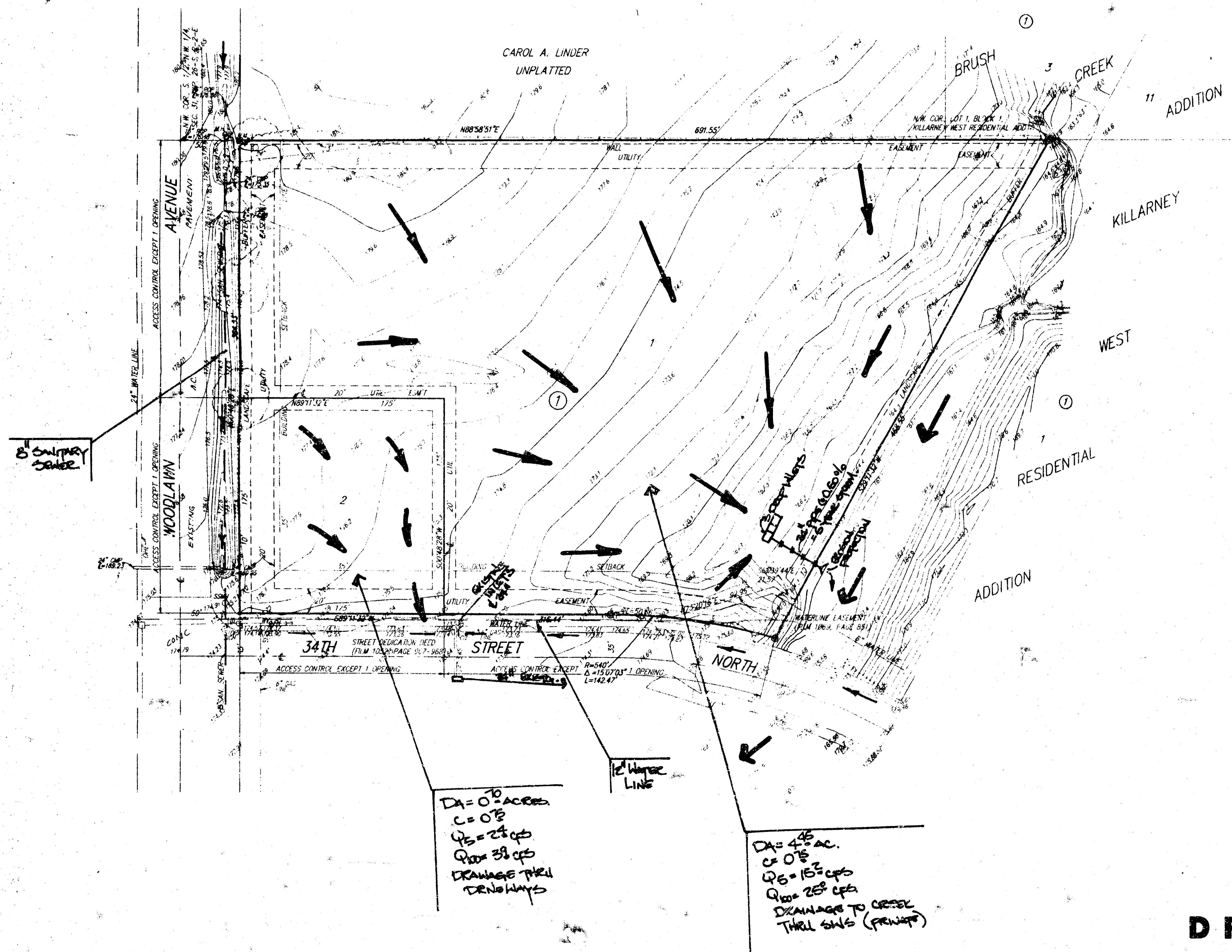


SKETCH PLAT VALENTINE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



1"=50'

ADDITIONAL BUILDING SETBACKS ESTABLISHED IN
COMMUNITY UNIT PLAN OF-155, WHICH IS ON
FILE IN THE WICHITA METROPOLITAN AREA PLANNING
DEPARTMENT OFFICE.

• = 1/2 PEGASUS W/ "DAUGHMAN" CAP (321)
• = 1/2 PEGASUS W/ "MID-KANSAS" CAP (FOUR)

B = BEARING BASE = ASSUMED

OWNER:
SHELDON COLEMAN INVESTMENT TRUST
2414 N. WOODLAWN, SUITE 170
WICHITA, KS 67220

LEGAL DESCRIPTION:
A TRACT OF LAND LYING IN THE N.W. 1/4 OF SEC. 31, TWP. 26-S, R-2-E OF THE 6TH P.M., SEDGWICK COUNTY,
KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE MODERN LINE OF THE
SOUTH HALF OF SAID N.W. 1/4, SAID POINT LYING 50 FEET EAST OF THE N.W. CORNER OF SAID SOUTH HALF;
THENCE N80°58'51"E 691.55 FEET ALONG SAID NORTH LINE; THENCE S29°11'32"W 408.55 FEET TO A POINT
ON A CURVE TO THE LEFT; THENCE ALONG SAID CURVE 142.48 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF
150°03'31", A RADIUS OF 540 FEET, AND A LONG CHORD OF 142.01 FEET, BEARING N87°44'56"W; THENCE
S89°11'32"W 316.44 FEET TO A POINT LYING 50 FEET EAST OF THE WEST LINE OF SAID SOUTH HALF; THENCE
N00°48'28"W 344.51 FEET PARALLEL WITH SAID WEST LINE TO THE POINT OF BEGINNING.

REMARKS:
CITY DSC - APPROX. 48' E OF E. WOODLAWN AVE. AND 77' S. OF E. 34TH STREET NORTH
E.L. = 177.97 CITY DATUM

DA = 0.8 ACRES
C = 0.8
Q6 = 2.5 CFS
Q10 = 38 CFS
DRAINAGE THRU
DRAINWAYS

DA = 4.46 AC.
C = 0.8
Q6 = 15 CFS
Q10 = 26 CFS
DRAINAGE TO CREEK
THRU SWLS (PREWOP)

DRAINAGE & UTILITY PLAN