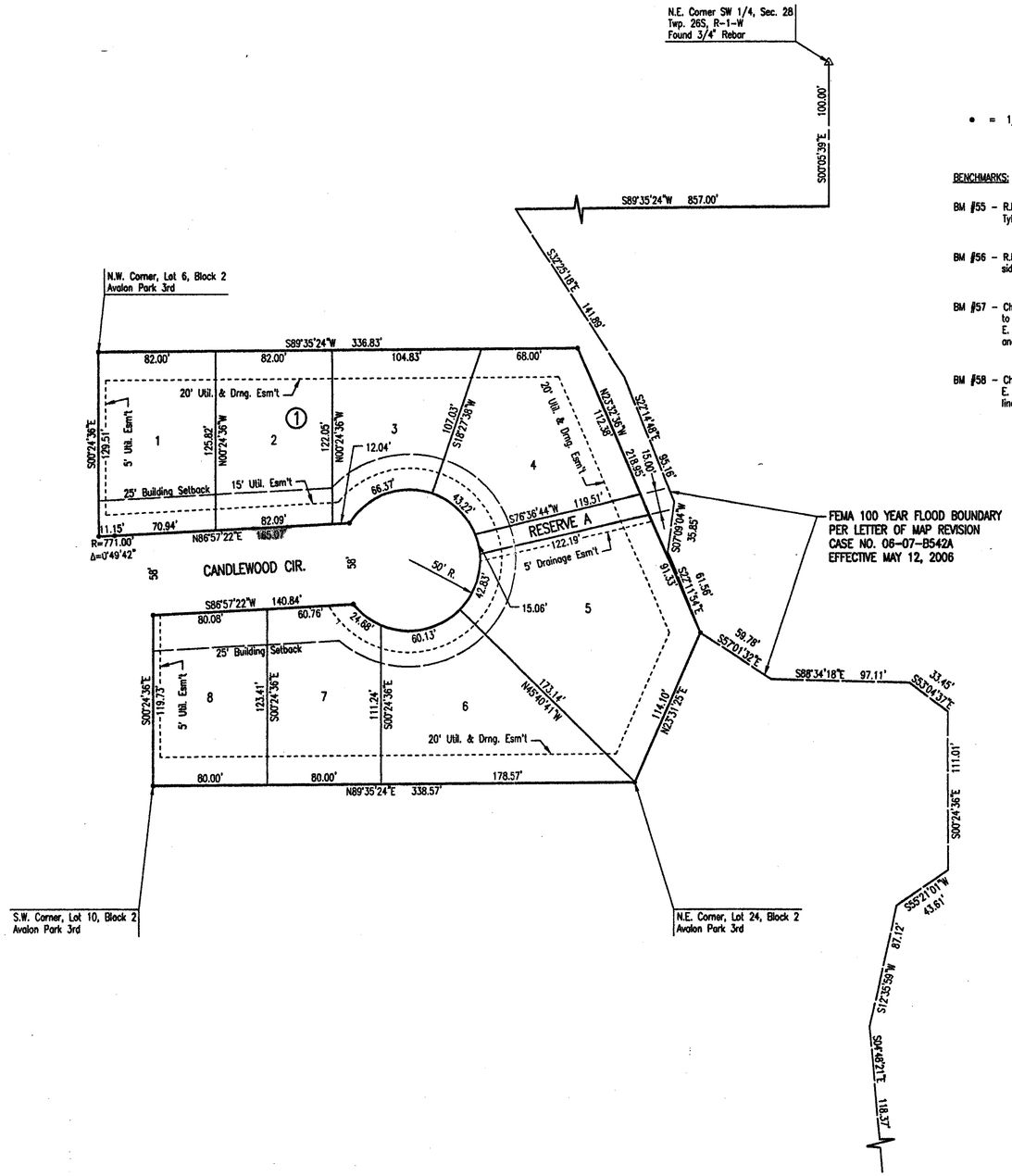
**FINAL TRACING REC'D**

8/3/2006
Sub 2006-61

# AVALON PARK 4TH

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS




SCALE: 1" = 50'

● = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED

FEMA 100 YEAR FLOOD BOUNDARY
PER LETTER OF MAP REVISION
CASE NO. 06-07-B542A
EFFECTIVE MAY 12, 2006

BENCHMARKS:

BM #55 – R.R. Spike in E. face Power Pole W. side Tyler Rd. at House #3915
Elev.=1340.28 N.G.V.D.
Elev.=152.88 CITY DATUM

BM #56 – R.R. Spike in E. face Power Pole W. side Tyler Rd. 2nd Pole S. of R.R. Tracks
Elev.=1339.98 N.G.V.D.
Elev.=152.58 CITY DATUM

BM #57 – Chiseled "d" on S. end RCP at entrance to "the edge" Paintball Adventures, E. side Tyler Rd. between R.R. Tracks and K96 Highway.
Elev.=1340.74 N.G.V.D.
Elev.=153.34 CITY DATUM

BM #58 – Chiseled "d" on S. end concrete headwall, E. end RCB under Tyler Rd. at 1/2 mile line, S. of K96 Highway.
Elev.=1342.03 N.G.V.D.
Elev.=154.63 CITY DATUM

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 19TH DAY OF July, 2006, WE HAVE SURVEYED AND PLATTED AVALON PARK 4TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, A STREET, AND A RESERVE, THE SAME BEING A REPLAT OF AND DESCRIBED AS FOLLOWS:

LOTS 6, 7, 8, 9, AND 10, BLOCK 2, IN AVALON PARK 3RD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH A PORTION OF RESERVE "C" IN AVALON PARK 3RD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 24, BLOCK 2; THENCE BEARING S89°35'24"W ALONG THE NORTH LINE OF SAID LOT 24 EXTENDED, A DISTANCE OF 106.07 FEET; THENCE BEARING N00°24'36"W ALONG THE EAST LINE OF LOT 9, BLOCK 2, A DISTANCE OF 102.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE BEARING N76°38'33"W ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 127.43 FEET TO A POINT ON THE RIGHT OF WAY CURVE OF CANDLEWOOD CIRCLE; THENCE ALONG SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF N13°21'27"E, A CHORD DISTANCE OF 15.00 FEET AND THROUGH A CENTRAL ANGLE OF 17°15'14", AN ARC DISTANCE OF 15.06 FEET TO THE SOUTH LINE OF LOT 8, BLOCK 2; THENCE BEARING S76°38'33"E ALONG THE SOUTH LINE OF LOT 8, BLOCK 2, A DISTANCE OF 123.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE BEARING N00°24'36"W ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 90.56 FEET; THENCE BEARING N27°24'01"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 8 EXTENDED, A DISTANCE OF 109.27 FEET; THENCE BEARING N89°35'24"E A DISTANCE OF 115.93 FEET; THENCE BEARING S23°32'36"E A DISTANCE OF 218.95 FEET; THENCE BEARING S23°31'25"W A DISTANCE OF 114.10 FEET TO THE POINT OF BEGINNING.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT
REGISTERED
6-19-06
LS-832
KANSAS
LAND SURVEYOR

JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

| MINIMUM OPENINGS | ELEVATION (N.G.V.D.) | City Datum |
|---|---|---|
| BLOCK 1 | | |
| LOTS 1-8 | 1338.00 | 150.60 |

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

RESERVE "A" IS HEREBY PLATTED FOR DRAINAGE, LANDSCAPING, RECREATIONAL USES, SIDEWALKS, AND UTILITIES. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN AVALON PARK 4TH.

FEMA FLOOD PLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, A STREET, AND A RESERVE, THE SAME TO BE KNOWN AS AVALON PARK 4TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:
AVALON PARK, L.L.C.

MARVIN SCHELLENBERG, MANAGING PARTNER

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF July, 2006, BY MARVIN SCHELLENBERG, MANAGING PARTNER OF AVALON PARK L.L.C.

Tami Caffrey, NOTARY PUBLIC
TAMI CAFFREY

MY APPOINTMENT EXPIRES: 3-10-2010

WE LEGACY BANK, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF AVALON PARK 4TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Brad S Yaeger
BRAD YAEGER, SENIOR VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20 DAY OF July, 2006, BY BRAD YAEGER, SENIOR VICE PRESIDENT OF LEGACY BANK, N.A.

Lisa R. Piska, NOTARY PUBLIC
LISA R PISKA

MY APPOINTMENT EXPIRES: 01-12-2009

THIS PLAT OF AVALON PARK 4TH HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2006.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR
HAROLD L. WARNER, JR.

_____, SECRETARY
JOHN L. SCHLEGEL

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2006.

_____
TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2006.

_____, MAYOR
CARLOS MAYANS

_____, CITY CLERK
KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2006.

_____, COUNTY CLERK
DON BRACE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ .M., ON THE _____ DAY OF _____, 2006.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
TONYA BUCKINGHAM

G:\2006\06284\LDD\dwg\06284-Final