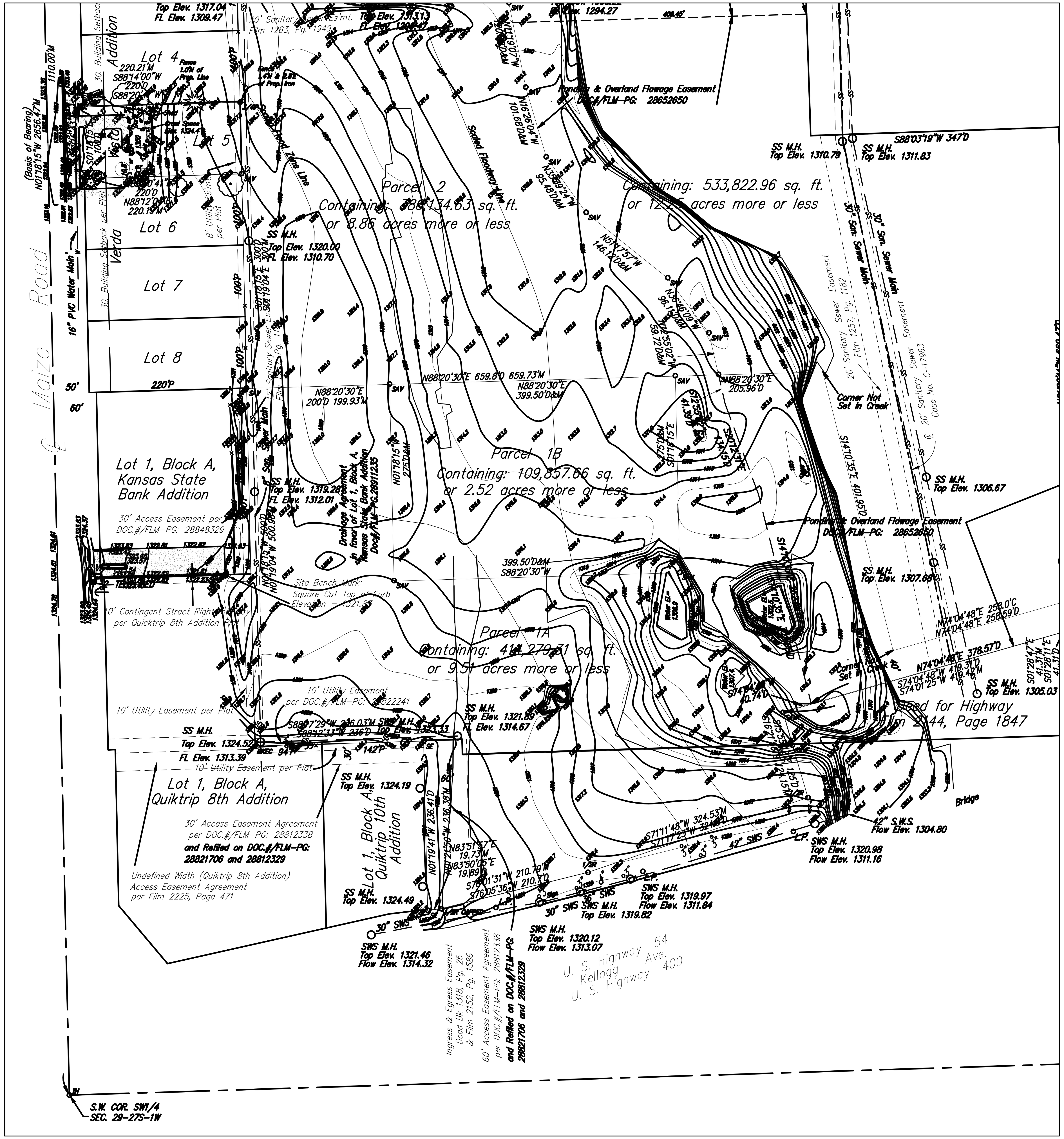


ALTA/ACSM LAND TITLE SURVEY
Kellogg & Maize Road
WICHITA, KANSAS

Site Bench Mark: Square Cut on Top of South Curve of Access Drive along south line of Lot 1, Block A, Kansas State Bank Addition, 35'± feet west of the S.E. Corner of said Lot: Elevation = 1321.83 (NAVD88)

N

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

LEGEND:
P = Platted
M = Measured
D = Described
C = Calculated
CH = Chord

- 1/2" IP .... 1/2" IRON PIPE (FOUND)
- 1/2" R .... 1/2" REBAR (FOUND)
- 3/4" IP .... 3/4" IRON PIPE (FOUND)
- SAV(F) .... 1/2" REBAR W/SAVOY CAP (FOUND)
- SAV .... 1/2" REBAR W/SAVOY CAP (SET)
- TH .... CITY OF WICHITA CONTROL

Elevations = NAVD 88

LEGEND

G = GAS MAIN
W = WATER MAIN
SS = SANITARY SEWER
SWS = STORM WATER SEWER
UGE = UNDER GROUND ELECTRIC
UGT = UNDER GROUND TELEPHONE

B.M.	BENCH MARK
TELE. PED	TELEPHONE PEDESTAL
	GUY ANCHOR
G.V.	GAS VALVE
L.P.	LIGHT POLE
	POWER POLE
	SIGN
M.H.	MANHOLE
SS M.H.	SANITARY SEWER MANHOLE
SWS M.H.	STORM WATER SEWER MANHOLE

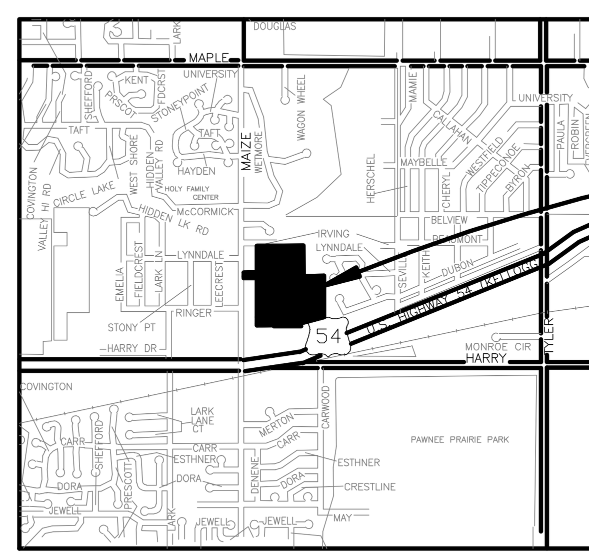
NOTES:

1) SURVEY DATE: September 22, 2008.

2) RECORD INFORMATION: Title Commitment No. 1022388, No. 1032989 provided by. First American Title Insurance Company of Kansas.

3) FLOOD ZONE DESIGNATION: According to the FEMA/FIRM Community Panel No. 20173C0337E, effective February 2, 2007; the property shown hereon is located in Zone AE.

4) AREA: 1,444,094.56 Sq. Ft.±/ 33.15 Acres±



PARCEL 1A

That part of the SW1/4 Section 29, Township 27, South, Range 1 West of the 6th P.M. Sedgwick County, Kansas described as Beginning at the N.E. corner of Lot 1, Block A, Kansas State Bank Addition, Wichita Sedgwick County, Kansas being a common corner of the S.E. corner of Lot 8, Verda Vista Sedgwick County, Kansas; thence N88°20'30"E along the common line as extended East, 200 feet; thence S01°18'15"E, 275 feet; thence N88°20'30"E, 399.5 feet; thence N01°18'15"W, 275 feet; thence N88°20'30"E, 205.96 feet; thence S14°10'35"E, 401.95 feet to a point 40 feet North of the North line of U.S. 54 Highway as deeded on Film 2144, Page 1847; thence N74°04'48"E parallel with and 40 feet North of said U.S. 54 Highway, 258.59 to a point on the West line of Miles Lakewood Village Second Addition, Wichita Sedgwick County, Kansas; thence S01°28'11"E along the West line of said Miles Lakewood Village Second Addition, and Davis Moore 12th Addition, Wichita Sedgwick County, Kansas, 41.31 feet to a point on the North line of said U.S. 54 Highway; thence S74°04'48"W along said U.S. 54 Highway, 419.31 feet; thence S15°55'12"E, 125 feet; thence S71°17'23"W, 324.5 feet; thence S76°05'36"W, 210.7 feet; thence S83°50'05"W, 19.89 feet to the S.E. corner Lot 1, Block A, Quiktrip 10th Addition, Wichita, Sedgwick County, Kansas; thence N01°19'41"W, 236.41 feet to the N.E. corner of said Quiktrip 10th Addition; thence S88°12'33"W along the North line of said Quiktrip 10th and the North line of Lot 1, Block A, Quiktrip 8th Addition, Wichita, Sedgwick County, Kansas, 236 feet to a bend point in the East line of said Quiktrip 8th Addition; thence N01°18'15"W along the East line of said Quiktrip 8th Addition and said Kansas State Bank Addition, 500 feet to the point of beginning.

PARCEL 1B

That part of the SW1/4 Section 29, Township 27, South, Range 1 West of the 6th P.M. Sedgwick County, Kansas described as Commencing at the N.E. corner of Lot 1, Block A, Kansas State Bank Addition, Wichita Sedgwick County, Kansas being a common corner of the S.E. corner of Lot 8, Verda Vista Sedgwick County, Kansas; thence N88°20'30"E along the common line as extended East, 200 feet to the Point of Beginning thence continuing N88°20'30"E, 399.5 feet; thence S01°18'15"E, 275 feet; thence S88°20'30"W, 399.5 feet; thence N01°18'15"W, 275 feet to the point of beginning.

PARCEL 2

Part of the SW1/4 Section 29, Township 27, South, Range 1 West of the 6th P.M. Sedgwick County, Kansas and Lot 5, Verda Vista, Sedgwick County, Kansas all being described as Beginning at the N.E. corner of Lot 1, Block A, Kansas State Bank Addition, Wichita Sedgwick County, Kansas being a common corner of the S.E. corner of Lot 8, Verda Vista Sedgwick County, Kansas; thence N88°20'30"E along the common line as extended East, 659.8 feet to a point on the West line of a Ponding and Overland Flowage Easement filed on DOC#/FLM-PG: 28652650; thence N12°55'02"W along said Easement, 59.72 feet; thence continuing along said Easement N36°46'09"W, 96.11 feet; thence N51°17'57"W, 146.12 feet; thence N35°39'24"W, 95.48 feet; thence N16°26'04"W, 101.68 feet; thence N11°19'07"W, 120.39 feet along the West line of a Ponding and Overland Flowage Easement filed on DOC#/FLM-PG: 28652650, and DOC#/FLM-PG: 28652651; thence continuing N22°33'08"W, along said DOC#/FLM-PG: 28652651, 179.57 feet; thence N16°20'54"W, 124.1 feet; thence N25°52'23"E, 38.55 feet more or less to a point on the South line of the North 40 acres of the SW1/4 of said Section 29; thence S88°20'41"W along the South line of the North 40 acres of said SW1/4, 299.04 feet to a point 270 feet East of the West line of said SW1/4, said point being 30 feet North of the N.E. corner of Lot 1, Verda Vista Sedgwick County, Kansas; thence S01°18'15"E along the East line of said Verda Vista , 450 feet to the N.E. corner of Lot 5, in said Verda Vista; thence S88°20'41"W, 220 feet to the N.W. corner of said Lot 5; thence S01°18'15"E, 100 feet to the S.W. corner of said Lot 5; thence N88°20'41"E, 220 feet to the S.E. corner of said Lot 5; thence S01°18'15"E, 300 feet to the point of beginning.

State of Kansas)
) SS
Sedgwick County)

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED:

Maize 54, LLC, a Kansas limited liability company
Wichita Towers, LLC, a Kansas limited liability company
First American Title Insurance Company of Kansas

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 7a, 7b1, 7b2, 7c, 8, 9, 10, 11b and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Kansas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: ________________

______________________ Surveyor
Lenny D. Wood

NOTE:

Location of all utilities shown on this drawing, reflect the best information available, consisting of both field observation and information from the records of the various utility companies. Before completing any final design or beginning any excavation on this site, contact the appropriate utility companies for verification of the utility locations.

Kansas One-Call 687-2470

PROJECT NO. 08N09977 S

Savoy Company, P.A.
Land Surveyors
535 S. Emporia, Suite 104, Wichita, KS 67202
PH (316) 265-0005
FAX (316) 265-0275
www.savoyco.com

Revised July 1, 2009
Revised April 7, 2009
October 21, 2008

No.	Date	By	Approved	Revision

MAIZE 54 ADDITION
SWD 354
GENERAL NOTES
CITY OF WICHITA, KANSAS
JAMES L. ARMOUR, P.E. – CITY ENGINEER
Project No. 468-84575 OCA No. 751483

POE & ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 ▪ Wichita, KS 67208-4242
Phone 316/685-4114 ▪ FAX 316/685-4444

FINAL

Designed By:
Drawn By: S. Schmidt
Drawing: 858E/sws-survey.dwg
Date: 07/10/09