



Chuzy Industrial Park

Near I-135 & 53rd Street
Park City (Wichita), KS

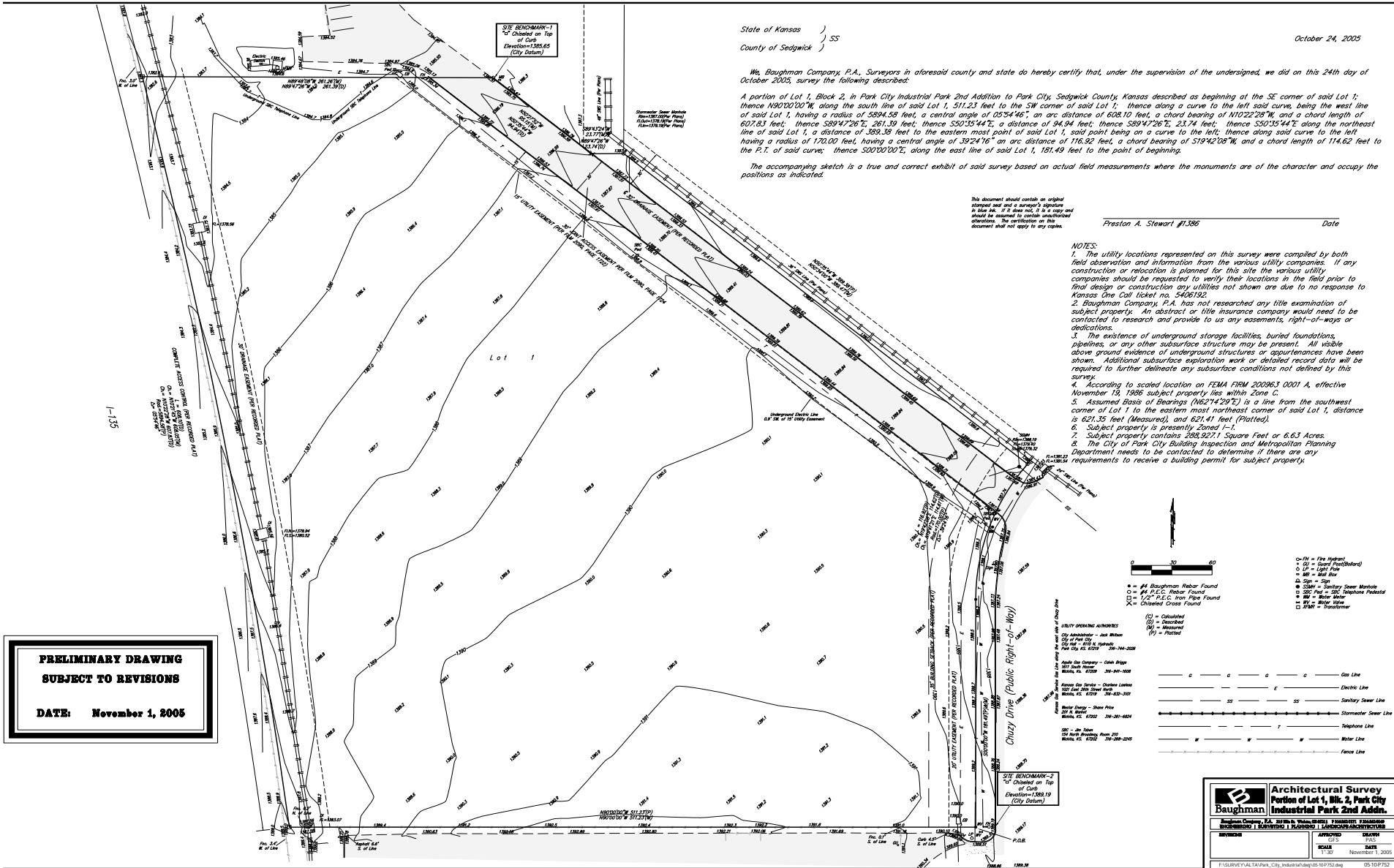


**Interstate Development
Land For Sale \$3.25 / Sq. Ft.**

- 6.7 Gross Acres
- Zoned "LI" limited industrial
- All utilities available to site
- Strong corporate identity with quality neighbors
- Signature location with easy access to the entire metro area
- Excellent visibility from Interstate 135
- Easy freeway access
- Planned industrial park
- Site is for sale or build-to-suit

For Information Contact: Dan Unruh, CCIM (316) 618-1100
danunruh@insitere.com





State of Kansas)
 County of Sedgewick) SS

October 24, 2005

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we did on this 24th day of October 2005, survey the following described:

A portion of Lot 1, Block 2, in Park City Industrial Park 2nd Addition to Park City, Sedgewick County, Kansas described as beginning at the SE corner of said Lot 1; thence $N80^{\circ}20'00''W$ along the south line of said Lot 1, 511.21 feet to the SW corner of said Lot 1; thence along a curve to the left said curve, being the west line of said Lot 1, having a radius of 5894.59 feet, a central angle of $05^{\circ}54'46''$, an arc distance of 608.10 feet, a chord bearing of $N10^{\circ}22'26''W$, and a chord length of 607.83 feet; thence $S89^{\circ}47'26''E$, 261.39 feet; thence $S50^{\circ}35'44''E$, a distance of 94.94 feet; thence $S89^{\circ}47'26''E$, 23.74 feet; thence $S50^{\circ}35'44''E$ along the northeast line of said Lot 1, a distance of 389.38 feet to the eastern most point of said Lot 1, said point being on a curve to the left; thence along said curve to the left having a radius of 110.00 feet, having a central angle of $19^{\circ}24'16''$ an arc distance of 116.82 feet, a chord bearing of $S19^{\circ}42'08''W$, and a chord length of 114.62 feet to the P.T. of said curve; thence $S00^{\circ}20'00''E$, along the east line of said Lot 1, 181.49 feet to the point of beginning.

The accompanying sketch is a true and correct exhibit of said survey based on actual field measurements where the monuments are of the character and occupy the positions as indicated.

This document should contain an original stamped seal and a surveyor's signature at the top. If it does not, it is a copy and should be assumed to contain unauthenticated alterations. The certification on this document shall not apply to any copies.

Preston A. Stewart #1386 Date

- NOTES:**
- The utility locations represented on this survey were compiled by both field observation and information from the various utility companies. If any construction or relocation is planned for this site the various utility companies should be requested to verify their locations in the field prior to final design or construction any utilities not shown are due to no response to Kansas One Call ticket no. 3406192.
 - Baughman Company, P.A. has not researched any title examination of subject property. An abstract or title insurance company would need to be contacted to research and provide to us any easements, right-of-ways or dedications.
 - The existence of underground storage facilities, buried foundations, pipelines, or any other subsurface structure may be present. All visible above ground evidence of underground structures or appearances have been shown. Additional subsurface exploration work or detailed record data will be required to further delineate any subsurface conditions not defined by this survey.
 - According to scaled location on FEMA FIRM 2002963 0001 A, effective November 19, 1996 subject property lies within Zone C.
 - Assumed Basis of Bearings ($N62^{\circ}14'29''E$) is a line from the southwest corner of Lot 1 to the eastern most northeast corner of said Lot 1, distance is 621.35 feet (Measured), and 621.41 feet (Platted).
 - Subject property is presently Zoned I-1.
 - Subject property contains 288,927.1 Square Feet or 6.63 Acres.
 - The City of Park City Building Inspection and Metropolitan Planning Department needs to be contacted to determine if there are any requirements to receive a building permit for subject property.



- FH = Fire Hydrant
 - = Gas-Fire (Bollard)
 - LF = Light Pole
 - = Gas-Mid Pole
 - △ Sign = Sign
 - = #4 Rebar Found
 - = #4 P.E.C. Rebar Found
 - = 1/2" P.E.C. Iron Pipe Found
 - = 8" or 12" Water Valve
 - = 8" or 12" Water Valve
 - = Chiseled Cross Found
- (C) = Calculated
 (D) = Descender
 (M) = Measured
 (P) = Platted
- UTILITY DRAWING ABBREVIATIONS:**
- G — Gas Line
 - E — Electric Line
 - SS — Sanitary Sewer Line
 - Stormwater Sewer Line
 - Telephone Line
 - Water Line
 - Fence Line

PRELIMINARY DRAWING
SUBJECT TO REVISIONS
DATE: November 1, 2005

Land Development for Sale

Near I-135 & 53rd St. | Wichita, KS

InSite
Real • Estate • Group