

FINAL BOUNDARY CLOSURE FOR AVALON PARK 2ND

PNT. #			
104	North: 10855.44	East : 10060.00	
	Line Course: N00°00'00"W	Length: 917.67'	
100	North: 11773.10	East : 10060.00	
	Line Course: S39°22'14"E	Length: 2202.19'	
209	North: 10070.68	East : 11456.92	
	Line Course: S89°34'48"W	Length: 1106.84'	
138	North: 10062.57	East : 10350.10	
	Line Course: N81°53'21"W	Length: 86.98'	
129	North: 10074.84	East : 10263.99	
	Line Course: N00°00'00"E	Length: 782.10'	
125	North: 10856.93	East : 10263.99	
	Line Course: S89°34'48"W	Length: 204.00'	
104	North: 10855.44	East : 10060.00	
Perimeter: 5299.77' Area: 1,033,495 sq. ft. 23.73 acres			

AVALON PARK 2ND

AN ADDITION TO WICHITA SEDGWICK COUNTY, KANSAS

SCALE: 1" = 100'

• = SET 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED

BENCHMARKS:

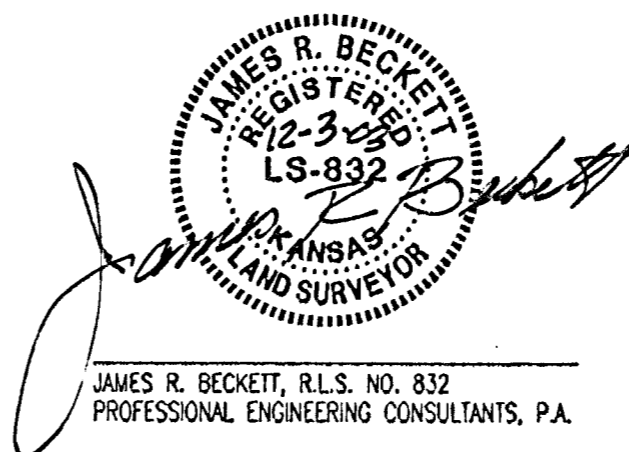
- BM #52 - "1" Post, 1/4 mile E. of Tyler Rd.,
12' N. of N. edge 37th St. N.,
W. of R.R. tracks
Elev.=1336.68 N.G.V.D.
Elev.=149.28 City Datum
- BM #53 - Bridge spike in SW face Power Pole
at SW corner 37th St. N. and Tyler Rd.
Elev.=1343.38 N.G.V.D.
Elev.=155.98 City Datum
- BM #55 - R.R. Spike in E. face Power Pole W. side
Tyler Rd. at House #3915
Elev.=1340.28 N.G.V.D.
Elev.=152.88 City Datum
- BM #56 - R.R. Spike in E. face Power Pole W.
side Tyler Rd. 2nd Pole S. of R.R. Tracks
Elev.=1339.98 N.G.V.D.
Elev.=152.58 City Datum
- BM #58 - Chiseled "8" on S. end concrete headwall,
E. end RCB under Tyler Rd. at 1/2 mile
line, S. of K96 highway.
Elev.=1342.03 N.G.V.D.
Elev.=154.63 City Datum

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 OF THIS 5th DAY OF DECEMBER, 2003, WE HAVE SURVEYED AND PLATTED AVALON PARK 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE S.W. 1/4 OF SECTION 28, T26S, R1W, OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE BEARING N0°00'00"E, ALONG THE WEST LINE OF SAID S.W. 1/4, A DISTANCE OF 855.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING BEARING N0°00'00"E, A DISTANCE OF 991.23 FEET TO THE SOUTH LINE OF THE KANSAS SOUTHWESTERN RAILROAD; THENCE BEARING S39°22'14"E, ALONG THE SOUTH LINE OF THE KANSAS SOUTHWESTERN RAILROAD, A DISTANCE OF 2373.93 FEET TO THE SOUTH LINE OF SAID S.W. 1/4; THENCE BEARING S89°34'48"W ALONG THE SOUTH LINE OF SAID S.W. 1/4, A DISTANCE OF 1241.90 FEET; THENCE BEARING N0°00'00"E, A DISTANCE OF 855.00 FEET; THENCE BEARING S89°34'48"W, A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED BY VIRTUE OF KSA 12-512(b) AMENDED.



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

MINIMUM OPENINGS	ELEVATION (N.G.V.D.)	CITY DATUM
BLOCK 1		
LOTS 1-8	1339.0	151.6
LOTS 7-24	1337.9	150.5
BLOCK 2		
LOTS 1-16	1338.5	151.1

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

THE STREET DEDICATIONS ALONG 37TH STREET NORTH AND TYLER ROAD ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ADJUTER'S RIGHT OF ACCESS TO AND FROM 37TH STREET NORTH AND TYLER ROAD AND ACROSS THE SOUTH AND WEST PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO 37TH STREET NORTH AT FOUR LOCATIONS AND TYLER ROAD AT ONE LOCATION AS SHOWN.

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

RESERVE "A" IS HEREBY PLATTED FOR LANDSCAPING, ENTRY MONUMENTS, DRAINAGE, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "B" IS HEREBY PLATTED FOR DRAINAGE, LAKES, LANDSCAPING, RECREATIONAL USES AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" AND "B" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN AVALON PARK 2ND ADDITION.

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

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, A BLOCK, AND RESERVES, THE SAME TO BE KNOWN AS AVALON PARK 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:
THE CHARLES R. WOODARD AND
CONNIE L. WOODARD TRUSTS

Charles R. Woodard
CHARLES R. WOODARD, TRUSTEE

Connie L. Woodard
CONNIE L. WOODARD, TRUSTEE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

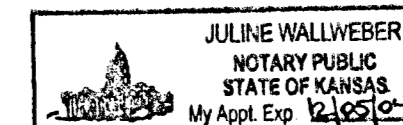


THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5th DAY OF December, 2003, BY CHARLES R. WOODARD, TRUSTEE OF CHARLES R. WOODARD AND CONNIE L. WOODARD TRUSTS.

Juline Wallweber
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 12/28/04

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5th DAY OF December, 2003, BY CONNIE L. WOODARD, TRUSTEE OF CHARLES R. WOODARD AND CONNIE L. WOODARD TRUSTS.

Juline Wallweber
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 12/28/04

THIS PLAT OF AVALON PARK 2ND HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 23rd DAY OF October, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Robert L. Mornell
RONALD L. MORNELL, CHAIR

John L. Schlegel
JOHN L. SCHLEGEL, SECRETARY



REVIEWED IN ACCORDANCE WITH K.S.A. 17-2005, ON THIS 12th DAY OF December, 2003.

Tricia L. Robello
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 19th DAY OF December, 2003.

Carlos Mayans
CARLOS MAYANS, MAYOR

Karen Schorfeld
KAREN SCHORFELD, CITY CLERK



ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2003.

_____, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, ON THE _____ DAY OF _____, 2003.

_____, REGISTER OF DEEDS

_____, DEPUTY

DATE PLOTTED: 12-03-2003 05:04:28 pm
C:\2003\03377\DD\FINAL PLAT 12-03-2003 05:04:28 pm

AVALON PARK 2ND ADDITION