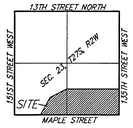
PRELIMINARY PLAT

HUNTERS GLEN ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

0 100 200

DATE OF PREPARATION: 10 JUNE 2002
DATE OF TOPOGRAPHY: 13 APRIL 2002
CONTOUR INTERVAL = 1 FOOT



VICINITY MAP

CONTRACT PURCHASER/SUBDIVIDER:
Russell Development
ATTN: Jay Russell
12602 W. 13th Street
Wichita, KS 67235
316-722-2417

LEGAL DESCRIPTION:
The S1/2 of the SE1/4 of Sec. 23, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT Riverside Health System Addition, Wichita, Sedgwick County, Kansas. TOGETHER with the E ½ of the SW ¼ of Sec. 23, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT: that part of said E ½ described as follows: Beginning at the SE corner of said SW ¼; thence northerly along the east line of said SW ¼, 1315.74 feet, more or less, to the NE corner of the S ½ of said SW ¼; thence southwesterly with a deflection angle to the left of 126°53'41", 672.27 feet; thence southwesterly with a deflection angle to the left of 12°06'19", 1187.32 feet to the SW corner of the E ½ of said SW ¼; thence easterly along the south line of said SW ¼, 1308.78 feet to the point of beginning, subject to road rights-of-way of record.

BENCHMARK:
City of Wichita Benchmark. NE corner of intersection on the headwall.
34.0 ft. or 10.363 m SW to section corner iron
Elevation= 1501.29 (City Datum)
1337.69 (N.G.V.D.29)

OP = Cable TV Pedestal
EB = Electric Box
FH = Fire Hydrant
GM = Gas Meter
Guy = Guy Anchor
PM = Pipeline Marker
pp = Power Pole
Sign = Sign
SSMH = Sanitary Sewer Manhole
T = Tree
WV = Water Valve

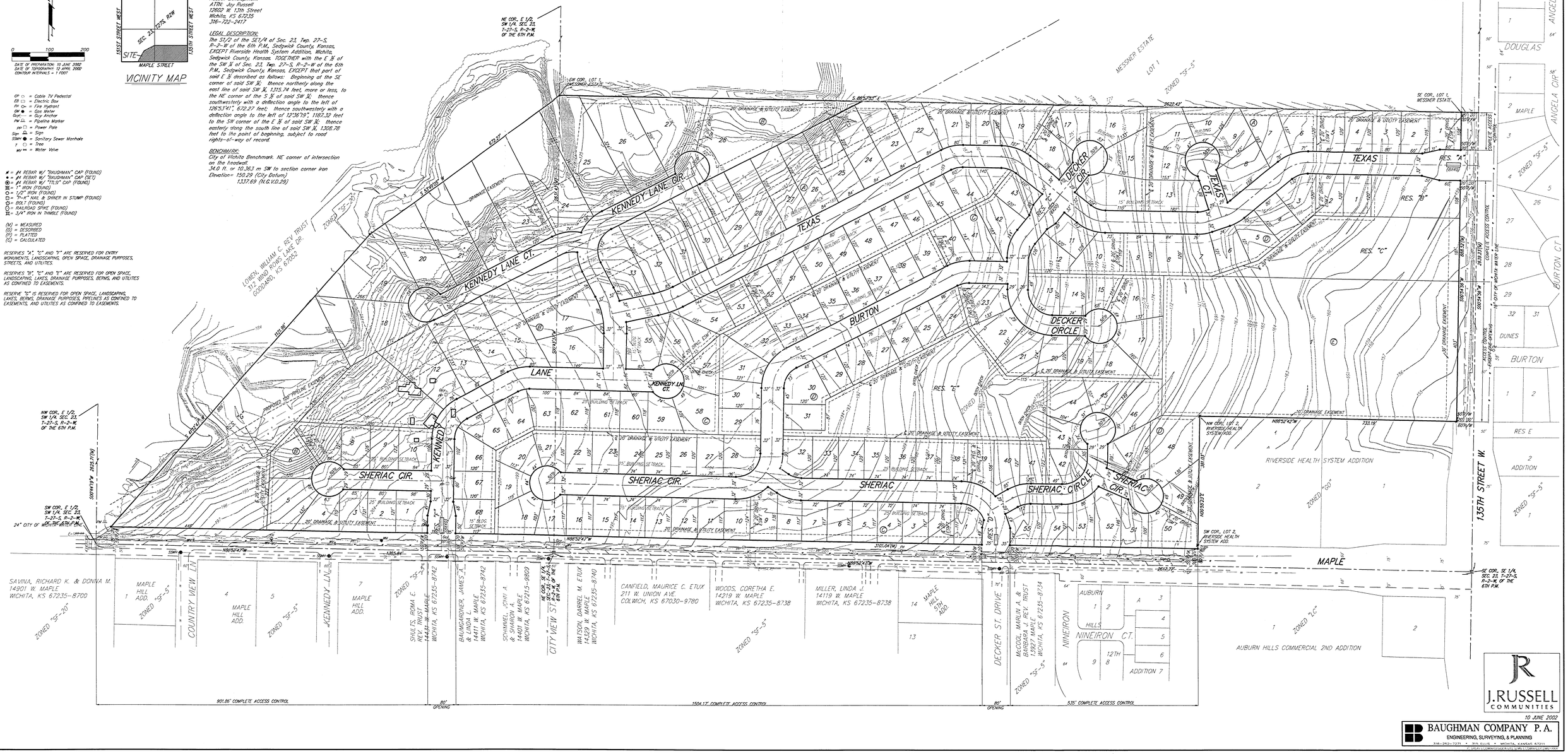
⊠ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⊗ = #4 REBAR W/ "1713.5" CAP (FOUND)
⊠ = 1" IRON (FOUND)
○ = 1/2" IRON (FOUND)
□ = "P-K" NAIL & SHINER IN STUMP (FOUND)
◇ = BOLT (FOUND)
⊙ = RAILROAD SPIKE (FOUND)
H = 3/4" IRON IN THIMBLE (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED

RESERVES "A", "C" AND "F" ARE RESERVED FOR ENTRY MONUMENTS, LANDSCAPING, OPEN SPACE, DRAINAGE PURPOSES, STREETS, AND UTILITIES.

RESERVES "B", "D" AND "E" ARE RESERVED FOR OPEN SPACE, LANDSCAPING, LAKES, DRAINAGE PURPOSES, BERMS, AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "G" IS RESERVED FOR OPEN SPACE, LANDSCAPING, LAKES, BERMS, DRAINAGE PURPOSES, PIPELINES AS CONFINED TO EASEMENTS, AND UTILITIES AS CONFINED TO EASEMENTS.


NE COR., E 1/2, SW 1/4, SEC. 23, T-27-S, R-2-W, OF THE 6TH P.M.
NE COR., SE 1/4 SEC. 23, T-27-S R-2-W, OF THE 6TH P.M.
SE COR., LOT 1, MESSNER ESTATE
SW COR., LOT 1, MESSNER ESTATE
MESSNER ESTATE
LOT 1
ZONED "SF-5"
DOUGLAS
ANGELA
ANGELA CIR.
MAPLE
ZONED "SF-5"
BURTON CT.
DUNES
BURTON
RES. E
ADDITION
RES. "A"
RES. "B"
RES. "C"
TEXAS
DECKER CIR.
DECKER CIRCLE
KENNEDY LANE CT.
KENNEDY LANE GR.
KENNEDY LANE
BURTON
SHERIAC CIR.
SHERIAC
SHERIAC CIRCLE
SHERIAC CIR.
135TH STREET W.
ACCESS CONTROL
EXCEPT FOR 80' OPEN W/S
20' DRAINAGE & UTILITY EASEMENT
25' BUILDING SETBACK
15' BUILDING SETBACK
PROPOSED 100' PIPELINE EASEMENT
NW COR., E 1/2, SW 1/4, SEC. 23, T-27-S, R-2-W, OF THE 6TH P.M.
SW COR., E 1/2, SW 1/4, SEC. 23, T-27-S, R-2-W, OF THE 6TH P.M.
24" CITY OF WICHITA WATER LINE
NW COR., LOT 2, RIVERSIDE HEALTH SYSTEM ADD.
SW COR., LOT 2, RIVERSIDE HEALTH SYSTEM ADD.
RIVERSIDE HEALTH SYSTEM ADDITION
ZONED "GO"
SE COR., SE 1/4, SEC. 23, T-27-S, R-2-W OF THE 6TH P.M.
MAPLE
AUBURN HILLS COMMERCIAL 2ND ADDITION
ZONED "LC"
AUBURN HILLS
NINEIRON CT.
NINEIRON
12TH ADDITION 7
ZONED "SF-20"
COUNTRY VIEW LN.
KENNEDY LN.
MAPLE HILL ADD.
ZONED "SF-5"
CITY VIEW ST.
DECKER ST. DRIVE
SAVINA, RICHARD K. & DONNA M. 14201 W. MAPLE WICHITA, KS 67235-8700
SHULTS, ROMA E. REV. TRUST 14445 W. MAPLE WICHITA, KS 67235-8742
BAUMGARDNER, JAMES S. & LINDA L. 14411 W. MAPLE WICHITA, KS 67235-8742
SCHMIEL, JOHN A. & SHARON A. 14401 W. MAPLE WICHITA, KS 67215-9803
WATSON, DARREL M. ETUX 14313 W. MAPLE WICHITA, KS 67235-8740
CANFIELD, MAURICE C. ETUX 211 W. UNION AVE. COLWICH, KS 67030-9780
WOODS, CORETHIA E. 14219 W. MAPLE WICHITA, KS 67235-8738
MILLER, LINDA L. 14119 W. MAPLE WICHITA, KS 67235-8738
MCCOOL, MARLIN A. & BARBARA J. REV. TRUST 13927 MAPLE WICHITA, KS 67235-8734
LOMEN, WILLIAM C. REV TRUST 312 WIND RIDGE LANE DR. GODDARD, KS 67052
901.86' COMPLETE ACCESS CONTROL
1504.17' COMPLETE ACCESS CONTROL
535' COMPLETE ACCESS CONTROL
80' OPENING
N88°52'47"W
S88°52'47"E
S 89°57'55" E
2622.43'
2612.72'
1322.04'
1305.84'
733.19'
672.27'
1187.32'
1315.74'
1308.78'
S 00°44'44" W
2655.71'
N 00°44'44" E
2655.71'
S 00°44'44" W
2655.71'
S 00°44'44" W
2655.71'
S 00°44'44" W