

# FINAL PLAT

## HAWTHORNE SECOND ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "HAWTHORNE SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, and Blocks, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in a portion of Hawthorne Addition, an addition to Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:

That portion of Block 2 of said addition, including Lot 25-62 inclusive; TOGETHER WITH;  
 That portion of Block 6 of said addition, including Lots 35-43 inclusive; TOGETHER WITH;  
 That portion of Reserve "C", of said addition described as follows:  
 BEGINNING at the Southwest corner of Lot 34, Block 2, said Hawthorne Addition, an addition to Wichita; Sedgwick County, Kansas; thence along the South line of 34 and 33 on a platted bearing of, N85°40'02"E, 136.34 feet to the Northwest corner of Lot 31, of said Block 2; thence along the West line of said Lot 31, S01°25'27"E, 73.16 feet to the Southwest corner of said Lot 31; thence along the South line of said Lot 31, S81°34'54"E, 142.57 feet to the Southeast corner of said Lot 31; thence along a Westery line of said Lot 31, N30°38'17"E, 25.62 feet to a point on a non-tangent curve to the left, said point lying on the right-of-way of Rosemont Ct.; thence along said curve and along said right-of-way, 38.78 feet, said curve having a central angle of 44°26'21", a radius of 50.00 feet, and a long chord distance of 37.82 feet, bearing S81°34'54"E to the Westery line of Lot 30, of said Block 2; thence along said Westery line of said Lot 30, S13°48'05"E, 25.62 feet to the Southwest corner of said Lot 30; thence along the South lines of said Lot 30 and Lot 25, S81°34'54.1"E, 323.48 feet to the West right-of-way line of Rosemont Street, thence along said West line, S02°05'31"E, 34.26 feet to a point on a non-tangent curve to the right, said point being the Northwest corner of Rosemont Street and Camden Chase Street; thence along the North line of said Camden Chase Street, and along said curve 203.60 feet, said curve having a central angle of 09°11'59", a radius of 1268.00 feet, and a long chord distance of 203.38 feet, bearing N 86°10'54"W; thence continuing along said North line, N81°34'54"W, 94.97 feet to a point on a curve to the left; thence along said North line, and along said curve 330.99 feet, said curve having a central angle of 81°44'38", a radius of 232.00 feet, and a long chord distance of 303.63 feet, bearing S57°32'47"W to a point on a curve to the right; thence along said North line and along said curve 40.42 feet, said curve having a central angle of 05°56'19", a radius of 390.00 feet, and a long chord distance of 40.41 feet, bearing S19°38'37"W to the East line of a platted Floodway line; thence along said platted Floodway line, N14°31'30"W, 358.68 feet, to the POINT OF BEGINNING.

Platted easements building setbacks within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Gregory J. Allison, PE, LS #1257  
 MKEC Engineering Consultants, Inc.  
 411 North Webb Road  
 Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, and Blocks, the same to be known as "HAWTHORNE SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public. Reserve "A" is platted for drainage, utilities in designated locations, irrigation, landscaping, berming, and open space. Reserve shall be owned and maintained by the homeowner's association; provided, however, that the undersigned, or the homeowners association, as the undersigned's successor in interest, may, in their discretion, deed a parcel of Reserve "A" to an owner or owners of an adjacent lot, subject to the obligation to maintain such deeded parcel of Reserve "A" in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenant. A drainage plan has been developed for this plat and all drainage easements, right-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of storm water. Lots 1, 2, 3, 4, 5, 6, 7, 18 and 19, Block 1, and Lot 8, Block 2 are required to adhere to the minimum pad elevations as shown on the "Minimum Pad Elevations" table.

TWENTY-FIRST GROWTH, L.L.C., a Kansas limited liability company

\_\_\_\_\_, Managing Member  
 Tim Buchanan, Managing Member

STATE OF KANSAS, SEDGWICK COUNTY} ss.

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 2003, by Tim Buchanan, Managing Member, Twenty-First Growth, L.L.C., a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_, Notary Public

My Term Expires: \_\_\_\_\_

We Bank of America, N.A. holders of mortgages on the above described property, do hereby consent to the plat of "HAWTHORNE SECOND ADDITION."

STATE OF KANSAS, SEDGWICK COUNTY} ss.

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 2003, by \_\_\_\_\_ Bank of America, N.A.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_, Notary Public

My Term Expires: \_\_\_\_\_

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

\_\_\_\_\_, Chair  
 Bernard A. Hentzen, Chair

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

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

At the direction of the City Council.

\_\_\_\_\_, Mayor  
 Carlos Mayans, Mayor

\_\_\_\_\_, City Clerk  
 Pat Graves, City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_, County Clerk  
 Don Brace, County Clerk

STATE OF KANSAS, SEDGWICK COUNTY} ss.

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_\_ day of \_\_\_\_\_, 2003 at \_\_\_\_\_ o'clock M; and is duly recorded.

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

\_\_\_\_\_, Deputy  
 Linda Kizzire, Deputy

\_\_\_\_\_, Deputy County Surveyor  
 Tricia L. Robello, LS #1246  
 Deputy County Surveyor  
 Sedgwick County, Kansas