

# FINAL PLAT OF LARKSFIELD PLACE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "LARKSFIELD PLACE", an addition to Wichita, Sedgwick County, Kansas into lots, blocks and reserves, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying within the northeast quarter of Section 6, Township 27 south, Range 2 east of the 6th Principal Meridian, more particularly described as follows:

Beginning at the southeast corner of 29th Street North and Gouverneur, said point being 70.00 feet south and 45.00 feet east of the northwest corner of said quarter section; thence easterly along the south line of 29th Street North, N 89° 04' 12" E, 890.82 feet to the northwest corner of Jeff and Jay Second Addition; thence S 0° 55' 48" E, 200.00 feet; thence N 89° 04' 12" E, 325.00 feet to the northwest corner of Comotara Retirement Center Addition; thence S 23° 15' 14" E, 1258.43 feet to a point on a curve to the right, thence 219.34 feet along said curve having a radius of 50.00 feet, a central angle of 251° 21' 25", a long chord of 81.24 feet bearing S 50° 18' 04" E; thence N 75° 22' 08" E, 53.38 feet to the beginning of a curve to the left; thence 145.70 feet along said curve having a radius of 249.01 feet, a central angle of 33° 31' 26", a long chord of 143.63 feet bearing N 58° 36' 25" E; thence N 41° 50' 42" E, 75.44 feet to the beginning of a curve to the right; thence 188.54 feet along said curve having a radius of 228.62 feet, a central angle of 47° 14' 56", a long chord of 188.54 feet bearing N 65° 28' 10" E; thence N 89° 05' 38" E, 400.00 feet to the westerly line of Rock Road; thence along said westerly line S 0° 54' 22" E, 616.92 feet; thence N 86° 21' 56" W, 81.77 feet; thence N 74° 37' 52" W, 2572.29 feet to the easterly line of Gouverneur; thence along said easterly line N 0° 54' 32" W, 1091.50 feet to the point of beginning.

The storm water drainage easement granted on Film 491, Page 574, within the above described property, is being vacated by virtue of KSA 12-512 (b).

The temporary storm water drain easement established on Film 677, Page 1135, within the above described property, is being vacated by virtue of KSA 12-512(b).

I hereby certify that the details on this plat are correct to the best of my knowledge and belief this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

*Kenneth H. Bengtson*  
Kenneth H. Bengtson, P.E.  
Mid-Kansas Engineering Consultants, P.A.  
3500 North Rock Road, #800  
Wichita, KS 67226



Know all men by these presents, that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate have caused the same to be platted into lots, blocks, and reserves, the same to be known as "LARKSFIELD PLACE", an addition to Wichita, Sedgwick County, Kansas. The reserves are platted for construction and maintenance of public utilities, drainage, landscaping, irrigation and recreation areas. Reserves shall be owned and maintained by the owner of Lot 1. Reserves A and B are platted also for a floodway. The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita/Sedgwick County Flood Control Office or their successors of office. Easements for the construction and maintenance of public utilities and drainage are hereby granted. All abutters rights of access over and across the south line of 29th Street North except for one opening as shall be determined by the City Engineer, are hereby granted to the City of Wichita, Kansas.

Building setbacks shall be as shown on The Comotara Residential Community Unit Plan (DP-73) on file at the Wichita/Sedgwick County Planning Department Office, 10th Floor, 455 N. Main, Wichita, Kansas, 67202.

Wesley Medical Endowment Foundation

By: *Duane L. Dyer*  
Duane L. Dyer, President

STATE OF KANSAS  
COUNTY OF SEDGWICK

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1986, before me a Notary Public in and for said State and County, came Wesley Medical Endowment Foundation by Duane L. Dyer, President, 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 testimony whereof I have hereunto set my hand and affixed my notarial seal. In the day and year above written.

*Jonda M. Fleming*, Notary Public  
My Appointment Expires: *November 4, 1989*

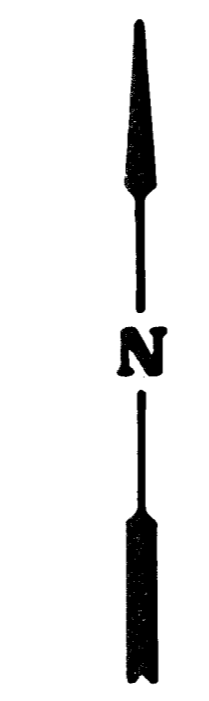
This plat of "LARKSFIELD PLACE" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

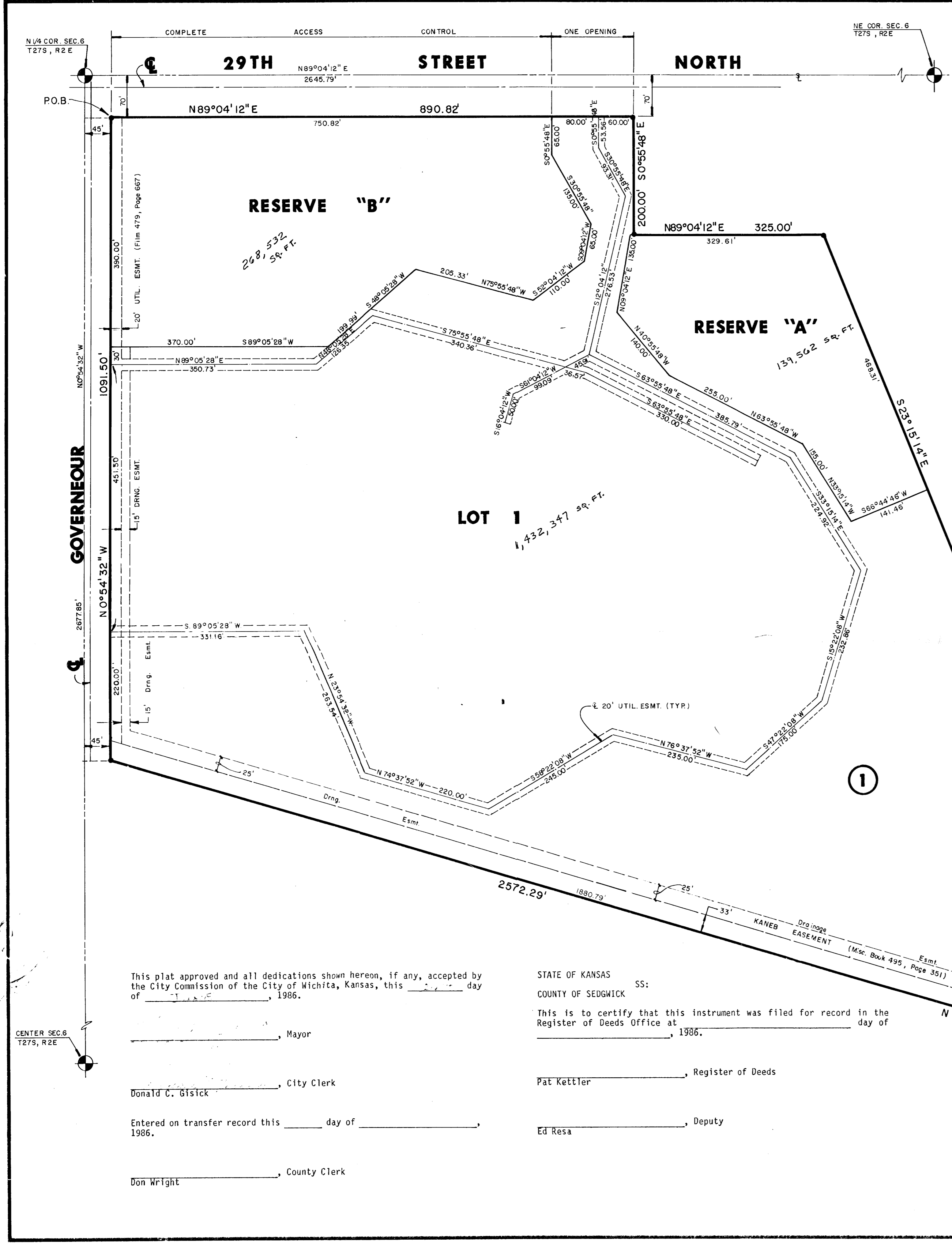
Wichita-Sedgwick County Metropolitan Area Planning Commission

*David Bayouth*, Vice-Chairman

*Michael E. Lindebak*, Secretary



LEGEND  
• = Iron



R = 50.00' Δ = 251°21'25" L = 219.34' Brq. = S50°18'04"E Chrd = 81.24'	R = 249.01' Δ = 33°31'26" L = 145.70 Brq. = N58°36'25"E Chrd = 143.63'	R = 228.62' Δ = 47°14'56" L = 188.54' Brq. = N65°28'10"E Chrd = 183.24'
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**CIRCLE**

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

\_\_\_\_\_, Mayor  
Donald C. Gistick, City Clerk  
Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1986.  
Don Wright, County Clerk

STATE OF KANSAS SS:  
COUNTY OF SEDGWICK  
This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_, 1986.

Pat Kettler, Register of Deeds  
Ed Resa, Deputy

CENTER SEC. 6  
T27S, R2E