

# FINAL PLAT OF SOWERS ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

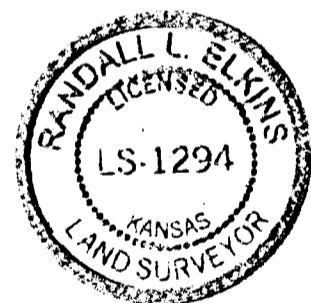
STATE OF KANSAS }  
COUNTY OF SEDGWICK } ss

I, Randall L. Elkins, a registered Land Surveyor in aforesaid county and state, do hereby certify that I have surveyed and platted "SOWERS ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, being described as follows:

**Parcel 1:**  
Beginning at a point 164.56 feet East of the center of Section 3, Township 28 South, Range 1 East, of the 6th P.M., Sedgwick County, Kansas; thence East 573.5 feet, thence Northeast at an angle of 155°45' a distance of 201 feet, thence Northeast at an angle of 160°14' along center line of Chisholm Creek for a distance of 254.3 feet, thence West to easterly right-of-way line of Wichita Drainage Canal, thence Southeasterly 370.87 feet to the point of beginning being the South 360 feet of the Northeast Quarter of Section 3, Township 28 South, Range 1 East, lying East of the drainage canal and west of the centerline of Chisholm Creek except therefrom those portions dedicated for street in Misc. 310, Page 145 and on Film 776, Page 1, and except that part condemned for street in District Court Case #C-1832.

**Parcel 2:**  
Commencing at the center of Section 3, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence north 360 feet; thence at an angle to the right of 89°54' a distance of 74.64 feet to the point of beginning, said point being an iron on the east right-of-way of the Wichita Drainage Canal; thence at an angle to the left of 103°55' a distance of 307.9 feet to an iron on the east line of the Northwest 1/4 of Section 3, Township 28 South, Range 1 East, said point being the intersection of the east Drainage Canal right-of-way with the East line of the Northwest 1/4 of Section 3, Township 28 South, Range 1; thence at an angle to the right of 14°01' along the said quarter section line a distance of 165 feet to the center of a dry creek; thence at an angle to the right of 73°30' a distance of 90 feet; thence at an angle to the left of 31°30' a distance of 79.92 feet; thence leaving the center line of above dry creek at an angle to the right of 48°01' a distance of 165.05 feet to the center of Chisholm Creek; thence at an angle to the right of 37°36' a distance of 325 feet; thence at an angle to the left of 22°58' a distance of 85 feet; thence at an angle to the left of 15°54' a distance of 235 feet; thence at an angle to the right of 14°52' a distance of 80 feet; thence at an angle to the right of 27°54' a distance of 110 feet, said point being the intersection of Chisholm and Cypress Creeks; thence at an angle to the right of 23°59' a distance of 60 feet; thence at an angle to the right of 41°29' a distance of 200 feet; thence leaving the Creek at an angle to the right of 72°56' a distance of 9.32 feet to the point of beginning, except therefrom that part condemned for street in Condemnation Case #C-1832.

Existing public dedications, right-of-ways, and easements being vacated by virtue of K.S.A. 12-512(B).



Randall L. Elkins, LS #1294

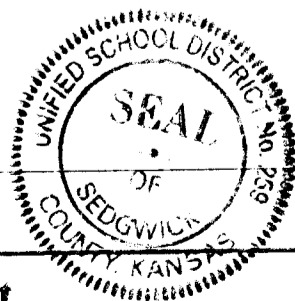
STATE OF KANSAS }  
COUNTY OF SEDGWICK } ss

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and a Block, to be known as "SOWERS ADDITION", Wichita, Sedgwick County, Kansas. Utility easements, Public Access easements, and sanitary sewer easements are hereby dedicated to the public for the purpose of operating, maintaining, constructing and repairing public improvements. The drainage easement is dedicated to the public for the purpose of maintaining the existing natural drainage way. The land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants on file or hereafter filed in the office of the Register of Deeds of Sedgwick County, Kansas.

A drainage plan has been developed for the plat. 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 unobstructed to allow for the conveyance of stormwater.

Date 7-15-02

*Connie R. Dietz*  
USD #259



Connie R. Dietz, President  
USD 259

STATE OF KANSAS }  
COUNTY OF SEDGWICK } ss

BE IT REMEMBERED, that on this 18 day of April, 2002, before me, the undersigned, a notary public in and for the County and State aforesaid, came to me personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public *Harlene Moore*



My appointment expires \_\_\_\_\_

Reviewed in accordance with K.S.A. 58-202b on this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

Tricia L. Robello, LS #1246  
Deputy County Surveyor  
Sedgwick County Kansas

STATE OF KANSAS }  
CITY OF WICHITA } ss

This plat of "SOWERS ADDITION", to Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 10th day of April, 2002.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
D. Michells, Chairman  
*William Brock*, Secretary

STATE OF KANSAS }  
CITY OF WICHITA } ss

This plat approved and all dedication shown herein accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2002. At the Direction of the City Council.

\_\_\_\_\_  
Chris Cherches, City Manager

\_\_\_\_\_  
Pat Burnett, City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2002

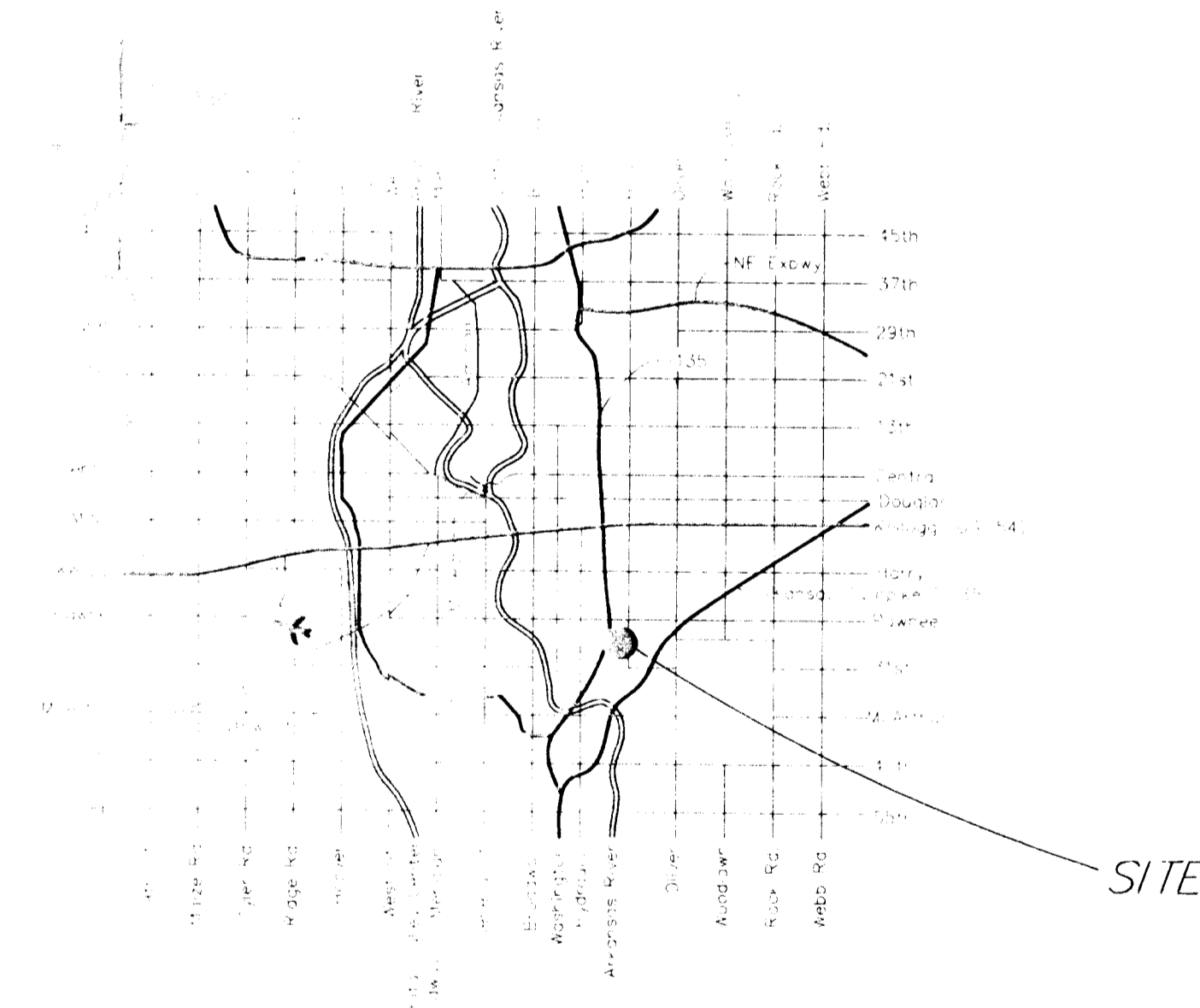
\_\_\_\_\_  
Don Broca, County Clerk

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 \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2002, and is duly recorded.

\_\_\_\_\_  
Bill Meek, Register of Deeds

\_\_\_\_\_  
Linda Kizzire, Deputy



LOCATION MAP

**AUSTIN** P.A.  
ENGINEERING SERVICES  
111 N. Wood Suite 209, Wichita, KS 67202  
Tel: 316-261-7281 Fax: 316-261-1177

