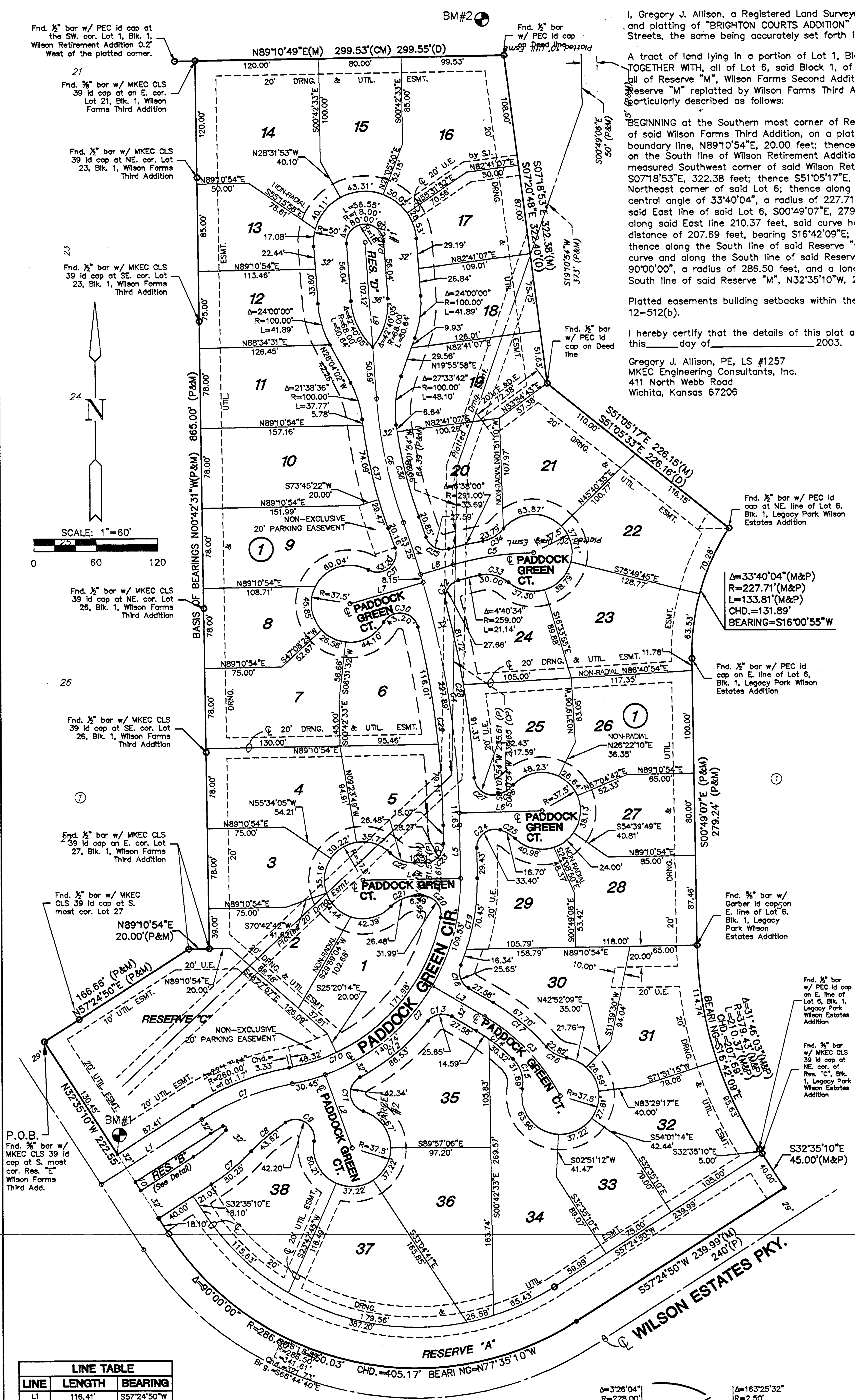
FINAL PLAT

BRIGHTON COURTS ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	116.41'	S57°24'50"W
L2	75.37'	S21°56'58"E
L3	59.10'	S59°19'55"E
L4	95.00'	S89°17'27"W
L5	52.07'	N00°42'33"W
L6	80.00'	S88°38'58"W
L7	74.06'	N74°02'31"E
L8	32.83'	N73°31'24"E
L9	152.71'	N04°04'02"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	94.95'	244.00'	Δ=22°17'44"
C2	280.71'	200.00'	Δ=80°25'07"
C3	107.88'	192.90'	Δ=32°02'35"
C4	300.92'	900.00'	Δ=19°09'27"
C5	79.08'	275.00'	Δ=16°28'36"
C6	124.09'	450.00'	Δ=15°47'59"
C7	50.25'	210.00'	Δ=13°42'34"
C8	43.62'	200.00'	Δ=12°29'46"
C9	42.20'	18.00'	Δ=134°18'41"
C10	220.30'	184.00'	Δ=68°35'59"
C11	42.34'	18.00'	Δ=134°46'00"
C12	86.53'	216.00'	Δ=22°57'06"
C13	25.65'	18.00'	Δ=81°38'43"
C14	44.91'	176.90'	Δ=14°32'39"
C15	31.89'	33.00'	Δ=55°21'38"
C16	22.82'	33.00'	Δ=39°36'49"
C17	67.70'	208.90'	Δ=18°34'04"
C18	25.65'	18.00'	Δ=81°38'43"
C19	86.79'	216.00'	Δ=23°01'22"
C20	31.99'	18.00'	Δ=101°49'08"
C21	26.48'	33.00'	Δ=45°58'12"
C22	26.48'	33.00'	Δ=45°58'12"
C23	28.27'	18.00'	Δ=90°00'00"
C24	33.40'	18.00'	Δ=106°19'30"
C25	16.70'	33.00'	Δ=29°00'13"
C26	17.59'	33.00'	Δ=30°32'19"
C27	32.43'	18.00'	Δ=103°12'59"
C28	173.05'	916.00'	Δ=10°49'29"
C29	195.12'	884.00'	Δ=12°38'47"
C30	43.20'	18.00'	Δ=137°29'41"
C31	43.20'	18.00'	Δ=137°29'41"
C32	27.66'	18.00'	Δ=88°02'41"
C33	30.00'	33.00'	Δ=52°05'28"
C34	23.79'	33.00'	Δ=41°17'57"
C35	27.59'	18.00'	Δ=87°48'42"
C36	92.70'	434.00'	Δ=12°14'17"
C37	109.35'	466.00'	Δ=13°26'35"

LEGEND

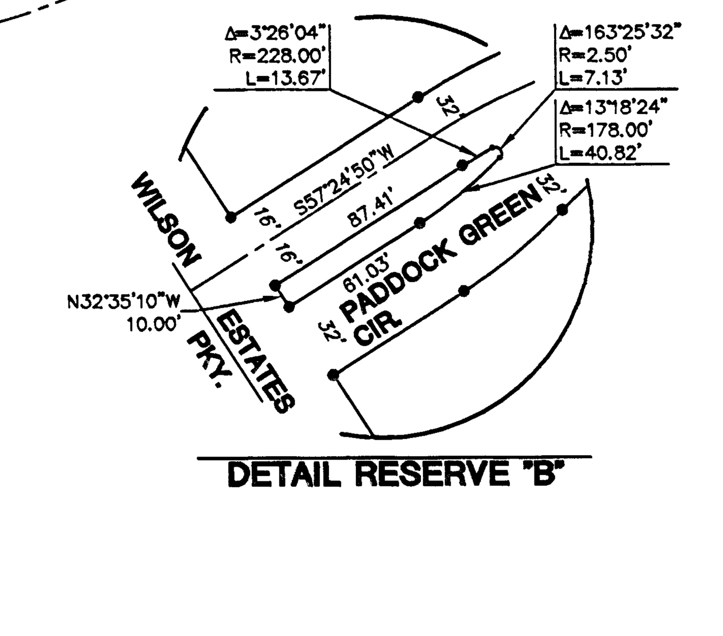
- △ = Section Corner Monument Found
- o = Found Survey Monument (see leadered caption for type)
- • = Set 5/8" Rebar W/ MKEC CLS 39 id. Cap
- U.E. = Utility Easement
- — — = 15' Street Drainage, Utility Easement, and Building Setback
- (P) = Platted
- (M) = Measured
- (CP) = Calculated From Platted
- (CM) = Calculated From Measured
- C1 = See Curve Table
- L1 = See Line Table

BENCHMARKS

BM#1– Chiseled square on top of East curb of drive into Alterra Retirement Home, 72' North & 47' West of the Southeast corner of Wilson Retirement Addition. Elevation = 204.12 City Datum 1391.52 NGVD

BM#2– Chiseled square on the South end of the East headwall of a RCB, 101' South and 20' East of the Southernmost corner of Lot 27, Block 1, Wilson Farms Third Addition. Elevation = 189.38 City Datum 1376.78 NGVD

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
1	1	191.0	1378.4
2	1	191.0	1378.4



DETAIL RESERVE "B"

Reviewed in accordance with K.S.A. 58–2005 on this ____ day of __________, 2003.

__________________, Deputy County Surveyor
Tricia L. Robello, LS #1246
Deputy County Surveyor
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 "BRIGHTON COURTS ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in a portion of Lot 1, Block 1, Legacy Park Wilson Estates Addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, all of Lot 6, said Block 1, of said addition, TOGETHER WITH, all of Reserve "C", of said addition, TOGETHER WITH, all of Reserve "M", Wilson Farms Second Addition, an addition to Wichita, Sedgwick County, Kansas, EXCEPT that portion of said Reserve "M" replatted by Wilson Farms Third Addition, an addition to Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows:

BEGINNING at the Southern most corner of Reserve "E", said Wilson Farms Third Addition, thence along the Easterly boundary line of said Wilson Farms Third Addition, on a platted bearing of N57°24'50"E, 166.66 feet; thence continuing along said Easterly boundary line, N89°10'54"E, 20.00 feet; thence continuing along said Easterly boundary line, N00°42'31"W, 865.00 feet to a point on the South line of Wilson Retirement Addition to Wichita, Sedgwick County, Kansas, said point lying 20.20 feet East of the measured Southwest corner of said Wilson Retirement Addition; thence along said South line N89°10'49"E, 299.53 feet; thence S07°18'53"E, 322.38 feet; thence S51°05'17"E, 226.15 feet to a point on a non-tangent curve to the left, said point being the Northeast corner of said Lot 6; thence along said curve and along the East line of said Lot 6, 133.81 feet, said curve having a central angle of 33°40'04", a radius of 227.71 feet, and a long chord distance of 131.89 feet, bearing S16°00'55"W; thence along said East line of said Lot 6, S00°49'07"E, 279.24 feet to a point on a curve to the left; thence along said curve and continuing along said East line 210.37 feet, said curve having a central angle of 31°46'03", a radius of 379.43 feet, and a long chord distance of 207.69 feet, bearing S16°42'09"E; thence S32°35'10"E, 45.00 feet to the Southeast most corner of said Reserve "C"; thence along the South line of said Reserve "C", S57°24'50"W, 239.99 feet to a point on a curve to the right; thence along said curve and along the South line of said Reserve "C" and said Reserve "M" 450.03 feet, said curve having a central angle of 90°00'00", a radius of 286.50 feet, and a long chord distance of 405.17 feet, bearing N77°35'10"W; thence continuing along the South line of said Reserve "M", N32°35'10"W, 222.55 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, a Block, Reserves, and Streets, the same to be known as "BRIGHTON COURTS 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. The parking easements are granted for residential parking only and no obstructions shall be constructed or placed within the easements. Streets are hereby dedicated to and for the use of the public. Reserves "A", "B", "C", and "D" are platted for berming, open space, landscaping, monuments, irrigation, drainage, utilities as designated, and monuments. The Reserves shall be owned and maintained by the homeowners association.

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 and 2 are required to adhere to the minimum pad elevations as shown on the "Minimum Pad Elevations" table. This plat shall conform to CUP DP–201.

BRIGHTON COURTS LLC, a Kansas limited liability company

__________________, Manager
Ron Samples, Manager

STATE OF KANSAS) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _________ day of __________, 2003, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Ron Samples, Manager, Brighton Courts LLC, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

__________________, Notary Public
Notary Public
My appointment expires:__________

Wilson Farms Residential Master Association, a Kansas not–for–profit Corporation

__________________.

STATE OF KANSAS) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _________ day of __________, 2003, before me the undersigned, a Notary Public in and for the County and State aforesaid, came __________ Wilson Farms Residential Master Association, a Kansas not–for–profit Corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

__________________, Notary Public
Notary Public
My appointment expires:__________

This plat of "BRIGHTON COURTS 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
Dale Miller, 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.

____

__________________, City Clerk
Pat Graves, City Clerk

Entered on transfer record this ____ day of __________, 2003.

__________________, County Clerk
Don Brace, County Clerk

STATE OF KANSAS)
)ss:
SEDGWICK COUNTY)

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

MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

H:\CIVIL\02280\DWG\PAV\PH1\02280A1.dwg

20-10-09-85