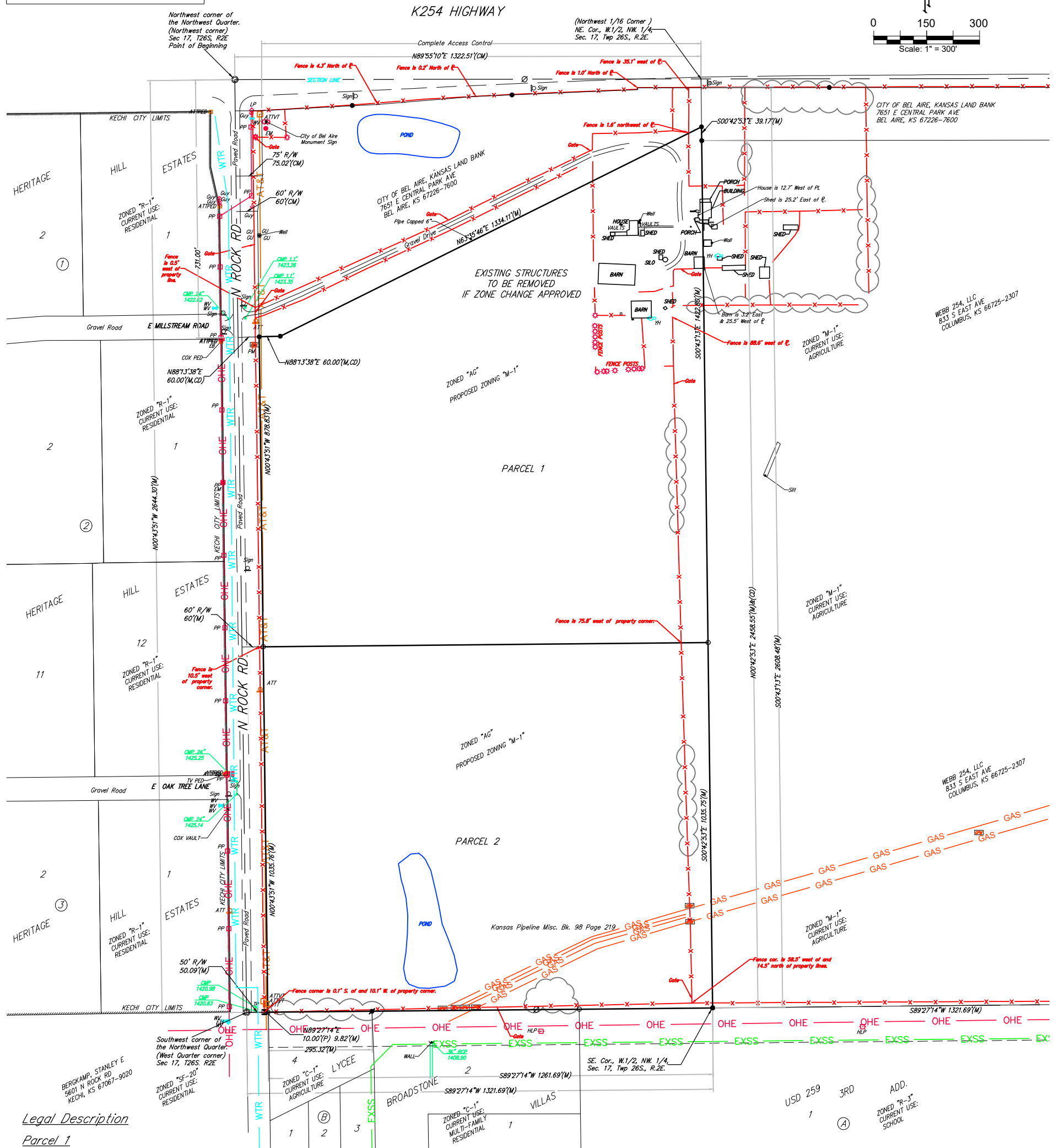


ZONING EXHIBIT

# WEBB 254 SITE PLAN

BEL AIRE, SEDGWICK COUNTY, KANSAS

PAGE 1:  
EXISTING STRUCTURES & BUILDINGS  
FENCES  
UTILITIES, ABOVE AND BELOW GROUND



### Legal Description

#### Parcel 1

That part of the West Half (W/2) of the Northwest Quarter (NW/4) of Sec. 17, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part described as beginning at the Northwest Corner of said Northwest Quarter; thence South along the West line of said Northwest Quarter, 731.00 feet; thence East, parallel with the North line of said Northwest Quarter, 120.00 feet; thence Northeasterly to a point on the East line of said West Half, said point being 175.00 feet South of the Northeast Corner of said West Half; thence North along said East line, 175.00 feet to said Northeast corner; thence West along said North line to the place of beginning, AND EXCEPT the West 50.00 feet; ALSO EXCEPT that portion of said West Half Commencing at the Southwest corner of said Northwest Quarter; THENCE N89°27'14"E, coincident with the south line of said Northwest Quarter, a distance of 60 feet for a Point of Beginning; THENCE N00°43'51"W, coincident with the East Right-of-Way of Rock Road as described in document titled "Easement for Right-of-Way" recorded in the office of the Sedgwick County Register of Deeds as DOC.#/FLM-PG: 29201718, a distance of 1035.76 feet; THENCE N89°27'14"E, parallel with the south line of said Northwest Quarter, a distance of 1261.88 feet, to the east line of said West Half; THENCE S00°43'13"E, coincident with the east line of said West Half, a distance of 1035.75 feet, to the south line of said Northwest Quarter; THENCE S89°27'14"W, coincident with the south line of said Northwest Quarter, a distance of 1261.69 feet, to the point of beginning. Subject to any road rights of way of record.

#### Parcel 2

That portion of the West Half of the Northwest Quarter of Section 17, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas; more particularly described as Commencing at the Southwest corner of said Northwest Quarter; THENCE N89°27'14"E, coincident with the south line of said Northwest Quarter, a distance of 60 feet for a Point of Beginning; THENCE N00°43'51"W, coincident with the East Right-of-Way of Rock Road as described in document titled "Easement for Right-of-Way" recorded in the office of the Sedgwick County Register of Deeds as DOC.#/FLM-PG: 29201718, a distance of 1035.76 feet; THENCE N89°27'14"E, parallel with the south line of said Northwest Quarter, a distance of 1261.88 feet, to the east line of said West Half; THENCE S0°43'13"E, coincident with the east line of said West Half, a distance of 1035.75 feet, to the south line of said Northwest Quarter; THENCE S88°27'14"W, coincident with the south line of said Northwest Quarter, a distance of 1261.69 feet, to the point of beginning. Subject to any road rights of way of record.

NOTE:  
ZONING SETBACKS AND UTILITY, DRAINAGE, OR OTHER EASEMENTS RELATIVE TO THE PROJECT SHALL BE PURSUANT TO THE SPECIFIC TERMS OF A PLANNED UNIT DEVELOPMENT APPROVED BY THE CITY OF BEL AIRE.

- ATT = A.T.&T. Marker
- ATTVT = A.T.&T. Telephone Vault
- PP = Power Pole
- Guy = Guy Anchor
- EB = Electric Box
- HLP = High Line Pole
- PP = Power Pole
- GMK = Gas Marker
- GPM = Gas Pipeline Marker
- MB = Mail Box
- TP = Telephone Pole
- Sign = Sign
- WV = Water Valve
- WMK = Water Marker
- YH = Yard Hydrant(Spigot)
- FH = Fire Hydrant
- WM = Water Meter
- Fence Post = Fence Post

- GAS = Gas Line
- OHE = Overhead Electric Line
- EXSS = Sanitary Sewer Line
- SWS = Stormwater Sewer Line
- AT&T = Telephone Line
- WTR = Water Line
- Fence = Fence
- Tree Drip Line = Tree Drip Line