GODDARD SCHOOL 2ND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NW COR. NW 1/4
SEC. 27, T27S, R2W
#5 REBAR

℄ MAPLE STREET = SECTION LINE

S89°56'13"E 2,628.32'

NE COR. NW 1/4
SEC. 27, T27S, R2W
3/4" IRON PIPE

1,609.00'

1/2" IRON PIPE

#5 REBAR
R & B CAP

S89°56'13"E 809.01'

BM

49.48'

20' Utility Easement

103.50'

S86°04'22"E 801.52'

S86°04'22"E 644.38'

S86°04'22"E 133.93'

20.04'

20.04'

160.46'

110.49'
N34°25'14"E
98.25'

20' Utility Easement

30' Utility Easement

S89°56'13"E 581.30'

N00°29'21"E 25.84'

S89°56'13"E 581.25'

30.00'

30.00'

N00°23'44"E 809.82'
809.81'

S89°56'13"E 809.82'

466.41'

766.12'

S00°23'44"W 1,017.95'

℄ 167TH STREET WEST = SECTION LINE

N00°27'23"E (Basis Of Bearing) 2,633.79

#5 REBAR

N89°54'52"E 1,830.71'
1,720.71'

60'

663.80'

25'

RESERVE B

N89°14'49"E 197.80'

S89°54'52"W 226.00'

N89°38'54"E 189.69'

S89°38'54"W 189.69'

25'

N89°38'54"E 189.69'

20' Waterline Easement

N89°54'52"E 360.00'

S00°05'08"E 20.00'

N89°54'52"E 360.21'

Complete Access Control
380.02'

One Opening
180.00'

400.02'

N00°27'23"E 400.02'

40' Utility Easement

30' Utility Easement

S89°54'52"W 842.42'

N89°38'54"E 370.02'

30' Utility Easement

20' Waterline Easement
S00°05'08"E
20.00'

N89°54'52"E 240.20'

N89°54'52"E 240.00'

S89°54'52"W 550.00'

20.00'

93.06'

138.77'

60'

183.71'

S89°54'51"W 253.71'

S89°54'52"W 150.00'

S89°54'52"W 499.88'

W 1/4 COR.
SEC. 27, T27S, R2W
#4 REBAR

BM

253.71'

N89°32'21"E 253.71'

20' Utility Easement

20' Waterline Easement

S89°32'21"W 390.00'

N89°32'21"E 390.22'

N89°54'51"E 253.71'

183.71'

60'

20' Utility Easement

S89°27'39"E
20.00'

CENTER OF
SEC. 27, T27S, R2W
3/4" IRON PIPE

1

RESERVE A

℄ 82' Pipeline Easement

25' Setback

25' 41' 41' 25'

25' Setback

S36°17'22"E 408.67'

N89°29'21"E 785.00'

N89°29'21"E 380.00'

350.00'

N89°16'21"E 2,666.59'

S89°10'21"W 2,489.71'

N89°38'54"E 967.71'

N89°38'54"E 1,188.66'

S89°54'52"W 395.00'

N89°38'39"W 220.00'

N89°29'21"E 50.00'

Complete Access Control
674.36'

723.71'

N89°32'21"E 2,641.36'

N89°32'21"E 734.36'

40' Utility Easement

20' Waterline Easement

S89°38'39"E
20.00'

N89°29'21"E 494.98'

N89°29'21"E 485.00'

N89°29'21"E 653.90'

N89°29'21"E 653.92'

30' Utility Easement

S89°29'21"W 2,573.34'

435.00'

395.00'

30' Utility Easement

SCALE: 1" = 100'

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

BENCHMARKS BM

BENCH MARK: CHISELED " ▫ " ON WEST END OF WATER TOWER BASE, 100' S. AND 130' E. OF THE WEST QUARTER CORNER, SEC. 27, T27S, R2W. ELEV. = 1433.38 (M.S.L.)

BENCH MARK: R&B BRASS DISK SET IN CONCRETE, 10' W. AND 1698' N. OF THE N.E. CORNER, SW1/4, SEC. 27, T27S, R2W.
ELEV. = 1416.67 (M.S.L.)

BENCH MARK: R&B BRASS DISK SET IN CONCRETE, 698' W. AND 83' N. OF THE S.E. CORNER, SW1/4, SEC. 27, T27S, R2W.
ELEV. = 1416.56 (M.S.L.)

Q:\2007\07748\.dwg_07748 Goddard School 2nd final plat 2 of 3 by JSC

GODDARD SCHOOL 2ND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1" = 100'

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

BENCHMARKS BM

BENCH MARK: CHISELED " □ " ON WEST END OF WATER TOWER BASE, 100' S. AND 130' E. OF THE WEST QUARTER CORNER, SEC. 27, T27S, R2W. ELEV. = 1483.36 (M.S.L.)

BENCH MARK: R&B BRASS DISK SET IN CONCRETE, 10' W. AND 1609' N. OF THE N.E. CORNER, SW1/4, SEC. 27, T27S, R2W.
ELEV. = 1418.67 (M.S.L.)

BENCH MARK: R&B BRASS DISK SET IN CONCRETE, 608' W. AND 83' N. OF THE S.E. CORNER, SW1/4, SEC. 27, T27S, R2W.
ELEV. = 1416.56 (M.S.L.)

Complete Access Control 624.36'
One Opening 100.00'
N00°32'21"E 724.36'
723.71'
40' Utility Easement
℄ 82' Pipeline Easement
N62°10'21"E 2,605.59'
25' Setback
125'
41'
41'
125'
25' Setback
S62°10'21"W 2,409.71'
20' Utility Easement
60'
N89°27'39"W 843.75'
N00°30'54"E 967.71'
N00°30'54"E 1,186.06'
N89°27'39"W 234.96'
N86°07'45"W 309.30'
20' Utility Easement
N89°27'39"W 894.40'
20' Waterline Easement
N00°29'21"E 484.98'
N00°29'21"E 465.00'
N89°27'39"W 420.00'
30' Utility Easement
N00°29'21"E 653.90'
N00°29'21"E 653.92'
N89°27'39"W 170.00'
337.70'
172.59'
838.12'
N89°27'39"W 898.12'
#4 REBAR SAVOY CAP
N89°27'39"W 280.72'
N86°07'45"W 309.30'
N89°27'39"W 1,075.00'
20' Utility Easement
N00°32'21"E 1,815.57'
1
N00°32'21"E 2,241.36'
S00°29'21"W 2,573.34'
S00°29'21"W 1,546.46'
20' Utility Easement
℄ 167TH STREET WEST = SECTION LINE
#5 REBAR
L=64.19'
R=150.00'
Δ=24°31'02"
L=117.47'
R=75.00'
Δ=89°44'04"
#5 REBAR
N00°29'21"E 899.07'
20' Utility Easement
#4 REBAR
N89°51'57"W 346.48'
BM
123.24'
C.C. B-17272
N89°29'21"W 670.33'
20.06'
20.06'
#4 REBAR SAVOY CAP
SE COR. SW 1/4 SEC. 27, T27S, R2W #4 REBAR IN THIMBLE
SW COR. SW 1/4 SEC. 27, T27S, R2W #5 REBAR IN THIMBLE
S89°19'10"W 2,633.45'
KELLOGG (US HIGHWAY 54)
Complete Access Control 1,011.97'

SHEET 3 OF 3

Plot Scale 1:100 08-12-2008 2:08:43 PM by AEE
G:\2007\07748\plat_07748 Goddard School 2nd final plat 3 of 3

FILE COPY

GODDARD SCHOOL 2ND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D

8-13-08

SUB 2008-56

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS_____DAY OF_____, 2008, WE HAVE SURVEYED AND PLATTED GODDARD SCHOOL 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, BLOCK, AND RESERVES. THE SAME BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, INCLUDING A REPLAT OF LOT 1, BLOCK 3, AND A REPLAT OF A PORTION OF LOTS 3 AND 4, BLOCK 2, NEVILLE WEST ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 27, TOWNSHIP 27 SOUTH, RANGE 2 WEST; THENCE BEARING N00°27'23"E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 480.02 FEET; THENCE BEARING N89°54'52"E, ALONG THE SOUTH LINE OF GODDARD SCHOOL ADDITION, A DISTANCE OF 1830.71 FEET TO THE SOUTHEAST CORNER OF GODDARD SCHOOL ADDITION; THENCE BEARING N00°23'44"E A DISTANCE OF 630.02 FEET TO THE NORTHEAST CORNER OF RESERVE A, GODDARD SCHOOL ADDITION; THENCE BEARING S89°56'13"E, A DISTANCE OF 800.01 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4; THENCE BEARING S00°23'44"W, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1017.95 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4; THENCE BEARING S00°29'21"W, ALONG THE EAST LINE OF THE SOUTHWEST 1/4, SECTION 27, TOWNSHIP 27 SOUTH, RANGE 2 WEST, A DISTANCE OF 2573.34 FEET TO THE NORTH LINE OF THE US 54 HIGHWAY RIGHT-OF-WAY, DESCRIBED IN CONDEMNATION CASE B-17272; THENCE BEARING N85°26'25"W, ALONG SAID US 54 RIGHT-OF-WAY, A DISTANCE OF 670.33 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, NEVILLE WEST ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N89°01'57"W, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 3, A DISTANCE OF 344.48 FEET TO THE EAST RIGHT-OF-WAY OF WOODBINE CIRCLE; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF WOODBINE CIRCLE ON A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 89°44'04", AN ARC DISTANCE OF 117.47 FEET, AND HAVING A CHORD BEARING OF N20°50'25"E AND A DISTANCE OF 105.82 FEET, TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 24°31'02", AN ARC DISTANCE OF 64.19 FEET; THENCE BEARING N00°29'16"E A DISTANCE OF 144.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3; THENCE BEARING N00°29'16"E, A DISTANCE OF 158.03 FEET TO THE SOUTH LINE OF LOT 4, BLOCK 2, NEVILLE WEST ADDITION; THENCE CONTINUING BEARING N00°29'16"W, A DISTANCE OF 357.73 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LOT 3, BLOCK 2, NEVILLE WEST ADDITION; THENCE BEARING N46°22'09"W ALONG THE NORTHEASTERLY LINE OF BLOCK 2, A DISTANCE OF 580.48 FEET TO THE NORTH CORNER OF SAID LOT 1, BLOCK 2, NEVILLE WEST ADDITION; THENCE BEARING N46°22'09"W, A DISTANCE OF 439.02 FEET; THENCE BEARING N89°27'39"W, A DISTANCE OF 898.12 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4, SECTION 27; THENCE BEARING N00°32'21"E, ALONG THE WEST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 723.71 FEET; THENCE BEARING N89°54'51"E, A DISTANCE OF 253.71 FEET; THENCE BEARING N00°32'21"E, A DISTANCE OF 253.71 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4, SECTION 27; THENCE BEARING S89°54'51"W, A DISTANCE OF 253.71 FEET TO THE POINT OF BEGINNING.

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

ERNEST CANTU JR. LS-1407 AUGUST 7, 2008 KANSAS

ERNEST CANTU JR., L.S. NO. 1407
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

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

ACCESS CONTROLS AS INDICATED ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

RESERVES 'A' AND 'B' ARE HEREBY PLATTED FOR DRAINAGE, ACCESS DRIVES, RECREATIONAL USES, SIDEWALKS, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS. RESERVES 'A' AND 'B' SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK 1, GODDARD SCHOOL 2ND ADDITION.

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 OWNER OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT, BLOCK, AND RESERVES. THE SAME TO BE KNOWN AS GODDARD SCHOOL 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNERS:
UNIFIED SCHOOL DISTRICT NO. 265, GODDARD, SEDGWICK COUNTY, KANSAS

Charles S. Edmonds

CHARLES S. EDMONDS, SUPERINTENDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11th DAY OF August, 2008, BY CHARLES S. EDMONDS, SUPERINTENDENT, UNIFIED SCHOOL DISTRICT NO. 265, GODDARD, SEDGWICK COUNTY, KANSAS.

Susan A Smith, NOTARY PUBLIC

SUSAN A. SMITH

MY APPOINTMENT EXPIRES: April 9, 2009

SUSAN A. SMITH NOTARY PUBLIC STATE OF KANSAS

THIS PLAT OF GODDARD SCHOOL 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS_____DAY OF_____, 2008.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR
M.S. MITCHELL

_____, SECRETARY
JOHN L. SCHLEGEL

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2008.

_____
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 _____, 2008.

_____, MAYOR
CARL BREWER

_____, CITY CLERK
KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2008.

_____, 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 _____, 2008.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
TONYA BUCKINGHAM