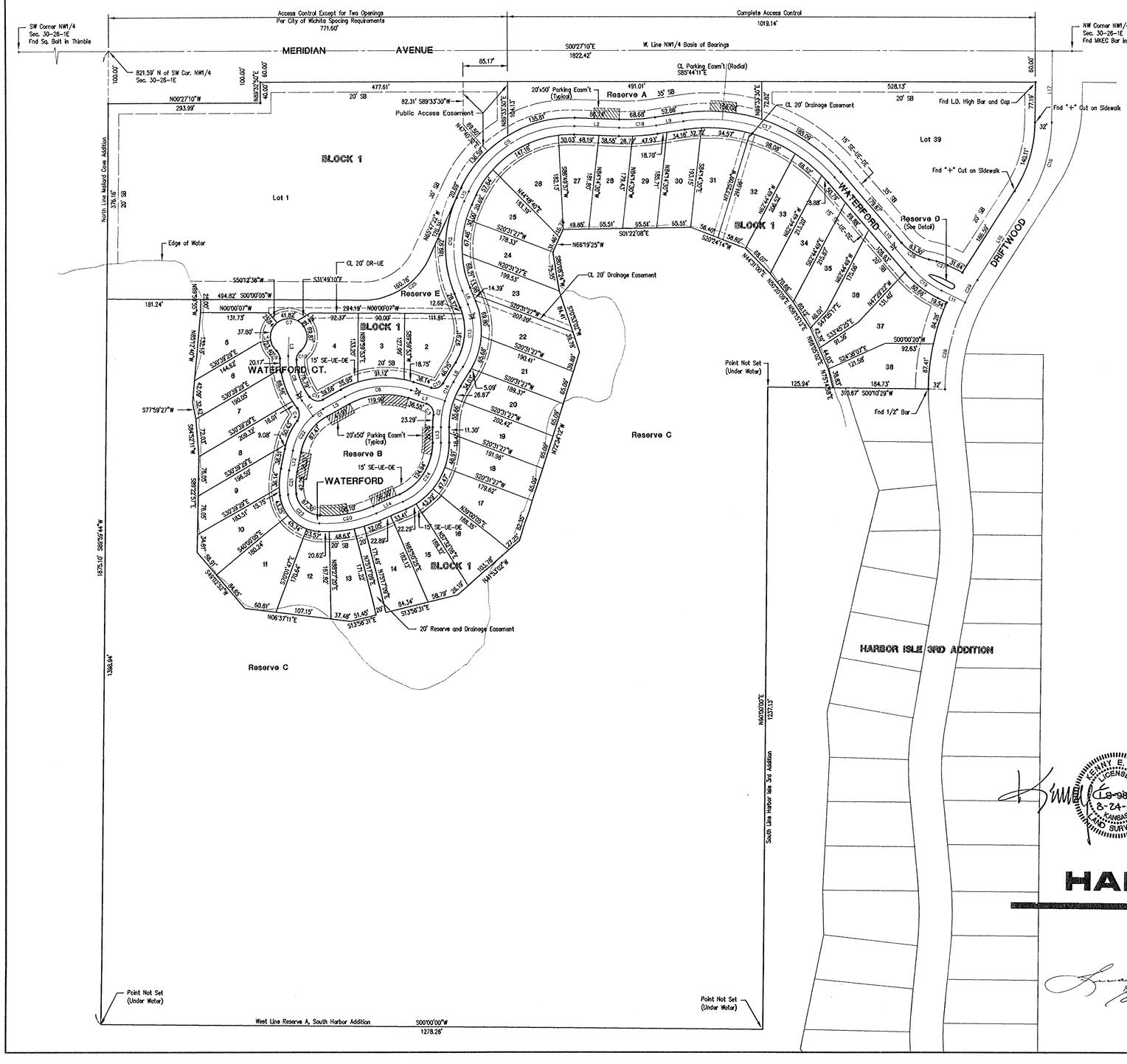
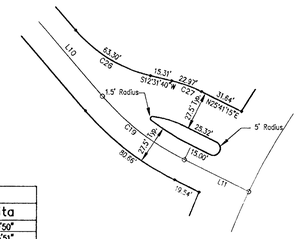
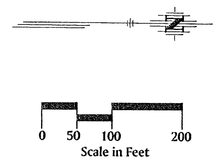




RESERVE D DETAILS

CURVE TABLE				
Curve	Length	Radius	Chord	Delta
C1	23.65	116.00	23.61	11°40'50"
C2	50.98	166.00	50.78	17°35'51"
C3	27.83	20.00	25.64	79°44'03"
C4	26.16	20.00	24.33	76°56'23"
C5	253.61	216.00	239.29	67°16'19"
C6	132.86	184.00	129.26	46°24'58"
C7	172.89	35.50	46.09	279°02'48"
C8	90.74	140.00	89.16	37°08'15"
C9	16.69	20.00	16.21	47°48'26"
C10	18.30	20.00	17.67	52°25'40"
C11	28.57	20.00	26.20	81°50'03"
C12	176.82	216.00	171.92	46°54'10"
C13	125.59	134.00	121.04	53°41'52"
C14	40.13	168.00	40.03	13°40'59"
C15	28.58	20.00	24.87	76°09'01"
C16	158.05	282.00	155.99	32°06'42"
C17	324.98	321.00	311.27	58°00'19"
C18	71.87	384.00	71.56	10°43'35"
C19	74.21	184.00	73.70	23°06'25"
C20	113.71	239.10	112.64	27°14'51"
C21	47.09	158.86	46.92	17°12'08"
C22	77.82	118.00	76.37	38°28'13"
C23	89.73	64.00	82.58	80°19'37"
C24	143.45	124.00	135.58	66°18'54"
C25	160.76	140.00	152.07	65°47'27"
C26	63.30	100.00	62.25	36°16'00"
C27	22.97	100.00	22.92	13°09'35"
C28	173.45	400.00	172.09	24°50'41"
C29	49.43	400.00	49.40	7°04'50"



LINE TABLE		
Line	Length	Bearing
L1	38.97	S53°59'17"W
L2	86.74	S01°28'57"W
L3	36.54	S88°52'28"E
L4	23.02	N10°47'35"W
L5	47.91	S29°15'37"E
L6	28.37	S87°18'28"W
L7	69.32	S17°09'21"W
L8	34.03	N58°59'39"W
L9	52.86	N09°12'38"W
L10	227.59	S46°47'41"W
L11	51.07	S25°41'15"W
L12	38.51	S79°22'40"E
L13	29.75	S89°33'30"W
L14	56.30	S24°09'35"E
L15	20.69	S65°47'22"W
L16	182.65	N57°54'00"W
L17	137.44	S89°59'18"W

BENCHMARKS

1. " + " cut on NW corner concrete pad at lift station, 115.4 feet NW of SW corner Section 19-26-1E
Elevation 140.14 City Datum or 1327.54 NGVD Datum

2. Top steel " T " post set flush with ground 4 feet N. of R/W corner @ SW corner of Driftwood and Driftwood Court
Elevation 139.17 City Datum or 1326.57 NGVD Datum

3. COW BM at NW corner of Meridian and Keywest 59 feet W. and 32.3 feet N. of centerline of both, 11.8 feet N. of N. curb on Keywest. 4.8 feet NW of center P.P. 23.4 feet SE of SE corner of concrete wall.
Elevation 141.96 City Datum or 1329.36 NGVD Datum

LEGEND

Building Setback	SB
Street Easement	SE
Utility Easement	UE
Drainage Easement	DE
Center Line	CL
Iron Pin	•

KENNY E. HILL
LICENSED
LS-984
8-24-05
KANSAS
LAND SURVEYOR

HARBOR ISLE SOUTH ADDITION

INCLUDES PARCELS 1 AND 2 IN COMMUNITY UNIT PLAN DP-285

POE AND ASSOCIATES, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 ◻ Wichita KS 67208 ◻ 316/685-4114 ◻ Fax 316/685-4444

Z:\71\Harbor Isle South\Final Harbor Isle South.dwg Kenny Hill, P.E. Poe & Assoc.

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting the "HARBOR ISLE SOUTH ADDITION" to Wichita, Sedgwick County, Kansas, being described as follows:

Beginning at a point on the West line of the Northwest Quarter of Section 30, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, said point being 821.59 feet North of the Southwest corner of the Northwest Quarter of said Section 30; thence N89°59'55"E for a distance of 1875.10 feet along the North line of Mallard Cove Addition to Wichita, Sedgwick County, Kansas, to a point on the West line of Reserve A in South Harbor Addition to Wichita, Sedgwick County, Kansas; thence N00°00'00"E for a distance of 1278.26 feet on the West line of Reserve A in said South Harbor Addition to a point on the South line of Reserve C in Harbor Isle 3rd Addition to Wichita, Sedgwick County, Kansas; thence N90°00'00"W for a distance of 1237.13; thence N00°10'29"E for a distance of 342.67 feet to the centerline of Driftwood Street as platted in said Harbor Isle 3rd Addition; thence Northwesterly on the centerline of Driftwood on a circular curve having a radius of 400.00 feet for an arc distance of 222.88 feet to a point of tangency; thence N57°54'00"W for a distance of 182.65 feet to a point of curvature; thence Northwesterly on the centerline of Driftwood on a circular curve to the left having a radius of 282.00 feet for an arc distance of 158.05 feet to a point of tangency; thence S89°59'18"W for a distance of 137.44 feet to a point on the West line of the Northwest Quarter of said Section 30; thence S00°27'10"E for a distance of 1822.42 feet on the West line of the Northwest Quarter of said Section 30 to the point of beginning, subject to street right-of-way. Existing easements are hereby vacated to conform to this plat by virtue of K.S.A. 12-512(b).

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this 24th day of August, 2005.

Poe and Associates, Inc.

Kenny E. Hill, L.S. 1341
Vice President

KENNY E. HILL LICENSED L.S. 1341 8-24-05 KANSAS LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into Lots Blocks, Streets and Reserves. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage, utilities and a Public Access Easement. Reserve A shall permit landscaping, irrigation systems, walks, paths, gazebos, parking, benches, walls and utilities confined to easements. Reserve B shall permit a swimming pool, parking, recreation facilities, club house, gazebos, landscaping, irrigation systems, lighting, walks, paths, benches, and utilities confined to easements. Reserve C shall permit ponds, drainage improvements, boat docks, landscaping, irrigation systems, walks, paths, gazebos and recreation facilities. Reserve D shall permit entry monuments, lighting, irrigation systems, landscaping, and utilities confined to easements. Reserve E shall permit landscaping, irrigation, walks, paths, gazebos, benches, drainage improvements, walls and utilities confined to easements. A drainage plan has been developed for this addition. Reserves are to be owned and maintained by a property owners association. All drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and remain unobstructed to allow for the conveyance of stormwater. All abutters' rights of access to or from the west line of, Reserve A, Lot 1 and Lot 39, Block 1, except for two openings to said Lot 1, are hereby granted to the City of Wichita. Parking easements are granted for residential parking only and no obstructions shall be constructed or placed within the parking easements.

The minimum low opening for the homes built in this addition shall be 134.0 (City of Wichita Datum) or 1321.4 (NGVD Datum). The minimum basement floor elevation for homes built in this addition shall be 131.0 (City of Wichita Datum) or 1318.4 (NGVD Datum).

South Harbor, LLC

Brad C. Bachman
Brad C. Bachman, Managing Member

Bachman Enterprises, Inc.

Brad C. Bachman
Brad C. Bachman, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this, 26th day of August, 2005, by Brad C. Bachman, Managing Member of South Harbor, LLC and President of Bachman Enterprises, Inc.

Notary Public

My Appointment Expires: October 13, 2005

NANCY L. STAHL
NOTARY PUBLIC - OFFICIAL SEAL
MY COMMISSION EXPIRES
October 13, 2005

This plat of HARBOR ISLE SOUTH ADDITION to Wichita, Sedgwick County, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this _____ day of _____, 2005.

WICHITA SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

Morris K. Dunlap, Chairman

John L. Schlegel, Secretary

Reviewed in accordance with K.S.A. 58-2005 on this August, 2005

RICHARD L. ROBELLO LICENSED L.S.-1246 KANSAS LAND SURVEYOR

Richard L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this, _____ day of _____, 2005.

At the Direction of the City Council

Carlos Mayans, Mayor

Karen Sublett, City Clerk

Entered on transfer record this, _____ day of _____, 2005.

Don Brace, County Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____, A.M.-P.M. on the _____ day of _____, 2005.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

HARBOR ISLE SOUTH ADDITION

INCLUDES PARCELS 1 AND 2 IN COMMUNITY UNIT PLAN DP-285

POE AND ASSOCIATES, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 ◻ Wichita KS 67208 ◻ 316/685-4114 ◻ Fax 316/685-4444

Z:\V71\Harbor Isle South\Final Harbor Isle South.dwg Kenny Hill, P.E. Poe & Assoc.