PRELIMINARY PLAT

HUNTERS GLEN ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

CONTRACT PURCHASER/SUBDIVIDER:
Russell Development
A.J.(Jay) Russell
12902 W. 13th Street
Wichita, KS 67235
316-722-2417

LEGAL DESCRIPTION:

That part of the SE ¼ of Sec. 23, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the NW corner of Riverside Health Systems Addition, Wichita, Sedgwick County, Kansas; thence westerly along the extended north line of said Riverside Health Systems Addition, 108.45 feet; thence northerly parallel with the east line of said SE ¼, 403.25 feet; thence easterly with a deflection angle to the right of 90°07'06", 135.88 feet; thence northeasterly with a deflection angle to the left of 19°34'09", 143.34 feet; thence northeasterly with a deflection angle to the left of 20°51'47", 203.52 feet; thence easterly with a deflection angle to the right of 40°28'03", 485.29 feet to a point on the east line of said SE ¼; thence northerly along the east line of said SE ¼, 304.00 feet, more or less, to the SE corner of the N ½ of said SE ¼, said SE corner also being the intersection of the west line of said SE ¼ and the extended south line of Messner Estate, Wichita, Sedgwick County, Kansas; thence westerly along the south line of the N ½ of said SE ¼ and along the south line of said Messner Estate, 1363.90 feet to the intersection with the southeast line of Amendment of Right of Way Agreement (District Court Case No. 82C2067); thence southwesterly with a deflection angle to the left of 28°28'30" along the southeast line of said Agreement, 257.33 feet; thence southwesterly with a deflection angle to the right of 60°41'55" along the southeast line of said Agreement, 311.52 feet; thence southwesterly with a deflection angle to the right of 00°21'09" along the southeast line of said Agreement, 208.09 feet; thence southwesterly with a deflection angle to the left of 06°11'24" along the southeast line of said Agreement, 103.87 feet; thence southwesterly with a deflection angle to the left of 00°45'07" along the southeast line of said Agreement, 208.59 feet; thence southwesterly with a deflection angle to the right of 01°27'43" along the southeast line of said Agreement, 103.24 feet; thence southwesterly with a deflection angle to the left of 01°49'16" along the southeast line of said Agreement, 1.37 feet to a point on the west line of said SE ¼; thence southerly along the west line of said SE ¼, 757.47 feet to the SW corner of said SE ¼; thence easterly along the south line of said SE ¼, 1634.59 feet, more or less, to the intersection with the extended west line of said Riverside Health Systems Addition; thence northerly along said extended west line, 431.02 feet to the point of beginning, TOGETHER with that part of the E ½ of the SW ¼ of said Sec. 23 lying south of and adjacent to the southeast line of Amendment of Right of Way Agreement (District Court Case No. 82C2067), more particularly described as follows: Beginning at the SE corner of said SW ¼; thence northerly along the east line of said E ½, 757.47 feet to the intersection with the southeast line of said Agreement; thence southwesterly with a deflection angle to the left of 116°23'51" along the southeast line of said Agreement, 102.29 feet; thence southwesterly with a deflection angle to the right of 01°34'26" along the southeast line of said Agreement, 103.84 feet; thence southwesterly with a deflection angle to the left of 00°55'55" along the southeast line of said Agreement, 158.80 feet; thence southwesterly with a deflection angle to the left of 02°41'16" along the southeast line of said Agreement, 52.94 feet; thence southwesterly with a deflection angle to the right of 02°59'50" along the southeast line of said Agreement, 53.50 feet; thence southwesterly with a deflection angle to the left of 02°25'29" along the southeast line of said Agreement, 66.56 feet; thence southwesterly with a deflection angle to the right of 02°22'24" along the southeast line of said Agreement, 157.26 feet; thence southwesterly with a deflection angle to the left of 01°37'50" along the southeast line of said Agreement, 58.97 feet; thence southwesterly with a deflection angle to the right of 01°53'14" along the southeast line of said Agreement, 101.55 feet; thence southwesterly with a deflection angle to the left of 00°58'26" along the southeast line of said Agreement, 106.79 feet; thence southwesterly with a deflection angle to the left of 00°21'51" along the southeast line of said Agreement, 132.50 feet; thence southwesterly with a deflection angle to the right of 01°00'51" along the southeast line of said Agreement, 89.06 feet; thence southwesterly with a deflection angle to the left of 00°38'22" along the southeast line of said Agreement, 298.39 feet; thence southwesterly with a deflection angle to the left of 03°55'01" along the southeast line of said Agreement, 43.33 feet to the intersection with the west line of said E ½; thence southerly along the west line of said E ½, 45.24 feet to the SW corner of said E ½; thence easterly along the south line of said E ½, 1308.78 feet to the point of beginning, all being 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= 1310.29 (City Datum)
1337.69 (N.G.V.D.29)

1.5TH STREET NORTH
135TH STREET WEST
SEC. 23-T27S-R2W
SITE
MAPLE STREET
VICINITY MAP

Ø = 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

● = ¼" REBAR W/ "BAUGHMAN" CAP (FOUND)
• = ¼ REBAR W/ "BAUGHMAN" CAP (SET)
(●) = ¼ REBAR W/ "TILLS" CAP (FOUND)
IR = 1" IRON (FOUND)
○ = 1/2" IRON (FOUND)
⊙ = 5/8" MAG. & SHINER IN STUMP (FOUND)
○ = BOLT (FOUND)
○ = RAILROAD SPIKE (FOUND)
IR = 3/4" IRON IN THIMBLE (FOUND)

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

RESERVES "A", "B", "F", "G", "H", "J", "K" AND "L" ARE RESERVED FOR ENTRY MONUMENTS, LANDSCAPING, OPEN SPACE, DRAINAGE PURPOSES, STREETS, AND UTILITIES.

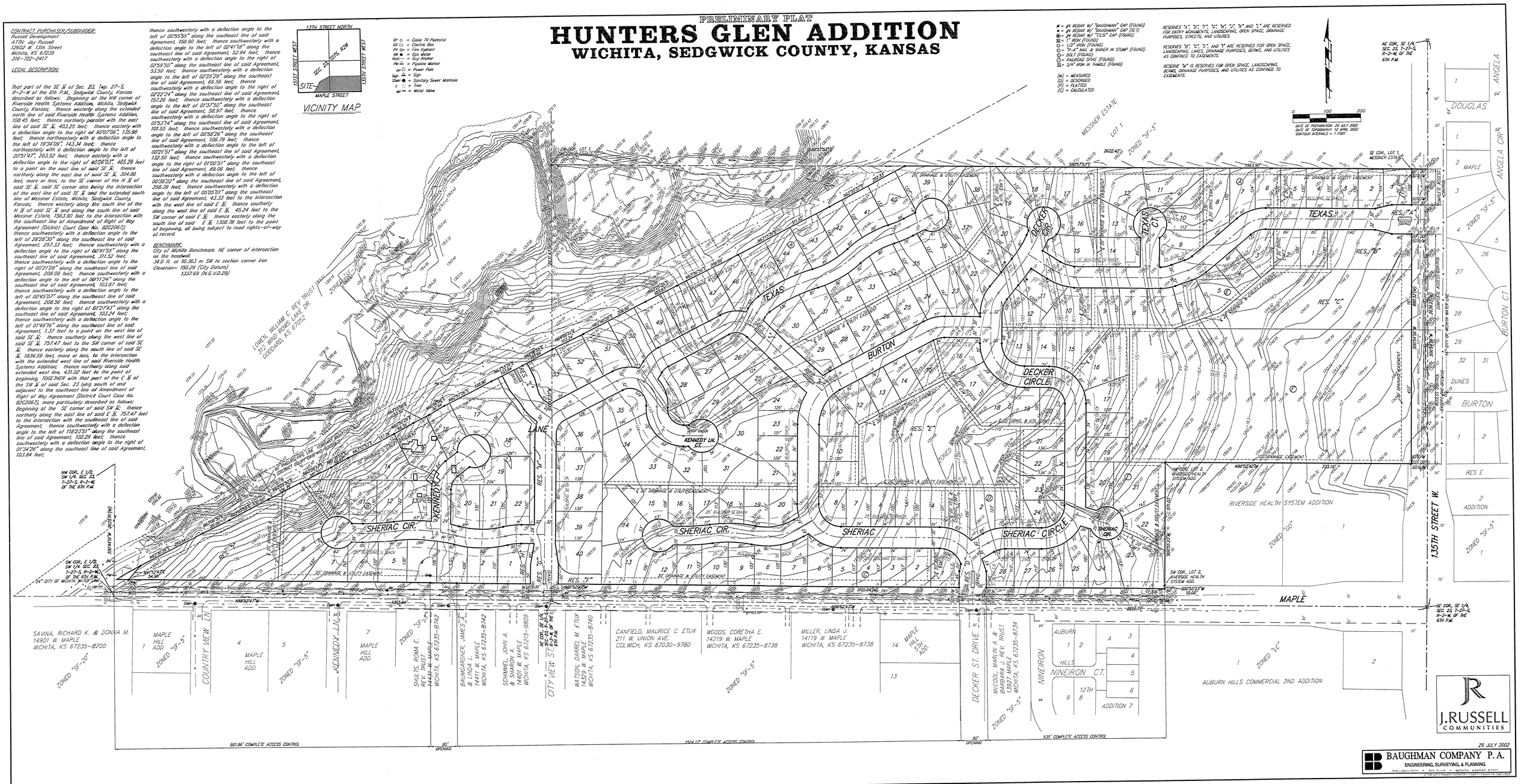
RESERVES "D", "E", "I", AND "M" ARE RESERVED FOR OPEN SPACE, LANDSCAPING, LAKES, DRAINAGE PURPOSES, BERMS, AND UTILITIES AS CONFINED TO EASEMENTS.

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

0 100 200

DATE OF PREPARATION: 29 JULY 2002
DATE OF TOPOGRAPHY: 12 APRIL 2002
CONTOUR INTERVALS = 1 FOOT

NE COR., SE 1/4, SEC. 23, T-27-S, R-2-W, OF THE 6TH P.M.



J.RUSSELL COMMUNITIES

29 JULY 2002

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
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