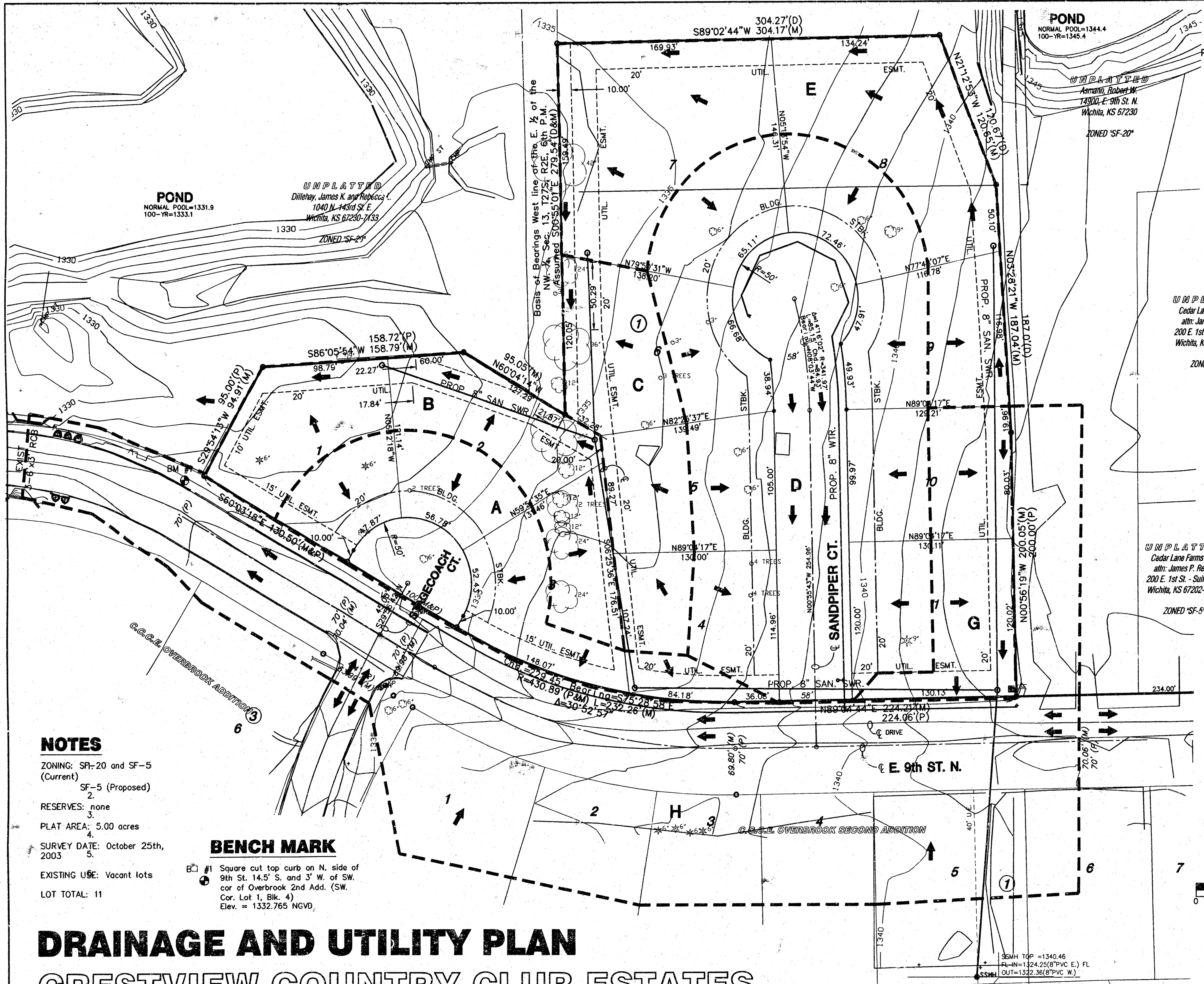
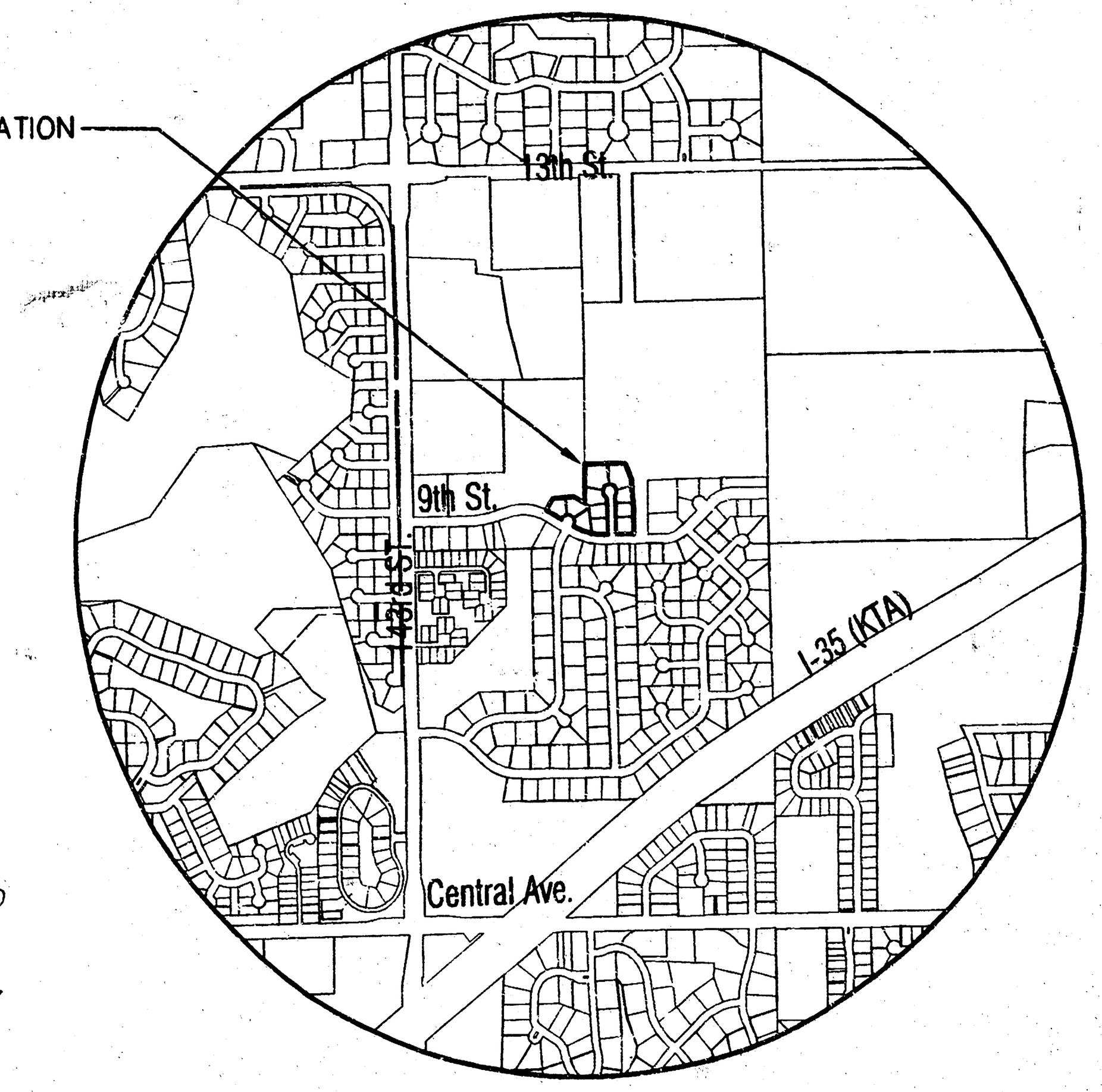




VICINITY MAP

LEGAL DESCRIPTION

All of Lots 1, 2, 3, 4, 5, 6, and 7, Block 4, Crestview Country Club Estates, Overbrook Second Addition, an addition to Sedgwick County, Kansas.
TOGETHER WITH;
All of the platted and or dedicated Streets bounded by said Block 4 and lying North of Ninth Street.
TOGETHER WITH;
A tract of land located in the Northwest Quarter of Section 13, Township 27 South, Range 2 East, of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follow:
BEGINNING at the Northeast corner of Lot 6, Block 4, Crestview Country Club Estates, Overbrook Second Addition, an addition to Sedgwick County, Kansas; thence S89°05'59"W, 320.00 feet to the Northwest corner of Lot 5, said Block 4; thence N50°00'00"W, 39.85 feet; thence N00°55'01"W, 279.54 feet; thence N89°05'59"E, 304.27 feet; thence S21°11'25"E, 120.67 feet; thence S03°24'01"E, 187.0 feet to the POINT OF BEGINNING.

Said Lots and tract being more particularly described as follows:
BEGINNING at said Northeast corner of Lot 6, Block 4, thence N03°28'21"W, 187.04 feet; thence N21°12'53"W, 120.65 feet; thence S89°02'44"W, 304.17 feet to the West line of the East ½ of the NW. ¼, Sec 13, T27S, R2E, 6th P.M.; thence along said West line S00°55'01"E, 279.54 feet to the North line of said addition; thence along said North line N60°04'14"W, 95.05 feet; thence continuing along said North line S86°05'54"W, 158.79 feet to a point on the Westerly line of said addition; thence along said Westerly line S29°54'13"W, 94.91 feet to the North right-of-way line of E. Ninth Street N.; thence along said right-of-way line, S60°03'18"E, 230.50 feet to a point on curve to the left; thence along said curve being coincident with said North right-of-way line 232.26 feet, said curve having a central angle of 30°52'57", a radius of 430.89 feet;, and a long chord distance of 229.45 feet, bearing S75°28'58"E; thence continuing along said North right-of-way line N89°04'44"E, 224.21 feet to the Southeast corner of Lot 7, said Block, said addition; thence along the Easterly line of said Block 4, N00°56'19"W, 200.05 feet to the POINT OF BEGINNING.

LEGEND

- ICV – IRRIGATION CONTROL VALVE
- GRATE INLET
- TR – TELEPHONE RISER
- SVB – TELEPHONE MANHOLE
- KGE – ELECTRIC BOX
- POWER POLE AND GUY ANCHOR
- PPGM – GAS METER
- YLG – GROUND YARD LIGHT
- YLP – YARD LIGHT ON POLE
- SWMH – STORM WATER MANHOLE
- INLET
- SSMH – SANITARY SEWER MANHOLE
- CO – SEWER CLEAN OUT
- WV – WATER VALVE
- WM – WATER METER
- FH – FIRE HYDRANT
- FENCE
- EDGE OF TREES
- 6IN – CONIFEROUS TREE & DIAMETER
- 3IN – DECIDUOUS TREE & DIAMETER
- BUSH
- SN – SIGN
- POLE – POLE
- GATE
- SPK – SPRINKLER HEAD
- LP – LIGHT POLE
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND FIBER OPTIC CABLE

SCALE: 1"= 40'
0 20 40 80

NOTES

1. ZONING: SF-20 and SF-5 (Current)
   SF-5 (Proposed)
2. RESERVES: none
3. PLAT AREA: 5.00 acres
4. SURVEY DATE: October 25th, 2003
5. EXISTING USE: Vacant lots
6. LOT TOTAL: 11

BENCH MARK

BM #1 Square cut top curb on N. side of 9th St. 14.5' S. and 3' W. of SW. cor of Overbrook 2nd Add. (SW. Cor. Lot 1, Blk. 4)
Elev. = 1332.765 NGVD

DRAINAGE AND UTILITY PLAN

CRESTVIEW COUNTRY CLUB ESTATES, OVERBROOK FIFTH ADDITION

OWNERS/DEVELOPER: INK ENTERPRISES, INC. 1223 NORTH ROCK ROAD BLDG. 1/STE. 200 WICHITA, KS 67206 Phone: (316) 681-3500

REVISED: JANUARY 2004
DATE: NOVEMBER 2003

MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

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