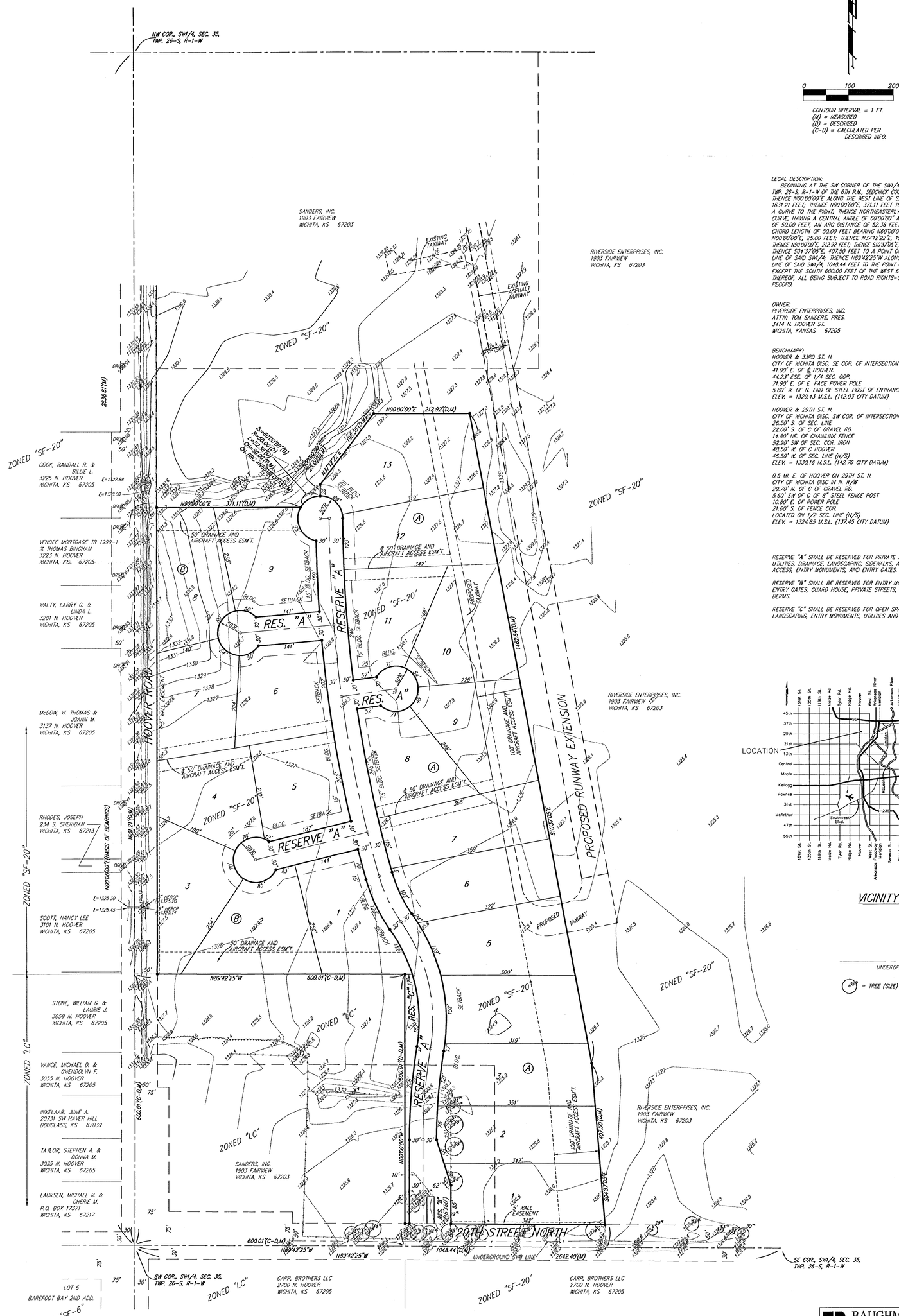
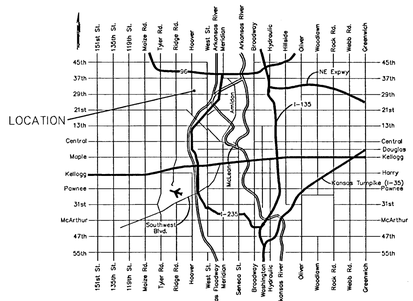
PRELIMINARY PLAT

RIVERSIDE AIRPARK ESTATES

AN ADDITION TO SEDGWICK COUNTY, KANSAS





VICINITY MAP

UNDERGROUND SWB LINE

= TREE (SIZE)

LEGAL DESCRIPTION:
BEGINNING AT THE SW CORNER OF THE SW1/4 OF SEC. 35, TWP. 26-S, R-1-W OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE N00°00'00"E ALONG THE WEST LINE OF SAID SW1/4, 1631.21 FEET; THENCE N90°00'00"E, 371.11 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 60°10'10" AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 52.36 FEET, (HAVING A CHORD LENGTH OF 50.00 FEET BEARING N60°00'00"E); THENCE N00°00'00"E, 25.00 FEET; THENCE N37°12'22"E, 196.36 FEET; THENCE N90°00'00"E, 212.93 FEET; THENCE S10°37'05"E, 1462.84 FEET; THENCE S04°37'05"E, 407.50 FEET TO A POINT ON THE SOUTH LINE OF SAID SW1/4; THENCE N89°42'25"W ALONG THE SOUTH LINE OF SAID SW1/4, 1048.44 FEET TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 600.00 FEET OF THE WEST 600.00 FEET THEREOF, ALL BEING SUBJECT TO ROAD RIGHTS-OF-WAY OF RECORD.

OWNER:
RIVERSIDE ENTERPRISES, INC.
ATTN: TOM SANDERS, PRES.
3414 N. HOOVER ST.
WICHITA, KANSAS 67205

BENCHMARK:
HOOVER & 33RD ST. N.
CITY OF WICHITA DISC. SE COR. OF INTERSECTION
41.00' E. OF E. HOOVER.
44.23' ESE. OF 1/4 SEC. COR.
71.90' E. OF E. FACE POWER POLE
5.80' W. OF N. END OF STEEL POST OF ENTRANCE INTO AIRPORT
ELEV. = 1329.43 M.S.L. (142.03 CITY DATUM)

HOOVER & 29TH ST. N.
CITY OF WICHITA DISC. SW COR. OF INTERSECTION
26.50' S. OF SEC. LINE
22.00' S. OF C OF GRAVEL RD.
14.60' NE. OF CHAINLINK FENCE
52.90' SW OF SEC. COR. IRON
48.50' W. OF C HOOVER
46.50' W. OF SEC. LINE (N/S)
ELEV. = 1330.16 M.S.L. (142.78 CITY DATUM)

0.5 MI. E. OF HOOVER ON 29TH ST. N.
CITY OF WICHITA DISC IN N. R/W
29.70' N. OF C OF GRAVEL RD.
5.80' SW OF C OF 8" STEEL FENCE POST
10.60' E. OF POWER POLE
21.60' S. OF FENCE COR.
LOCATED ON 1/2 SEC. LINE (N/S)
ELEV. = 1324.85 M.S.L. (137.45 CITY DATUM)

RESERVE "A" SHALL BE RESERVED FOR PRIVATE STREETS, UTILITIES, DRAINAGE, LANDSCAPING, SIDEWALKS, AIRCRAFT ACCESS, ENTRY MONUMENTS, AND ENTRY GATES.

RESERVE "B" SHALL BE RESERVED FOR ENTRY MONUMENTS, ENTRY GATES, GUARD HOUSE, PRIVATE STREETS, LANDSCAPING, BERMS.

RESERVE "C" SHALL BE RESERVED FOR OPEN SPACE, BERMS, LANDSCAPING, ENTRY MONUMENTS, UTILITIES AND DRAINAGE

16 FEB 2000

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\SANDERS AIRPORT PARK ADD\DWG\SANDERSP.DWG-MSC