FINAL PLAT

FOX RIDGE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

N

SCALE: 1" = 100'

100 0 100 200

LEGEND

- △ = Found Section Corner
- O = Found Survey Monument
- ● = Set ⅝" Rebar W/ MKEC CLS 39 id. cap
- D.E. = Drainage Easement
- B.S. = Building Setback
- U.E. = Utility Easement
- (M) = Measured
- — — — = Floodway Reserve/Drainage Esmt.

Center, Sec. 32, T26S, R1W, 6th P.M.
Fnd. ½" Bar w/ Baughman id cap 0.07 N. and 0.14 E. of calculated location

NE. Corner, Sec. 32, T26S, R1W, 6th P.M. Fnd. ¾" Pipe

E. ¼ Corner, Sec. 32, T26S, R1W, 6th P.M. Fnd. ¾" Pipe

Fnd. ¾" Bar w/ Moehring id cap

N88°09'47"E(CM) 2627.96'(CM)

2567.96'(CM)

1178.28'

75' RIGHT-OF-WAY EASEMENT (by Westar Energy Inc.) FILM 445, PAGE 470

RESERVE 'B'

RES. 'B' (TYPICAL)

FLOODWAY RESERVE

DRAINAGE RESERVE

DRAINAGE RESERVE (to rear Lot lines)

CONTINUE TO SHEET 2/6

CONTINUE TO SHEET 5/6

CONTINUE TO SHEET 4/6

WILD THICKET CT.

DEN HOLLOW CIR.

BRUSH CREEK CIR.

BRUSH CREEK CT.

WESTLAKES CT.

WESTLAKES PKY.

GREY MEADOW

RED FOX

DEN HOLLOW

BRUSH CREEK

TYLER RD. — COMPLETE ACCESS CONTROL 881.12' — 60.00' STREET DEDICATION

RESERVE 'T' — RESERVE 15' — 881.12'

EASEMENT FOR RIGHT-OF-WAY (by Sedgwick County) FILM 1855, PAGE 654

RES. 'S'

RES. 'T'

RES. 'N'

RES. 'O' (SEE DETAIL)

RESERVE 'F'

RESERVE 'G'

RESERVE 'O'

LINE TABLE		
LINE	LENGTH	BEARING
L38	71.58'	S00°28'55"E
L39	212.58'	S32°28'07"W
L40	250.29'	S57°31'53"E
L41	117.01'	S02°14'50"W
L42	55.39'	S15°45'04"E
L43	21.00'	S74°14'56"W
L44	47.14'	N58°01'27"E
L45	38.38'	N44°59'05"E
L46	28.16'	N25°20'17"W
L47	257.78'	N01°26'51"W
L48	21.10'	S54°57'35"W
L49	110.83'	S01°26'51"E
L50	21.00'	S88°09'47"W
L51	355.38'	N32°28'07"E
L52	182.97'	S57°31'53"E
L53	23.81'	N25°56'24"E
L54	138.63'	S88°09'47"W
L55	291.88'	S01°26'51"E
L56	87.51'	S43°13'33"W
L57	132.71'	N42°52'08"E
L58	182.28'	S01°26'51"E
L59	61.13'	N88°09'47"E
L60	64.27'	S12°36'38"W
L61	182.51'	N32°28'07"E
L62	202.97'	N21°56'02"W
L63	21.00'	N88°03'58"E
L101	85.92'	N57°31'53"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C21	774.35'	500.00'	Δ=88°44'02"
C36	172.53'	300.00'	Δ=32°57'03"
C37	156.50'	150.00'	Δ=59°46'42"
C38	134.78'	429.00'	Δ=17°59'54"
C39	68.28'	300.00'	Δ=13°02'22"
C40	587.48'	187.00'	Δ=180°00'00"
C41	166.79'	400.00'	Δ=23°53'26"
C42	277.04'	215.00'	Δ=73°49'44"
C43	152.03'	500.00'	Δ=17°25'18"
C44	589.67'	350.00'	Δ=96°31'44"
C45	912.16'	600.00'	Δ=87°06'18"
C46	260.56'	600.00'	Δ=24°52'54"
C47	309.70'	385.00'	Δ=46°05'21"
C48	159.81'	150.00'	Δ=61°02'29"
C49	232.04'	300.00'	Δ=44°19'00"
C50	173.29'	500.00'	Δ=19°51'29"
C51	118.69'	125.00'	Δ=54°24'09"

NOTE

There shall be no parking on or along Westlakes Parkway.

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)																			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)	LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)	LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)	LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)	LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
101	1	1167.8	1355.2	112	1	1167.8	1355.2	138	1	1167.1	1354.5	147	1	1167.1	1354.5	156	1	1167.1	1354.5
102	1	1167.8	1355.2	113	1	1167.8	1355.2	139	1	1167.1	1354.5	148	1	1167.1	1354.5	165	1	1167.1	1354.5
103	1	1167.8	1355.2	114	1	1167.8	1355.2	140	1	1167.1	1354.5	149	1	1167.1	1354.5	166	1	1167.1	1354.5
106	1	1167.8	1355.2	124	1	1167.8	1355.2	141	1	1167.1	1354.5	150	1	1167.1	1354.5	181	1	1167.1	1354.5
107	1	1167.8	1355.2	125	1	1167.8	1355.2	142	1	1167.1	1354.5	151	1	1167.1	1354.5	182	1	1167.1	1354.5
108	1	1167.8	1355.2	134	1	1167.6	1355.0	143	1	1167.1	1354.5	152	1	1167.1	1354.5				
109	1	1167.8	1355.2	135	1	1167.1	1354.5	144	1	1167.1	1354.5	153	1	1167.1	1354.5				
110	1	1167.8	1355.2	136	1	1167.1	1354.5	145	1	1167.1	1354.5	154	1	1167.1	1354.5				
111	1	1167.8	1355.2	137	1	1167.1	1354.5	146	1	1167.1	1354.5	155	1	1167.1	1354.5				

SEE SHEET 2/6 FOR LOCATION

E. ¼ Corner, Sec. 32, T26S, R1W, 6th P.M. Fnd. ¾" Pipe P.O.B.

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