ENGLISH COUNTRY GARDENS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

DETAIL "A"
NO SCALE

DETAIL "B"
NO SCALE

DETAIL "C"
NO SCALE

SEE DETAIL "A"
SEE DETAIL "B"
SEE DETAIL "C"

THURMAN
RECA
15TH ST. N.
NANTUCKET
SUNCREST AVE.
SUNCREST CT.
RESERVE "A"
RESERVE "B"
RES. "C"
TYLER ROAD
13TH ST. NORTH

● = 1/4 REBAR W/ "BAUGHMAN" CAP (SET)
● = 1/4 REBAR W/ "BAUGHMAN" CAP (SET)
□ = 1/4 REBAR W/ "208" CAP (FOUND)
△ = 1/4" SIGN (FOUND)
○ = 1/2" IRON W/ "PEC" CAP (FOUND)
⊘ = 1/4" IRON W/ "PEC" CAP (FOUND)
⊗ = 1/4 REBAR (FOUND)

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

NOTE:
ALL LOTS WITHIN ENGLISH COUNTRY GARDENS ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK

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.

BENCHMARK:
TYLER AND 13TH ST. NORTH
COM BENCHMARK DISC. SW. CORNER OF INTERSECTION
68.70' W. OF ℄
77' S. OF ℄
2' E. OF EAST FACE OF WALK
2' S. OF SOUTH FACE OF WALK
6.50' ESE. TO PROPERTY CORNER

ELEV. = 1168.41 (CITY DATUM)
ELEV. = 1355.87 (NGVD29)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
27–31	D	165.0

Roberta Lynch, County Clerk By Mark
DOC #/FLM-PG: 28543331
Receipt #: 154142
Pages Recorded: 2
Recording Fees: $40.00
Postage Amt.: $3.00
Cashier Initials: GR
Authorized By
Date Recorded: 2/24/2004 1:01:55 PM

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BAUGHMAN COMPANY P. A.
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P:\ENGLISH COUNTRY GARDENS ADDITION\DWG\ENGLISHCOUNTRY2.DWG WCC