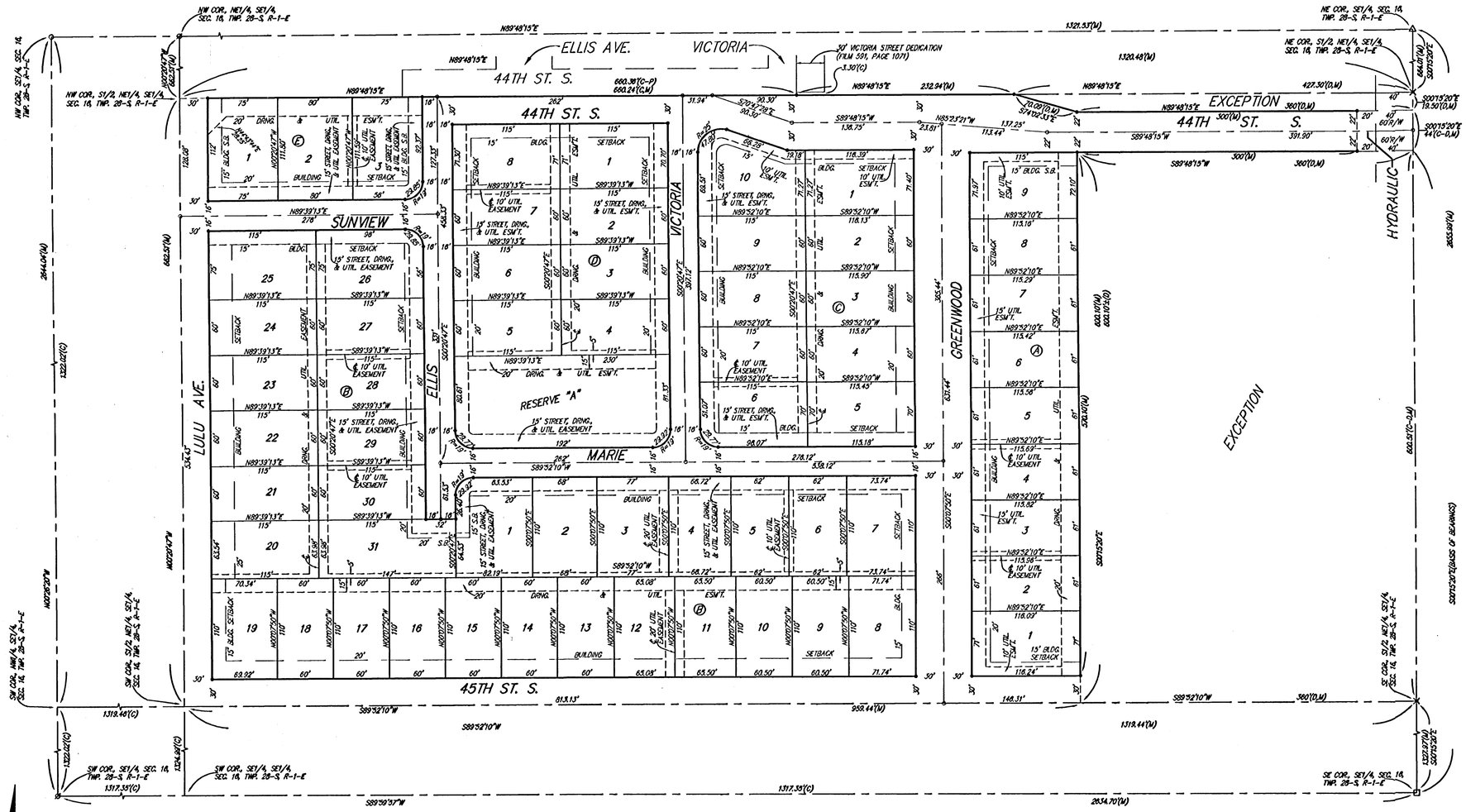
HIDDEN GLEN

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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

0 60 120

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- □ = 3/4" IRON IN THIMBLE (FOUND)
- X = "P-K" NAIL (FOUND)
- ○ = 1/2" IRON (FOUND)
- ⌀ = 3/4" 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 at 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.

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

_____, _____ (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2003, by_____, _____(Title) of Emprise Bank, on behalf of the bank.

_____, Notary Public

My App't. Exp._____

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

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

Entered on transfer record this_____day of_____, 2003.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been 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 Kizzire

State of Kansas)
Sedgwick County) SS
We, Baughman Company, P.A., Surveyors in 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. Conrey

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
Jay W. Russell

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2003, by Jay W. Russell, Member of Hickory Creek, L.L.C., on behalf of the limited liability company.

_____, Notary Public

My App't. Exp._____

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

50-15-01-05

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 319 ELLIS • WICHITA, KANSAS 67211
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