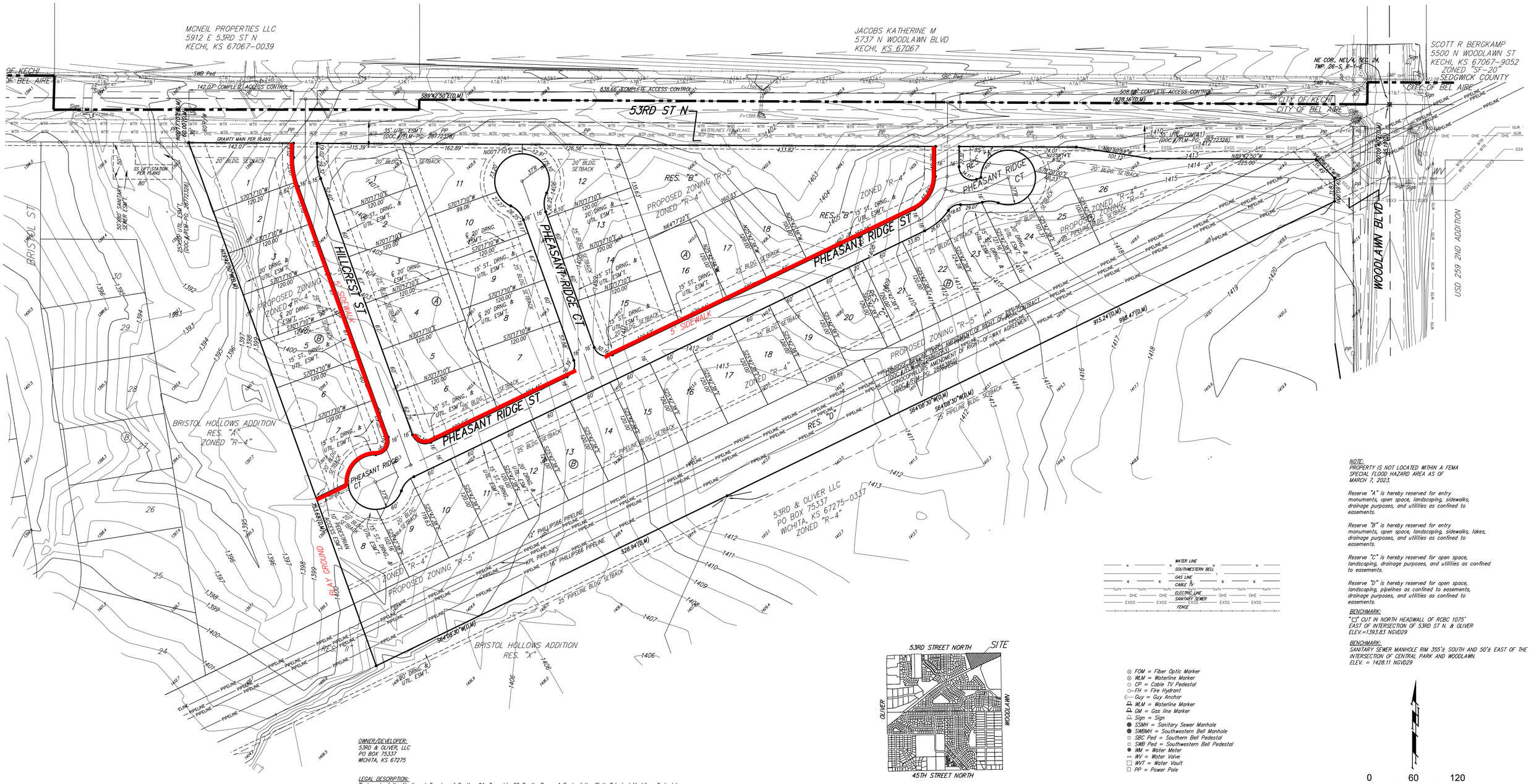
SIDEWALK EXHIBIT

CHAPEL LANDING 7TH

BEL AIRE, SEDGWICK COUNTY, KANSAS



OWNER/DEVELOPER:
53RD & OLIVER, LLC
PO BOX 75337
WICHITA, KS 67275

LEGAL DESCRIPTION:
That part of the Northeast Quarter of Section 24, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Beginning at the northeast corner of said Northeast Quarter; FIRST COURSE, thence S00°09'40"E, (basis of bearings, east line of said Northeast Quarter as platted in Chapel Landing, Bel Aire, Sedgwick County, Kansas), coincident with the east line of said Northeast Quarter, a distance of 95.19 feet to the intersection with the southeast line of an Enbridge Pipeline (KPC) Amendment of Right of Way Contract described and recorded in the Office of the Sedgwick County Register of Deeds in DOC.#/FLM-PG: 2888/3860 and the southeast line of a ConocoPhillips Amendment of Right-of-Way Agreement described and recorded in the Office of the Sedgwick County Register of Deeds in DOC.#/FLM-PG: 2888/3860, (hereinafter referred to as Pipeline Rights-of-Way); SECOND COURSE, thence S64°17'22"W coincident with the southeast line of said Pipeline Rights-of-Way, a distance of 998.47 feet to the most northerly northeast corner of Reserve "X" as platted in Chapel Landing, Bel Aire, Sedgwick County, Kansas; THIRD COURSE, thence continuing S64°17'22"W coincident with the southeast line of said Pipeline Rights-of-Way and coincident with the northwest line of said Reserve "X", a distance of 528.94 feet to the southeast corner of Reserve "I" as platted in said Chapel Landing; FOURTH COURSE, thence N19°42'50"W coincident with the east line of said Reserve "I", a distance of 89.40 feet to the northeast corner of said Reserve "I", said northeast corner also being the southeast corner of Reserve "A", Bristol Hollows, City of Bel Aire, Sedgwick County, Kansas; FIFTH COURSE, thence continuing N19°42'50"W coincident with the east line of said Reserve "A", a distance of 664.28 feet to the northeast corner of said Reserve "A"; SIXTH COURSE, thence N00°17'10"E, a distance of 60.00 feet to the intersection with the north line of said Northeast Quarter; SEVENTH COURSE, thence S89°42'50"E coincident with the north line of said Northeast Quarter, a distance of 1628.16 feet to the point of beginning, subject to a 30.00 foot road right-of-way lying south of and abutting the north line of said Northeast Quarter and a 50.00 foot road right-of-way lying west of and abutting the east line of said Northeast Quarter.

NOTE:
THE MINIMUM INTERIOR SIDE YARD SETBACK IN CHAPEL LANDING 7TH SHALL BE 5 FEET.

DRAINAGE NOTE:
DETENTION REQUIREMENTS FOR CHAPEL LANDING 7TH WILL INCLUDE RESERVE "A", BRISTOL HOLLOWS ADDITION. THERE SHALL BE SPLIT OWNERSHIP OF RESERVE "A" WITH SHARED MAINTENANCE OF RESERVE "A".

VICINITY MAP
SEC. 24, T26S, R1E

We, Baughman Company, P.A., under the supervision of the undersigned surveyor and land planner, did on this 20th day of September, 2021 perform a topographic survey of the above described tract of land.

Jonathan C. Hubbell, P.S. #1680 — Surveyor

JONATHAN C. HUBBELL — LICENSED — 1680 — KANSAS — PROFESSIONAL SURVEYOR

FOM = Fiber Optic Marker
WLM = Waterline Marker
CP = Cable TV Pedestal
FH = Fire Hydrant
Guy = Guy Anchor
WLM = Waterline Marker
GM = Gas line Marker
Sign = Sign
SSMH = Sanitary Sewer Manhole
SWBMH = Southwestern Bell Manhole
SBC Ped = Southern Bell Pedestal
SWB Ped = Southwestern Bell Pedestal
WM = Water Meter
WV = Water Valve
WVT = Water Vault
PP = Power Pole

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
◪ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
◉ = STONE (FOUND)
⊠ = 5/8" REBAR W/ ILLEGIBLE CAP (FOUND)
○ = #5 REBAR IN THIMBLE (FOUND)
□ = #4 REBAR W/ "C-B HAYS CLS 179" (FOUND)
△ = IRON W/ "CLS-59" (FOUND)
◎ = STONE W/ DRILL HOLE IN CENTER (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C) = CALCULATED
(C-P) = CALCULATED PER PLATTED INFO.
(C-D) = CALCULATED PER DESCRIBED INFO.

NOTE:
PROPERTY IS NOT LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA AS OF MARCH 7, 2023.

Reserve "A" is hereby reserved for entry monuments, open space, landscaping, sidewalks, drainage purposes, and utilities as confined to easements.

Reserve "B" is hereby reserved for entry monuments, open space, landscaping, sidewalks, lakes, drainage purposes, and utilities as confined to easements.

Reserve "C" is hereby reserved for open space, landscaping, drainage purposes, and utilities as confined to easements.

Reserve "D" is hereby reserved for open space, landscaping, pipelines as confined to easements, drainage purposes, and utilities as confined to easements.

BENCHMARK:
"□" CUT IN NORTH HEADWALL OF RCBC 1075' EAST OF INTERSECTION OF 53RD ST N. & OLIVER
ELEV.=1393.83 NGVD29

BENCHMARK:
SANITARY SEWER MANHOLE RIM 355'± SOUTH AND 50'± EAST OF THE INTERSECTION OF CENTRAL PARK AND WOODLAWN.
ELEV. = 1428.11 NGVD29

0 60 120
Scale: 1" = 60'

Date of Preparation: Aug. 17, 2023
Date of Topography: Jan. 19, 2007, Sept. 20, 2021
Contour Intervals = 1 Foot
Area = 13.59 Acres

SIDEWALK EXHIBIT
CHAPEL LANDING 7TH
REV. Aug. 30, 2023
Aug. 16, 2023

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

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