

# NEW WESTERN 4TH ADDITION

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 "NEW WESTERN 4TH ADDITION", Wichita, Sedgwick County,  
Kansas and that the accompanying plat is a true and correct exhibit  
of the property surveyed, described as and being a replat of Lot 1, New  
Western 3rd Addition, Wichita, Sedgwick County, Kansas, and a portion  
of Sylvan Lane, part of Block 3, Beverley Manor, Sedgwick County,  
Kansas, part of Reserve "A", Cain and Smith's Replat of a part  
of Block 3 in Beverley Manor, Sedgwick County, Kansas, and a part  
of Lot 10, Replat of a portion of Block Three of Beverley Manor  
to Wichita, Sedgwick County, Kansas further described as Commencing  
at the SE. Corner of Lot 10 in said Replat of a portion of Block Three  
of Beverley Manor to Wichita, Sedgwick County, Kansas; thence north  
along the east line of said Lot 10, 10 feet for a point of beginning;  
thence west parallel with the south line of said Lot 10 and  
extended west to a point on the centerline of a 40 foot drainage  
easement as recorded in Misc. Book 167, Page 134 and in  
Misc. Book 167, Page 132; thence northeasterly along the centerline  
of said drainage easement to the S.W. Corner of Lot 1, New Western  
3rd Addition, Wichita, Kansas; thence east along the south line of  
said Lot 1, 240.51 feet to a deflection corner in the south line of  
said Lot 1; thence south 50 feet to the point of beginning.

All being situated in the NW1/4 of Sec. 25, Twp. 27-S,  
R-1-E of the 6th P.M., Sedgwick County, Kansas.

Existing public dedications and easements being vacated  
by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Steven L. Willett  
Steven L. Willett  
Surveyor

Know all men by these presents that we,  
the undersigned have caused the land in the surveyors certificate to be  
platted into a Lot, to be known as "NEW WESTERN 4TH ADDITION", 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 easement is hereby granted as indicated for  
drainage purposes and for the construction and maintenance of all public  
utilities. All abutters rights of access to or from Kellogg Street over and  
across the north line of Lot 1 are hereby granted to the City of Wichita,  
Kansas provided, however, that Lot 1 shall have access to Kellogg Street  
at two locations as shall be determined by the City Engineer of the City  
of Wichita, Kansas. All abutters rights of access to or from Beverley  
Drive over and across the east line of Lot 1 and to or from Sylvan  
Lane over and across the south line of Lot 1 are hereby granted to  
the City of Wichita, Kansas provided, however, that Lot 1 shall have  
access to Beverley Drive at two locations over all except the south 60 feet  
of the east line of Lot 1 as shall be determined by the City Engineer of  
the City of Wichita, Kansas. No new building shall be constructed below a  
minimum building pad elevation of 1343.0 Mean Sea Level (155.60 City Datum).  
The floodway shall be the responsibility of the owner of Lot 1, until such  
time as the appropriate governing body elects to assume the responsibility  
for the maintenance and improvement of the drainage. No building shall  
be constructed on or within said floodway, nor shall any fill, change of  
grade, creation of a channel or other work be carried on without the per-  
mission of said appropriate governing body; additional improvements and/or  
activities may be permitted within said floodway, such as landscaping, and  
parking is permitted within said floodway.

New Western L.C.

Lindy Andeel, Member

Lindy Andeel

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 15th day of August, 1995, by Lindy Andeel,  
Member, New Western L.C., on behalf of the company.

My App't. Exp. Sept 10, 1997

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 15th day of August, 1995, by Lindy Andeel,  
a single person.

My App't. Exp. Sept 10, 1997

We, the undersigned, holders of mortgages  
on the above described property do hereby consent to the plat  
of "NEW WESTERN 4TH ADDITION", Wichita, Sedgwick County, Kansas.  
Southwest National Bank of Wichita

John W. Long, VICE-PRESIDENT

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 15th day of August, 1995, by John W. Long,  
VICE-PRESIDENT of Southwest National Bank of Wichita, on behalf of  
the bank.

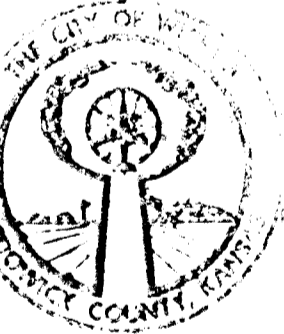
My App't. Exp. 08/17/95

This plat of "NEW WESTERN 4TH ADDITION",  
Wichita, Sedgwick County, Kansas has been submitted to and  
approved by the Wichita-Sedgwick County Metropolitan Area Planning  
Commission, Wichita, Kansas.  
Dated this 25th day of May, 1995.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

John W. McKay, Chairman  
Marvin S. Kraut, Secretary

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this 29th day of August, 1995.

Bob Knight, Mayor  
Pat Burnett, Deputy City Clerk



Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 1995.  
Susan E. Crockett-Spoon, County Clerk

State of Kansas) SS This is to certify that this plat has been  
filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 1995, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

Pat Kettler, Register of Deeds  
Ed Resa, Deputy

Lot	Elevation	
	City Datum	M.S.L.
1	155.60	1343.00

BENCH MARK: City disc located on the  
N.E. Corner of RCBC  
at Pinecrest & Orme.  
Elev. - 151.61 (City Datum)  
1339.01 (MSL)

