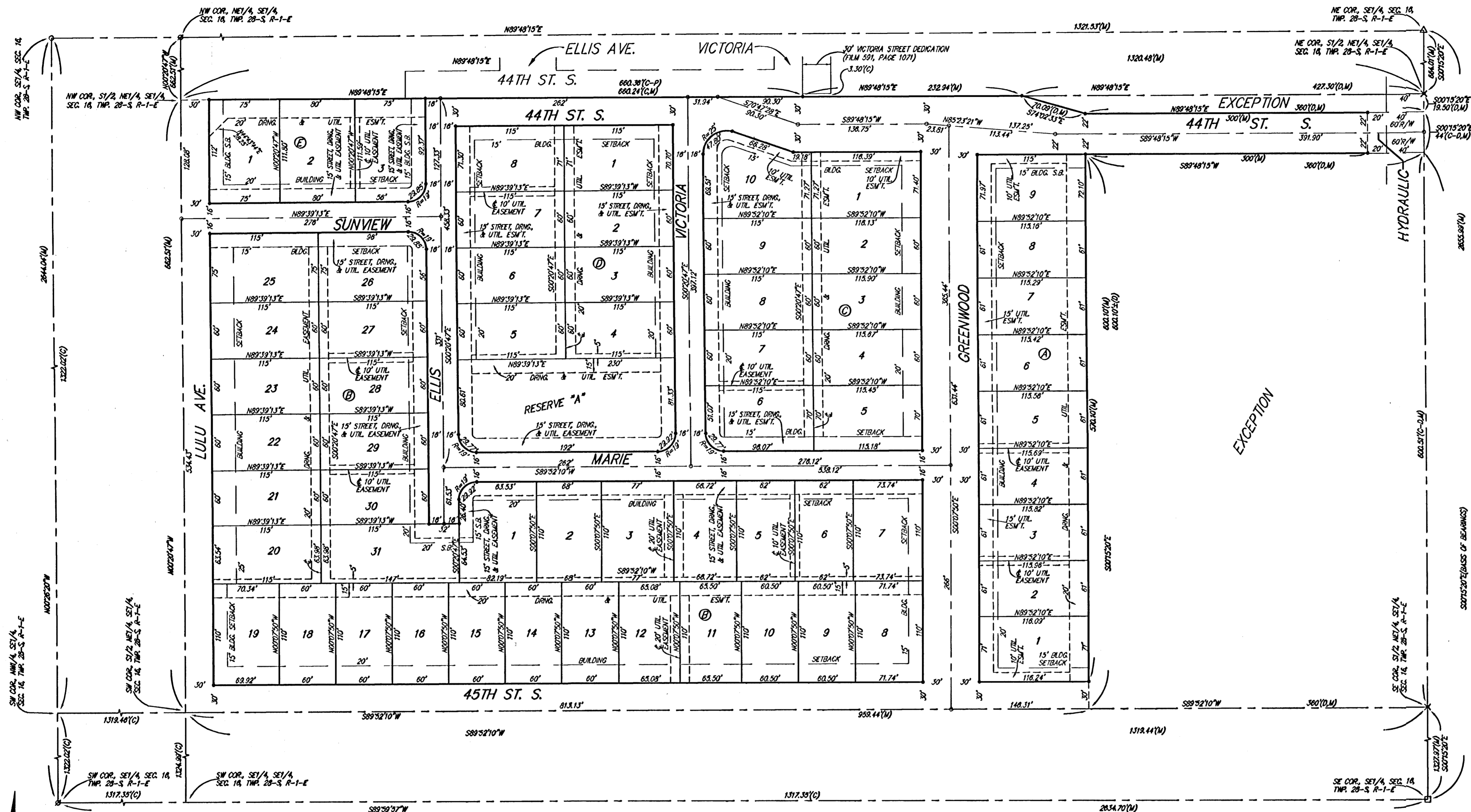


# HIDDEN GLEN

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "HIDDEN GLEN", an Addition to Wichita, Sedgwick County, Kansas  
and that the accompanying plat is a true and correct exhibit of the  
property surveyed, described as the S1/2 of the NE1/4 of the SE1/4 of  
Sec. 16, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas,  
EXCEPT therefrom the following described tract: Beginning at the  
SE corner of the S1/2 of the NE1/4 of said SE1/4; thence westerly  
along the south line of the S1/2 of the NE1/4 of said SE1/4, 360.00 feet;  
thence northerly parallel with the east line of said SE1/4, 601.10 feet, more  
or less, to a point 63.50 feet south of the north line of the S1/2 of the  
NE1/4 of said SE1/4; thence easterly parallel with the north line of the  
S1/2 of the NE1/4 of said SE1/4, 360.00 feet to a point on the east line  
of said SE1/4; thence southerly along the east line of said SE1/4 to the  
point of beginning, and EXCEPT therefrom the following described tract:  
Beginning at the NE corner of the S1/2 of the NE1/4 of said SE1/4;  
thence S00°15'20"E along the east line of said SE1/4, 19.50 feet;  
thence S89°48'15"W parallel with the north line of the S1/2 of the  
NE1/4 of said SE1/4, 360.00 feet; thence N74°02'33"W, 70.09 feet  
to a point on the north line of the S1/2 of the NE1/4 of said SE1/4;  
thence N89°48'15"E along the north line of the S1/2 of the NE1/4 of  
said SE1/4, 427.30 feet to the point of beginning, all being subject to  
the east 40.00 feet thereof for road right-of-way.  
Existing public easements and dedications  
being vacated by virtue of K.S.A. 12-512(b).  
Baughman Company, P.A.

\_\_\_\_\_, Surveyor  
Michael G. Conroy

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots, Blocks, Streets, and a Reserve, to be known as "HIDDEN  
GLEN", an Addition to Wichita, Sedgwick County, Kansas. The utility  
easements are hereby granted as indicated for the construction and  
maintenance of all public utilities. The drainage and utility easements are  
hereby granted as indicated for drainage purposes and for the  
construction and maintenance of all public utilities. The street, drainage,  
and utility easements are hereby granted as indicated for street related  
purposes, for drainage purposes, and for the construction and  
maintenance of all public utilities. The streets are hereby dedicated to  
and for the use of the public. Reserve "A" is reserved for landscaping,  
open space, recreational uses, gazebos, sidewalks, berms, drainage  
purposes, and utilities as confined to easements. Reserve "A" shall be  
owned and maintained by the homeowners association for the addition.  
Hickory Creek, L.L.C.

\_\_\_\_\_, Member  
Joy W. Russell

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2003, by Joy W. Russell, Member of  
Hickory Creek, L.L.C., on behalf of the limited liability company.

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

My App't. Exp. \_\_\_\_\_

We, the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "HIDDEN GLEN",  
an Addition to Wichita, Sedgwick County, Kansas.

Emprise Bank

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

\_\_\_\_\_, Mayor  
Carlos Mayans  
\_\_\_\_\_, City Clerk  
Pat Graves

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

\_\_\_\_\_, County Clerk  
Dan Brace

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 2003, by \_\_\_\_\_,  
of Emprise Bank, on behalf of the bank.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

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

Tricia L. Robello, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2003 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

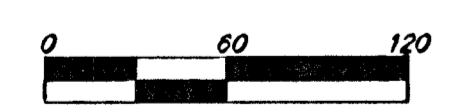
\_\_\_\_\_, Register of Deeds  
Bill Meek  
\_\_\_\_\_, Deputy  
Linda Kizzira

This plat of "HIDDEN GLEN", 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 \_\_\_\_\_, 2003.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Bernard A. Hentzen  
\_\_\_\_\_, Secretary  
John L. Schlegel

NOTE:  
ALL LOTS WITHIN HIDDEN GLEN  
ADDITION SHALL HAVE A 5 FOOT  
INTERIOR SETBACK.



- = 1/4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/4" IRON IN TRIANGLE (FOUND)
- × = "P-K" NAIL (FOUND)
- = 1/2" IRON (FOUND)
- = 1/4" IRON (FOUND)
- △ = "P-K" NAIL AND WASHER (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (C) = CALCULATED
- (C-P) = CALCULATED PER PLATTED INFO.
- (C-D) = CALCULATED PER DESCRIBED INFO.

NOTE:  
A master grading plan for drainage has been developed for this  
subdivision and is on file with the City of Wichita, Kansas. All  
drainage easements, rights-of-way, or reserves shall remain of  
established grades or as modified with the approval of the City  
Engineer of the City of Wichita, Kansas. No obstructions which  
impede the flow of this drainage system shall be allowed.

**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
318-202-1271 • 318 ELLIS • WICHITA, KANSAS 67201  
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