

NW CORNER NW 1/4,  
SECTION 9,  
T-25-S, R-1-E  
RAILROAD SPIKE FOUND

- SECTION CORNER TIES  
NORTHWEST CORNER, NORTHWEST QUARTER  
SECTION 9, TOWNSHIP 25 SOUTH, RANGE 1 EAST  
SEDGWICK COUNTY, KANSAS  
RAILROAD SPIKE FOUND FLUSH WITH ASPHALT SURFACE
1. CENTER OF TOP OF RIGHT-OF-WAY MARKER 67.1' NORTHEAST
  2. CENTER OF TOP OF RIGHT-OF-WAY MARKER 68.2' NORTHWEST
  3. 60D NAIL W/ WASHER IN NORTH FACE OF POWER POLE 65.1' SOUTHEAST
  4. CENTER LINE OF N-S TRAVELWAY (BROADWAY STREET) 10.1' EAST

I, JOHN L. SHEETS, A CIVIL ENGINEER AND LICENSED LAND SURVEYOR IN KANSAS, DO HEREBY CERTIFY THAT I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF "CASTLEBERRY ADDITION" AN ADDITION TO SEDGWICK COUNTY, KANSAS, INTO LOTS AND BLOCKS, THE SAME BEING ACCURATELY SET FORTH IN THE ACCOMPANYING PLAT AND DESCRIBED HEREIN:

CASTLEBERRY ADDITION, AN ADDITION TO SEDGWICK COUNTY, KANSAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:  
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 25 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER, THENCE N 00°00'08" W ON THE WEST LINE OF SAID SECTION 9 A DISTANCE OF 630.03 FEET;  
THENCE S 89°43'10" E A DISTANCE OF 60.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BROADWAY (OLD U.S. HIGHWAY 81) AS CONDEMNED IN CASE #92066, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;  
THENCE N 00°00'08" W ON SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 693.07 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE S 89°45'05" E ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1257.11 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE S 00°00'01" E ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 693.77 FEET;  
THENCE N 89°43'10" W A DISTANCE OF 1257.09 FEET TO THE POINT OF BEGINNING. CONTAINS 20.01 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.  
END OF DESCRIPTION

I HEREBY CERTIFY THAT THE DETAILS OF THIS PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS 18<sup>TH</sup> DAY OF JUNE, 1998.

*John L. Sheets*  
JOHN L. SHEETS, R.L.S.  
KAW VALLEY ENGINEERING & SURVEYING  
2319 N. JACKSON  
P.O. BOX 1304  
JUNCTION CITY, KS 66441

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED PROPERTY OWNER OF THE LAND AS ABOVE SET FORTH IN THE CIVIL ENGINEER'S AND REGISTERED LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED LAND INTO LOTS AND BLOCKS THE SAME TO BE KNOWN AS "CASTLEBERRY ADDITION" AN ADDITION TO SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND PUBLIC UTILITIES AS INDICATED ON THE ACCOMPANYING PLAT ARE HEREBY GRANTED. ACCESS LOCATION IS AS INDICATED ON THE ACCOMPANYING PLAT.  
DATE SIGNED: June 18, 1998.

*Ben Castleberry*  
BEN CASTLEBERRY

NOTARY CERTIFICATE  
STATE OF KANSAS }  
COUNTY OF SEDGWICK }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON AND BEFORE THIS 18<sup>TH</sup> DAY OF June, 1998, BY BEN CASTLEBERRY, DENISE BOYD-ANDERSON, NOTARY PUBLIC.  
MY COMMISSION EXPIRES: June 6, 1999

PLANNING COMMISSION CERTIFICATE  
STATE OF KANSAS  
COUNTY OF SEDGWICK

THIS PLAT OF "CASTLEBERRY ADDITION", HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS DAY OF \_\_\_\_\_, 1998.

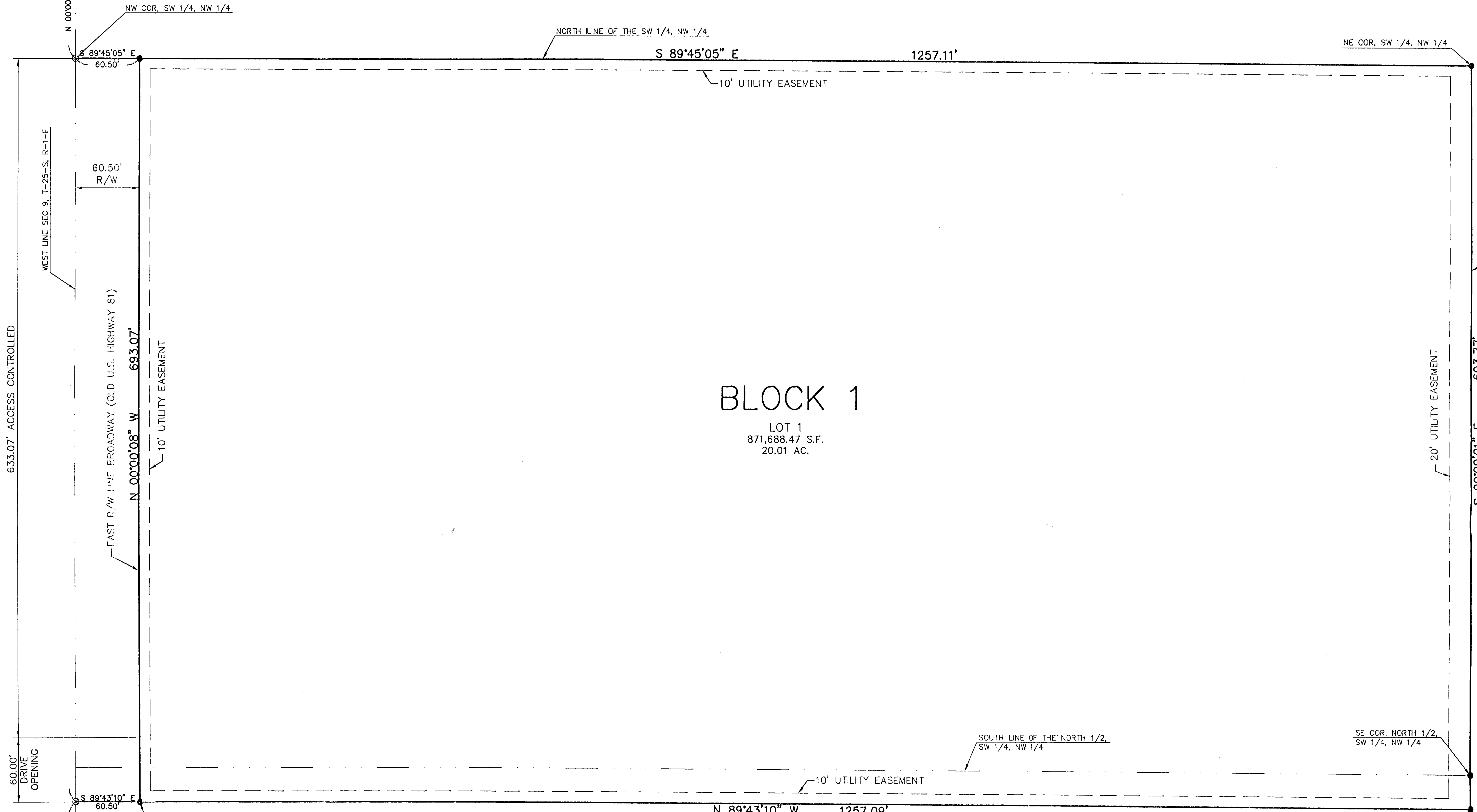
WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION  
\_\_\_\_\_, CHAIRMAN  
RICHARD E. LOPEZ  
\_\_\_\_\_, SECRETARY  
MARVIN S. KROUT

COUNTY COMMISSIONERS CERTIFICATE  
STATE OF KANSAS  
COUNTY OF SEDGWICK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1998.

MARK F. SCHROEDER, CHAIRMAN  
BILL W. HANCOCK, CHAIRMAN PRO-TEM  
THOMAS G. WINTERS, COMMISSIONER  
MELODY C. MILLER, COMMISSIONER  
BETSY GWIN, COMMISSIONER  
ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1998.  
JAMES ALFORD, COUNTY CLERK

FINAL PLAT  
**CASTLEBERRY ADDITION**  
AN ADDITION TO SEDGWICK COUNTY, KANSAS  
KAW VALLEY ENGINEERING, INC.  
JUNCTION CITY, KANSAS 66441  
PROJECT NO. A06881 SHEET 1 OF 1

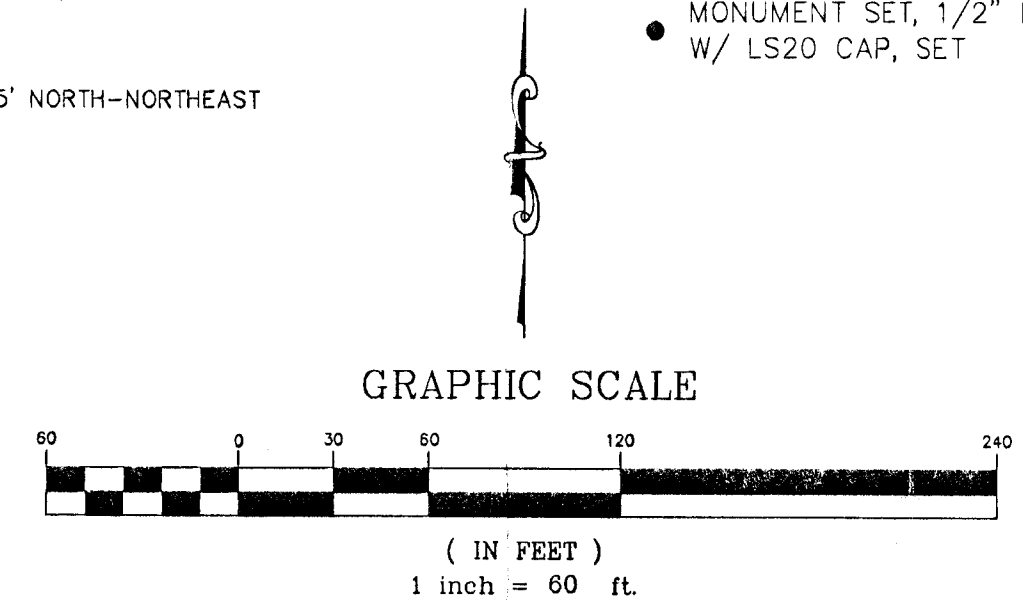


BLOCK 1  
LOT 1  
871,688.47 S.F.  
20.01 AC.

- SECTION CORNER TIES  
SOUTHWEST CORNER, NORTHWEST QUARTER  
SECTION 9, TOWNSHIP 25 SOUTH, RANGE 1 EAST  
SEDGWICK COUNTY, KANSAS  
RAILROAD SPIKE FOUND FLUSH WITH ASPHALT SURFACE AT CENTERLINE OF SOUTHBOUND TRAFFICWAY (4 LANE HIGHWAY) OLD HIGHWAY 81
1. CENTER OF TOP OF RIGHT-OF-WAY MARKER 81.85' EAST
  2. UNDERGROUND FIBER OPTIC CABLE SIGN 62.8' WEST
  3. TOP OF SOUTH END OF 15" RCP UNDER DRIVE ENTRANCE AT CENTER OF PIPE NORTH DRIVE ENTRANCE 94.35' NORTH-NORTHEAST
  4. CENTER LINE OF 4 LANE HIGHWAY (OLD HIGHWAY 81 / BROADWAY STREET) 12.0' EAST

REGISTER OF DEEDS CERTIFICATE  
STATE OF KANSAS  
COUNTY OF SEDGWICK  
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT A.M.-P.M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1998.  
BILL MEEK, REGISTER OF DEEDS  
LINDA KIZZIRE, DEPUTY

- LEGEND  
△ SECTION CORNER, FOUND  
⊙ PK NAIL, SET  
● MONUMENT SET, 1/2" REBAR W/ LS20 CAP, SET



BENCHMARK:  
BRASS PLATE IN WEST HUBQUARD OF RCB, 40' SOUTH OF NW CORNER SECTION 9, T-25-S, R-1-E  
USGS ELEV=1428.04