

# BALTHROP 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS, IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 24th DAY OF August, 2001, WE HAVE SURVEYED AND PLATTED BALTHROP 4TH ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, AND STREETS THE SAME BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE  $N00^{\circ}57'30''W$  ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 1008.73 FEET TO THE SOUTHWEST CORNER OF THE NORTH 100 ACRES OF SAID SOUTHEAST QUARTER; THENCE  $S89^{\circ}10'22''W$  ALONG THE SOUTH LINE OF THE NORTH 100 ACRES FOR A DISTANCE OF 707.45 FEET TO A POINT OF BEGINNING; THENCE CONTINUING  $S89^{\circ}10'22''W$  ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 1944.01 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE  $N00^{\circ}57'13''W$  ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 1314.33 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 20 ACRES; THENCE  $N89^{\circ}10'22''E$  ALONG THE SOUTH LINE OF THE NORTH 20 ACRES FOR A DISTANCE OF 441.33 FEET; THENCE  $S50^{\circ}13'19''E$  FOR A DISTANCE OF 340.33 FEET; THENCE  $S56^{\circ}32'49''E$  FOR A DISTANCE OF 201.00 FEET; THENCE  $S50^{\circ}50'11''E$  FOR A DISTANCE OF 1000.00 FEET; THENCE  $S42^{\circ}18'20''E$  FOR A DISTANCE OF 202.24 FEET; THENCE  $S45^{\circ}07'33''E$  FOR A DISTANCE OF 259.09 FEET TO THE POINT OF BEGINNING.

THIS PLAT OF BALTHROP 4TH ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 13TH DAY OF JANUARY, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY \_\_\_\_\_, CHAIRMAN  
FRANCIS S. GAROFALO

\_\_\_\_\_, SECRETARY  
MARVIN S. KROUT

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

TRICIA L. ROBELLO, LS #1246  
DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

AT THE DIRECTION OF THE CITY COUNCIL

\_\_\_\_\_, CITY MANAGER  
CHRIS CHERCHES

\_\_\_\_\_, CITY CLERK  
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

\_\_\_\_\_, COUNTY CLERK  
DON BRACE

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 \_\_\_\_\_, 2001.

\_\_\_\_\_, REGISTER OF DEEDS  
BILL MEEK

\_\_\_\_\_, DEPUTY  
LINDA KIZZIRE

JAMES R. BECKETT, R.L.S. NO. 832  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND STREETS, THE SAME TO BE KNOWN AS BALTHROP 4TH ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE HIGHWAY DEDICATION IN THE EASTERLY PORTION OF THIS PLAT IMMEDIATELY ADJUTING K-96 BYPASS AND SHOWN IN EXAGGERATED SCALE IN THE ABOVE DRAWING IS HEREBY DEDICATED TO SEDGWICK COUNTY FOR PUBLIC ROAD AND HIGHWAY PURPOSES.

THERE SHALL BE COMPLETE ACCESS CONTROL TO K-96 BYPASS AS NOTED.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER.

OWNER: PRESTON TRAILS L.C.  
BY: RITCHIE DEVELOPMENT CORPORATION, MANAGER

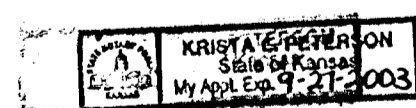
\_\_\_\_\_, PRESIDENT  
KEVIN M. MULLEN

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 24, 2001, BY KEVIN M. MULLEN, PRESIDENT OF RITCHIE DEVELOPMENT CORPORATION, MANAGER OF PRESTON TRAILS L.C.

\_\_\_\_\_, NOTARY PUBLIC  
Krista J. Peterson

MY APPOINTMENT EXPIRES: 9-27-2003

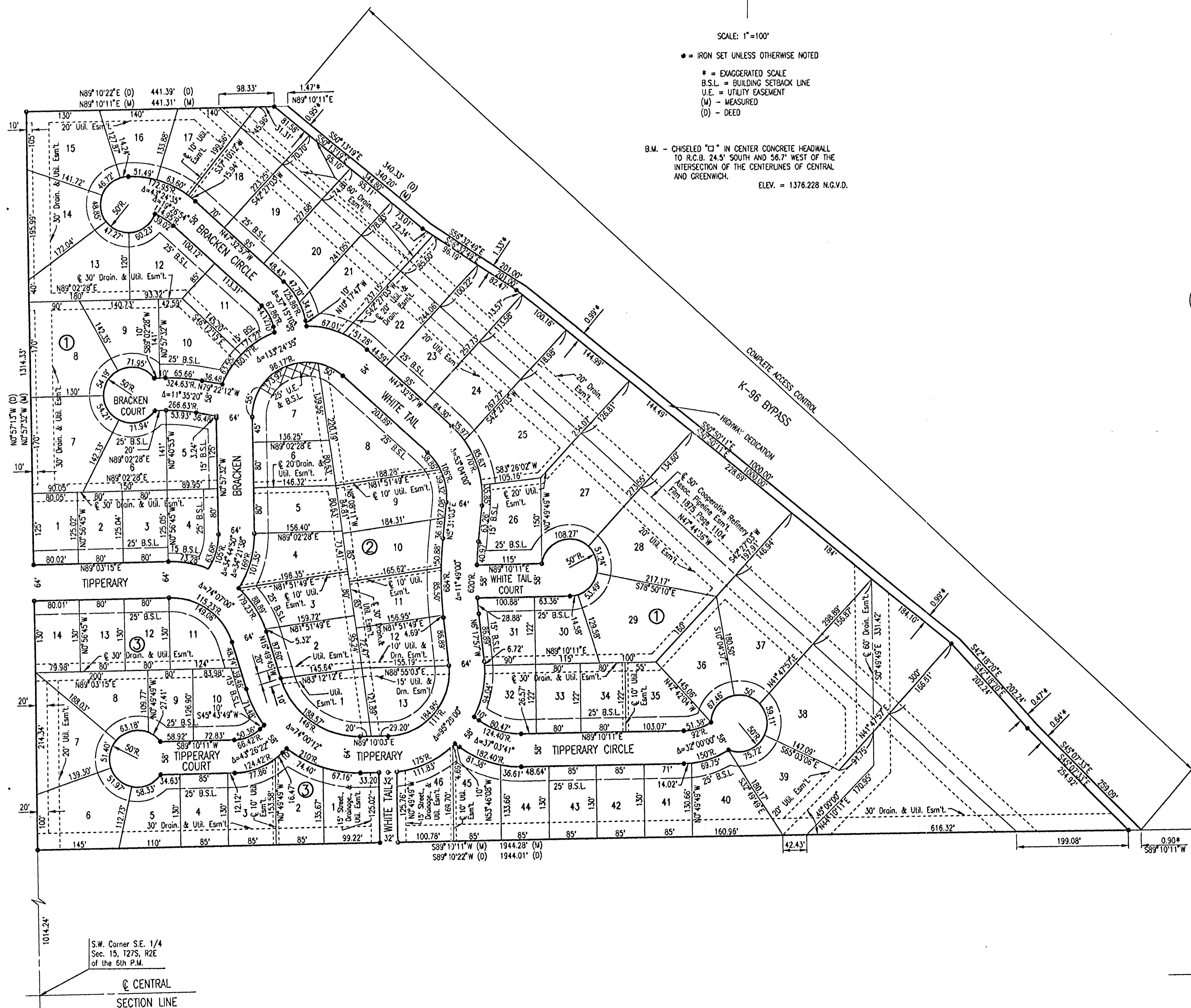


SCALE: 1"=100'

● = IRON SET UNLESS OTHERWISE NOTED

\* = EXAGGERATED SCALE  
B.S.L. = BUILDING SETBACK LINE  
U.E. = UTILITY EASEMENT  
(M) = MEASURED  
(D) = DEED

B.M. - CHISELED "C" IN CENTER CONCRETE HEADWALL TO R.C.B. 24.5' SOUTH AND 56.7' WEST OF THE INTERSECTION OF THE CENTERLINES OF CENTRAL AND GREENWICH.  
ELEV. = 1376.228 N.G.V.D.



Q:\1995\3962A\Balthrop 4th.dwg\FINAL PLAT: 08-20-2001 08:42:45 am

S.W. Corner S.E. 1/4  
Sec. 15, T27S, R2E  
of the 6th P.M.

S.E. Corner, S.E. 1/4,  
Sec. 15, T27S, R2E  
of the 6th P.M.

© CENTRAL  
SECTION LINE