

WICC HIDDEN LAKES
VERIZON WIRELESS (VAW) LLC
D/B/A VERIZON WIRELESS
PART OF THE SW 1/4, SECTION 26, T28S, R2E,
IN SEDGWICK COUNTY, KANSAS

LEGEND	
POWER POLE	Ø PP
TELEPHONE PEDESTAL	○ TP
ANCHOR	— GM
GAS LINE MARKER	— GM
PHILLIPS 66 MARKER	△
TOWER	△
TREE LINE	~~~~~
FENCE	— X — X — X —
UNDERGROUND GAS LINE	--- GAS ---
UNDERGROUND TELEPHONE LINE	--- TEL ---
BENCHMARK	◆
CONTROL POINT	△

PROPERTY LEGEND	
SECTION CORNER	□
RIGHT OF WAY	R/W
ACCESS/UTILITY	AMU
NON-EXCLUSIVE	N-E
BROKEN SCALE	— / —

BENCH MARK
Top of 1/2" Iron Bar w/
Control Cap at CP-1
Elevation = 1348.71ft

PROPERTY DESCRIPTION: Parent Parcel as Provided

The northeast quarter of the Southwest Quarter (NE 1/4 SW 1/4) AND the south half of the Southwest Quarter (S 1/2 SW 1/4) of Section 26, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.

NOTE: The parent parcel graphically shown hereon, in full or in part, is the same as that described above.

Property information shown hereon was provided by First American Title Insurance Company, File No. 0868132, effective August 3, 2015 at 7:00 a.m..

Schedule B information:

3. ADDITIONAL EXCEPTIONS:

b) Easement for Right-of-Way, for road or highway, in favor of Sedgwick County, Kansas, recorded July 15, 2005, as Doc.#/Film-Pg: 28692547. (Does not affect Land Space or associated Right of Ways, South of site)

c) Right of Way in favor of Sedgwick County, Kansas, recorded January 24, 1956, in Miscellaneous Book 361, page 537. (Does not affect Land Space or associated Right of Ways, South of site)

d) Right of Way in favor of Shell Pipeline recorded June 13, 1933, in Miscellaneous Book 107, page 343. (Blanket in nature, unable to plot)

e) Oil and Gas Lease dated May 7, 1981, by and between Anna J. Rippe as Lessor, and H.L. Spearman, as Lessee, recorded May 7, 1981, on Film 475, page 906, for an initial term of 3 years from date and as long thereafter as oil or gas or either of them is produced from said land by said lessee. (Blanket in nature, not the type to be depicted hereon)

Notes:

** An utility locate was requested on 04-12-2016, as Ticket No. 16179375. The markings of said locate are shown hereon.

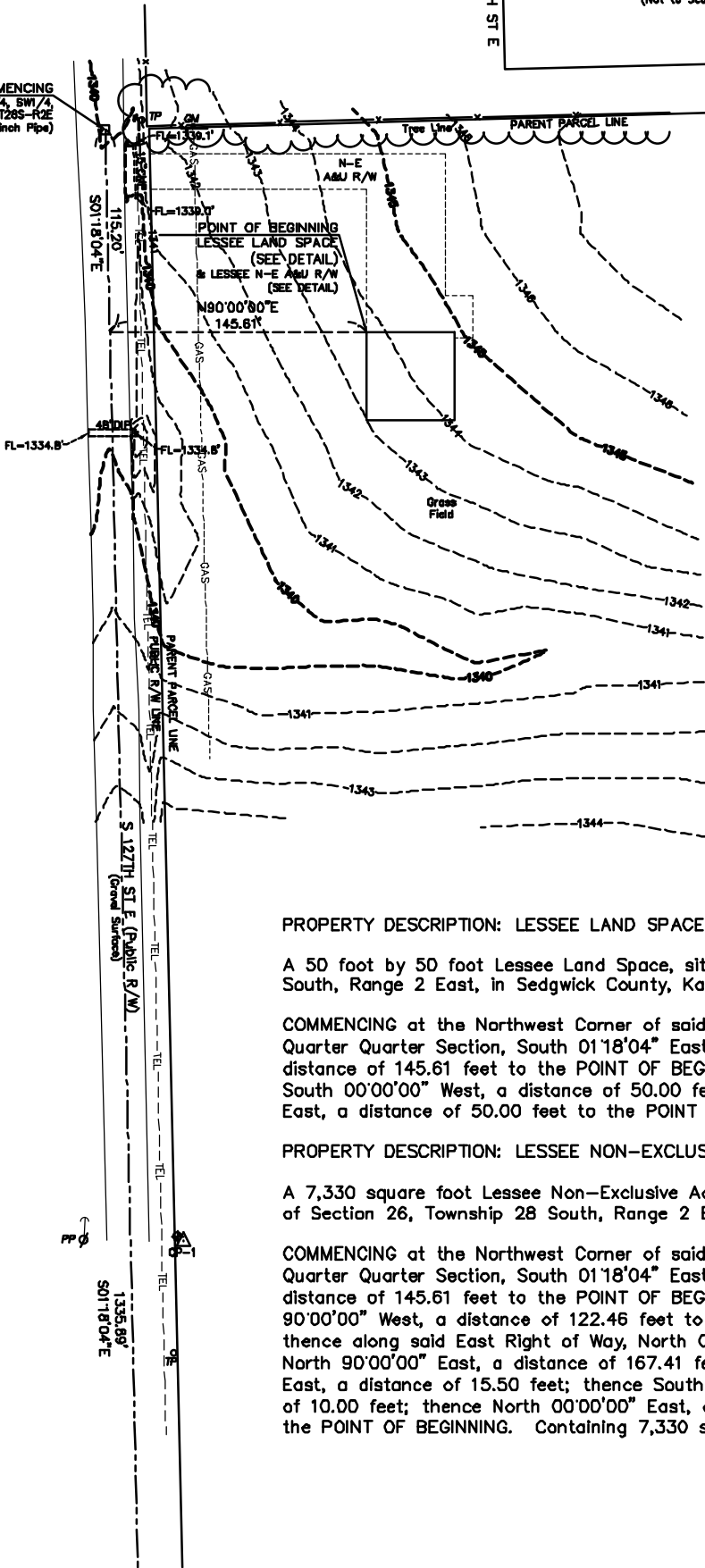
Bearings shown hereon are referenced to Grid North of the Kansas State Plane Coordinate System of 1983 (NAD 83), (2011 ADJ.), South Zone. Obtained by static GPS observations and Rinx File submittals for NGS Opus solutions.

Vertical Datum = NAVD88 using GEDID12B

The purpose of this survey is to establish and describe a Lease Area and associated Right of Ways. This is not a boundary survey of the Parent Parcel.

The utilities as shown on this drawing were developed from the information available (existing utility maps, aboveground observations and/or surface markings placed on the ground by the utility company or a representative thereof). This company has made no attempt to excavate or go below surface to locate utilities and does not extend or imply a guaranty or warranty as to the exact location of or complete inventory of utilities in this area. It shall be the contractors responsibility to verify the location and depth of all utilities (whether shown or not) prior to excavation or construction and to protect said utilities from damage.

POINT OF COMMENCING
NW Cor. of SW 1/4, SW 1/4
Section 26-T28S-R2E
(Found 2" Pinch Pipe)



PROPERTY DESCRIPTION: LESSEE LAND SPACE (AS SURVEYED)

A 50 foot by 50 foot Lessee Land Space, situated in Southwest Quarter of the Southwest Quarter of Section 26, Township 28 South, Range 2 East, in Sedgwick County, Kansas, more particularly described as follows:

COMMENCING at the Northwest Corner of said Quarter Quarter Section (Found 2" Pipe); thence along the West line of said Quarter Quarter Section, South 01°18'04" East, a distance of 115.20 feet; thence leaving said West line, North 90°00'00" East, a distance of 145.61 feet to the POINT OF BEGINNING; thence continuing North 90°00'00" East, a distance of 50.00 feet; thence South 00°00'00" West, a distance of 50.00 feet; thence North 90°00'00" West, a distance of 50.00 feet; thence North 00°00'00" East, a distance of 50.00 feet to the POINT OF BEGINNING. Containing 2,500 square feet.

PROPERTY DESCRIPTION: LESSEE NON-EXCLUSIVE ACCESS/UTILITY RIGHT OF WAY (AS SURVEYED)

A 7,330 square foot Lessee Non-Exclusive Access/Utility Right of Way, situated in Southwest Quarter of the Southwest Quarter of Section 26, Township 28 South, Range 2 East, in Sedgwick County, Kansas, more particularly described as follows:

COMMENCING at the Northwest Corner of said Quarter Quarter Section (Found 2" Pipe); thence along the West line of said Quarter Quarter Section, South 01°18'04" East, a distance of 115.20 feet; thence leaving said West line, North 90°00'00" East, a distance of 145.61 feet to the POINT OF BEGINNING; thence North 00°00'00" East, a distance of 81.59 feet; thence North 90°00'00" West, a distance of 122.46 feet to the East Right of Way of S 127TH ST E (Public Right of Way) as now established; thence along said East Right of Way, North 01°18'04" West, a distance of 20.01 feet; thence leaving said East Right of Way line, North 90°00'00" East, a distance of 167.41 feet; thence South 00°00'00" East, a distance of 80.59 feet; thence North 90°00'00" East, a distance of 15.50 feet; thence South 00°00'00" East, a distance of 24.00 feet; thence North 90°00'00" West, a distance of 10.00 feet; thence North 00°00'00" East, a distance of 3.00 feet; thence North 90°00'00" West, a distance of 50.00 feet to the POINT OF BEGINNING. Containing 7,330 square feet.

CERTIFICATION:

I HEREBY CERTIFY TO VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS, BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, P.C., AND THE ANNA J. RIPPE TRUST NO. 1, DATED SEPTEMBER 1, 1984, THAT A SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LAND SPACE, AND ASSOCIATED RIGHT OF WAY PREMISES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

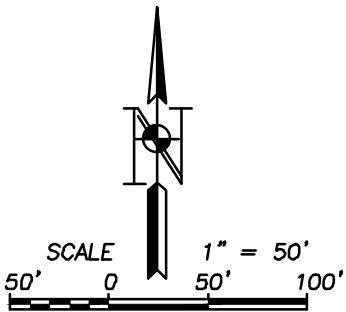
JEFFREY B. LOVELACE KS-LS1326

DATE: _____

05-19-16: ADDED LAYOUT AND DESCRIPTIONS



9900 W. 109th St., Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777



According to my interpretations of Community Panel No. 20175C0530E of the Flood Insurance Rate Map for Sedgwick County, Kansas, dated 02-02-2007, the subject property is in Flood Zone "X", is "areas the 0.2% annual chance flood".



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ONE-CALL
CROSS 887-3753
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KANSAS ONE CALL SYSTEM, INC.

SHEET NUMBER
1 OF 1



VICINITY PLAN

PLANS PREPARED FOR:



PLANS PREPARED BY:



9900 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777

ENGINEERING LICENSE:

STATE OF KANSAS			
PE CERTIFICATE OF AUTHORIZATION #E-1000000000			
ENGINEER: PE #E-1000000000			
MILO MICHAEL L. OWENS	STRUCTURAL/CIVIL	SC	
KV KEVIN VANMAELE	STRUCTURAL/CIVIL	SC	
REJ ROBERT E. JENSEN	STRUCTURAL/CIVIL	SC	
TMS TERRANCE M. SMITH	ELECTRICAL	E	
SDK SHANE D. KISLING	ELECTRICAL	E	

DRAWING NOTICE:

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SUBMITTALS

	DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW		10/17/16	RKT	A
ISSUED FOR LESSOR REVIEW		11/28/16	RKT	B
PER CLIENT COMMENTS		08/25/17	RKT	C
WOODEN PRIVACY FENCE PER COUNTY		09/27/17	RKT	D

SITE NAME:

WICC HIDDEN LAKES

SITE NUMBER:

301407

SITE ADDRESS:

6210 SOUTH 127TH STREET EAST
DERBY, KANSAS
67037

SHEET DESCRIPTION:

VICINITY PLANS

SSC #:

-

SHEET NUMBER:

C-0

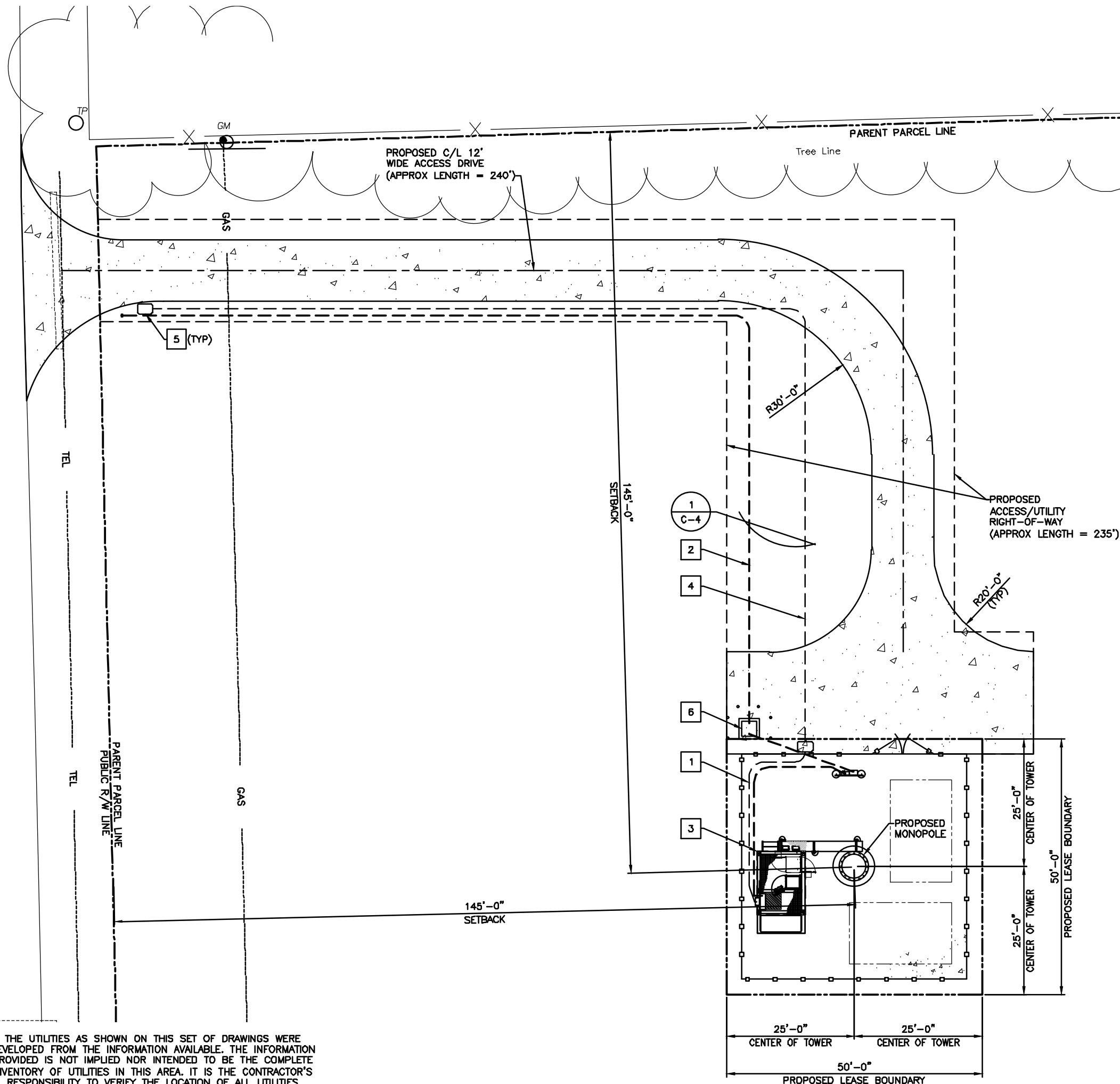


S. 127TH ST. E. (PUBLIC R/W)

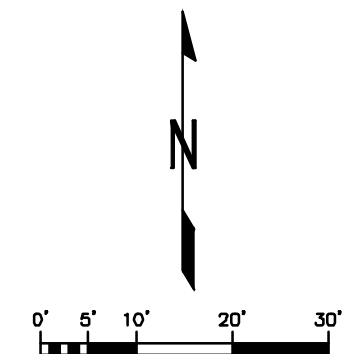


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THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.



- NOTES:**
- 1 PROPOSED 4" CONDUIT W/ (3) 1" INNERDUCTS W/PULL ROPES IN EACH INNERDUCT FOR FIBER FROM PROPOSED TRAFFIC RATED FIBER HANDHOLE AT COMPOUND TO PROPOSED FIBER ENCLOSED ON PLATFORM (APPROX. LENGTH = 40')
 - 2 PROPOSED 3" CONDUIT FOR PRIMARY POWER FROM R.O.W. TO PROPOSED PAD MOUNTED UTILITY TRANSFORMER AT COMPOUND. (APPROX LENGTH = 200') (CONTRACTOR SHALL FIELD VERIFY & COORDINATE CONNECTION POINT WITH LOCAL UTILITY CO.)
 - 3 PROPOSED VERIZON WIRELESS OUTDOOR EQUIPMENT ON PLATFORM W/CANOPY
 - 4 PROPOSED 4" CONDUIT W/ (3) 1" INNERDUCTS W/PULL ROPES IN EACH INNERDUCT FOR FIBER FROM PROPOSED TRAFFIC RATED FIBER HANDHOLE AT PUBLIC R.O.W. TO PROPOSED TRAFFIC RATED FIBER HANDHOLE AT COMPOUND (APPROX. LENGTH = 210')
 - 5 PROPOSED TRAFFIC RATED FIBER HANDHOLE 3'x2'x2' (TYP)
 - 6 PROPOSED TRANSFORMER ON PAD BY UTILITY CO. (PAD BY CONTRACTOR PER UTILITY COMPANY STANDARDS)



OVERALL SITE PLAN

PLANS PREPARED FOR:

verizon ✓

PLANS PREPARED BY:

9900 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777

SSC

ENGINEERING LICENSE:

STATE OF KANSAS
PE CERTIFICATE OF AUTHORIZATION #E-111111
ENGINEER: PE #111111

MLO MICHAEL L. OWENS STRUCTURAL/CIVIL SC
KV KEVIN VANMAELE STRUCTURAL/CIVIL SC
REJ ROBERT E. STRUCTURAL/CIVIL SC
TMS TERRANCE M. 9250 ELECTRICAL E
SDK SHANE M. 3654 ELECTRICAL E

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**OVERALL
SITE PLAN**

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C-1