

SU62013-00045

# CUMMINGS ESTATES

## SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "CUMMINGS ESTATES", Sedgwick County, Kansas and that the  
accompanying plat is a true and correct exhibit of the property surveyed,  
described as follows: Commencing at the southwest corner of the  
Southwest Quarter, Section 25, Township 29 South, Range 3 West of the  
Sixth Principal Meridian, Sedgwick County, Kansas; thence S89°57'42"E on  
an assumed bearing along the south line of said Southwest Quarter, 1258  
feet; thence N00°29'23"E parallel with the west line of said Southwest  
Quarter, 1247.09 feet to a point of beginning; thence N89°57'42"W parallel  
with the south line of said Southwest Quarter, 636 feet; thence  
N00°29'23"E parallel with the west line of said Southwest Quarter, 350.37  
feet; thence S89°57'42"E parallel with the south line of said Southwest  
Quarter, 636 feet; thence S00°29'23"W, 350.37 feet to the point of  
beginning, subject to the east 35 feet for road right-of-way, TOGETHER  
with that part of said Southwest Quarter described as follows:  
Commencing at the southwest corner of the Southwest Quarter, Section  
25, Township 29 South, Range 3 West of the Sixth Principal Meridian,  
Sedgwick County, Kansas; thence S89°57'42"E on an assumed bearing  
along the south line of said Southwest Quarter, 1258 feet; thence  
N00°29'23"E parallel with the west line of said Southwest Quarter, 2083.04  
feet; thence on a curve to the right having a radius of 50.4 feet and a  
central angle of 89°32'55", a distance of 78.76 feet; thence S89°57'42"E  
parallel with the south line of said Southwest Quarter, 425.61 feet to a  
point of beginning; thence N00°29'23"E parallel with the west line of said  
Southwest Quarter, 512.5 feet to the north line of said Southwest Quarter;  
thence S89°51'41"E along the north line of said Southwest Quarter, 475.61  
feet; thence S00°29'23"W parallel with the west line of said Southwest  
Quarter, 511.66 feet; thence N89°57'42"W parallel with the south line of  
Southwest Quarter, 475.61 feet to the point of beginning, subject to the  
south 35 feet for road right-of-way, TOGETHER with that part of said  
Southwest Quarter described as follows: Commencing at the southwest  
corner of the Southwest Quarter, Section 25, Township 29 South, Range 3  
West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence  
S89°57'42"E on an assumed bearing along the south line of said  
Southwest Quarter, 1258 feet; thence N00°29'23"E parallel with the west  
line of said Southwest Quarter, 2083.04 feet; thence on a curve to the  
right having a radius of 50.4 feet and a central angle of 89°32'55", a  
distance of 78.76 feet; thence S89°57'42"E parallel with the south line of  
said Southwest Quarter, 901.22 feet to a point of beginning; thence  
N00°29'23"E parallel with the west line of said Southwest Quarter, 511.66  
feet to the north line of said Southwest Quarter; thence S89°51'41"E along  
the north line of said Southwest Quarter, 474.47 feet to the northeast  
corner of said Southwest Quarter; thence S00°21'56"W along the east line  
of said Southwest Quarter, 422.84 feet; thence S76°25'27"W, 373.8 feet;  
thence N89°57'42"W parallel with the south line of said Southwest Quarter,  
112.8 feet to the point of beginning, subject to a portion of the  
southeast corner of said tract for road right-of-way, TOGETHER with that  
part of said Southwest Quarter and that part of the Southeast Quarter of  
said Section 25 described as follows: Commencing at the southwest  
corner of the South Half, Section 25, Township 29 South, Range 3 West  
of the Sixth Principal Meridian, Sedgwick County, Kansas; thence  
S89°57'42"E on an assumed bearing along the south line of the Southwest  
Quarter of said South Half, 1258 feet; thence N00°29'23"E parallel with the  
west line of said South Half, 2083.04 feet; thence on a curve to the  
right having a radius of 50.4 feet and a central angle of 89°32'55", a  
distance of 78.76 feet; thence S89°57'42"E, 1014.02 feet to a point of  
beginning; thence N76°25'27"E, 373.8 feet to the east line of the  
Southwest Quarter of said South Half; thence N89°34'20"E, 166.95 feet;  
thence S00°21'56"W parallel with the east line of said Southwest Quarter  
of said South Half, 602.35 feet; thence N89°57'42"W parallel with the  
south line of said Southwest Quarter of said South Half, 530.84 feet;  
thence N00°29'23"E parallel with the west line of said South Half, 513.01  
feet to the point of beginning, subject to a portion of the northwest  
corner for road right-of-way, TOGETHER with that part of said Southwest  
Quarter and that part of said Southeast quarter described as follows:  
Commencing at the southwest corner of the South Half, Section 25,  
Township 29 South, Range 3 West of the Sixth Principal Meridian, Sedgwick  
County, Kansas; thence S89°57'42"E on an assumed bearing along the  
south line of said Southwest Quarter of said South Half, 1258 feet; thence  
N00°29'23" parallel with the west line of said South Half, 1107.02 feet;  
thence S89°57'42"E parallel with the south line of said Southwest Quarter  
of said South Half, 1064.02 feet to a point of beginning; thence  
N00°29'23"E parallel with the west line of said South Half, 513.01 feet;  
thence S89°57'42"E parallel with the south line of said Southwest Quarter  
of said South Half, 530.84 feet; thence S00°21'56"W parallel with the east  
line of said Southwest Quarter of said South Half, 513 feet; thence  
N89°57'42"W parallel with the south line of said Southwest Quarter of said  
South Half, 531.95 feet to the point of beginning, subject to a portion of  
the southwest corner for road right-of-way.

Existing public easements being vacated by  
virtue of K.S.A. 12-512b, as amended.

All being situated in the Southwest Quarter and the Southeast  
Quarter of Section 25, Township 29 South, Range 3 West  
of the Sixth Principal Meridian, Sedgwick County, Kansas

Baughman Company, P.A.



Michael G. Conrey, Surveyor  
3-2014

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots, Blocks, and Streets, be known as "CUMMINGS ESTATES",  
Sedgwick County, Kansas. The utility easements are hereby granted as  
indicated for the construction and maintenance of all public utilities. The  
drainage and utility easements are hereby granted as indicated for the  
drainage purposes and for the construction and maintenance of all public  
utilities.

Prestwick Properties, Inc.,  
a Kansas corporation

*Richard S. Cummings*  
Richard S. Cummings, President

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 4<sup>th</sup> day of June, 2014, by Richard S. Cummings,  
President of Prestwick Properties, Inc., a Kansas corporation, on behalf of  
the corporation.



My App'l. Exp. 6/30/16

*Teri Y. Haynes*  
TERI Y. HAYNES, Notary Public

This plat of "CUMMINGS ESTATES", Sedgwick  
County, Kansas has been submitted to and approved by the  
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,  
Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_,  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Don Klausmeyer

\_\_\_\_\_, Secretary  
John L. Schlegel

This plat approved and all dedications  
shown hereon accepted by the Board of Commissioners of  
Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_, Chairman  
Dave Unruh, 1st District

ATTEST: \_\_\_\_\_, County Clerk  
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Tricia L. Robello, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2014.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

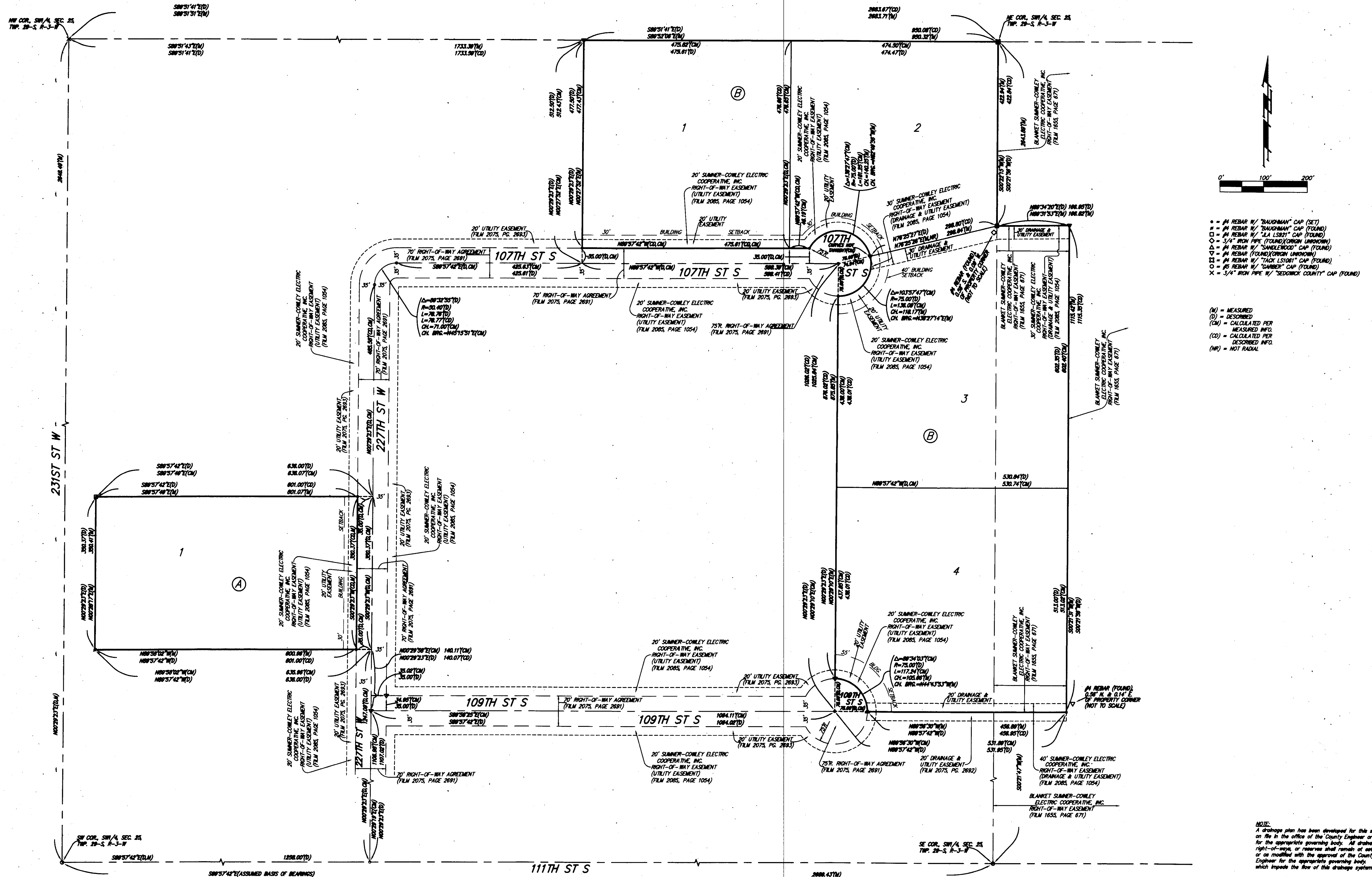
\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Tonya Buckingham



# CUMMINGS ESTATES

## SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - ◻ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - ◻ = #4 REBAR W/ "JLA L501" CAP (FOUND)
  - ◊ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
  - △ = #4 REBAR W/ "SANDLEWOOD" CAP (FOUND)
  - ▽ = #4 REBAR (FOUND) (ORIGIN UNKNOWN)
  - ⊞ = #4 REBAR W/ "JACK L501" CAP (FOUND)
  - = #5 REBAR W/ "GARDER" CAP (FOUND)
  - × = 3/4" IRON PIPE W/ "SEDGWICK COUNTY" CAP (FOUND)
- (M) = MEASURED  
(D) = DESCRIBED  
(CM) = CALCULATED PER MEASURED INFO.  
(CD) = CALCULATED PER DESCRIBED INFO.  
(NR) = NOT RADIAL

NOTE:  
A drainage plan has been developed for this subdivision and is on file in the office of the County Engineer or the Engineer for the appropriate governing body. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the County Engineer or the Engineer for the appropriate governing body. No obstructions which impede the flow of this drainage system shall be allowed.