UTILITY PLAN

WILLOWBEND NORTH ESTATES 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

0 60 120

DATE OF PREPARATION: FEBRUARY 14, 2003
DATE OF TOPOGRAPHY: JANUARY 3, 2002
CONTOUR INTERVALS = 1 FOOT

CP = Cable TV Pedestal
FH = Fire Hydrant
GU = Guard Post(Bollard)
ICV = Irrigation Control Valve - Valve Box
Sign = Sign
SSMH = Sanitary Sewer Manhole
SWB Ped = Southwestern Bell Pedestal
T = Tree
WM = Water Meter

● = 1/4 REBAR W/ "BAUGHMAN" CAP (SET)
◉ = 1/2 REBAR W/ "MKS" CAP (FOUND)

OWNER:
Legacy Bank
240 W. Wichita
Colwich, KS 67030
316-796-1221

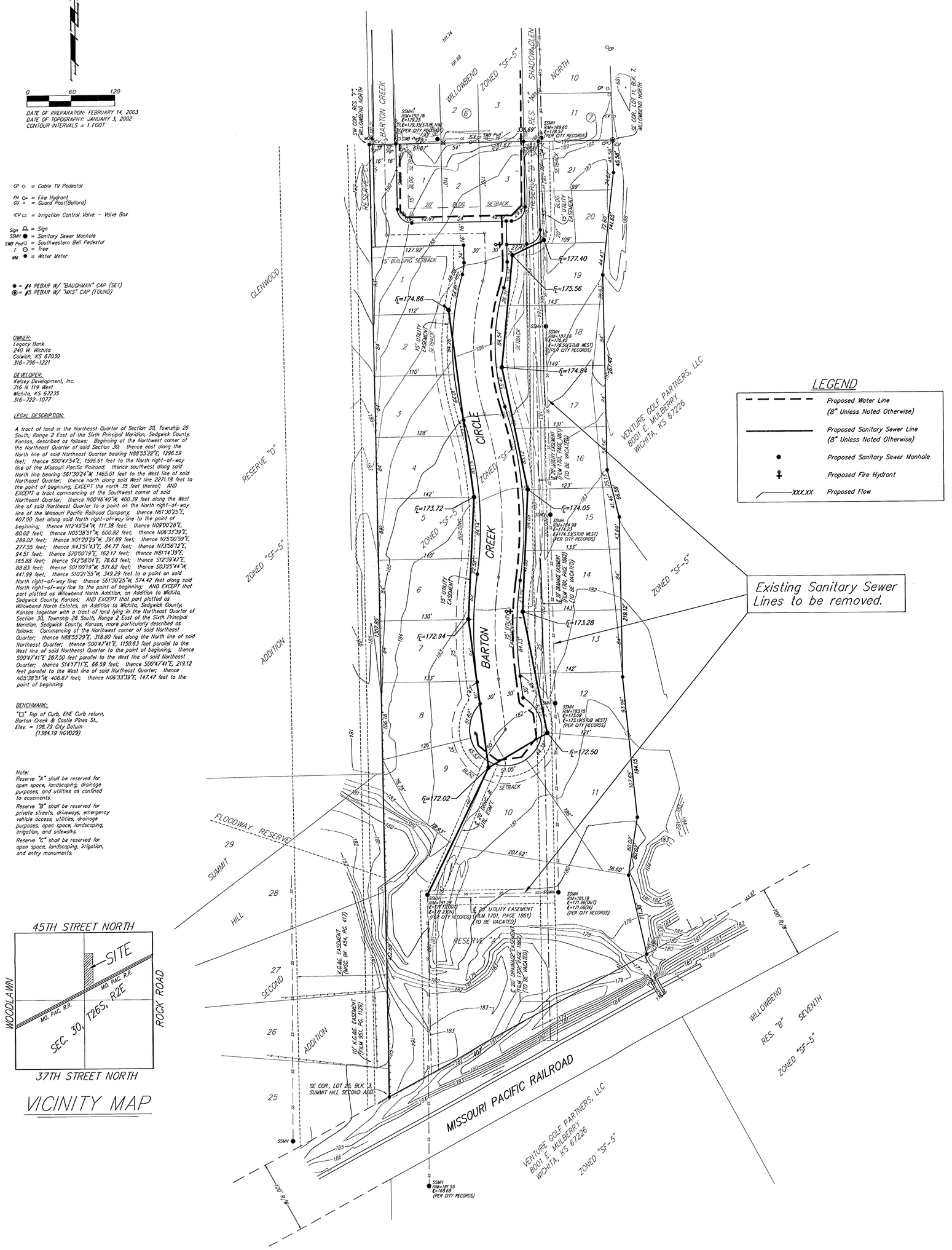
DEVELOPER:
Kelsey Development, Inc.
716 N 119 West
Wichita, KS 67235
316-722-1077

LEGAL DESCRIPTION:

A tract of land in the Northeast Quarter of Section 30, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 30; thence east along the North line of said Northeast Quarter bearing N88°55'29"E, 1296.59 feet; thence S00°47'54"E, 1596.61 feet to the North right-of-way line of the Missouri Pacific Railroad; thence southwest along said North line bearing S61°30'24"W, 1465.01 feet to the West line of said Northeast Quarter; thence north along said West line 2371.18 feet to the point of beginning, EXCEPT the north 35 feet thereof; AND EXCEPT a tract commencing at the Southwest corner of said Northeast Quarter; thence N00°46'40"W, 400.39 feet along the West line of said Northeast Quarter to a point on the North right-of-way line of the Missouri Pacific Railroad Company; thence N61°30'25"E, 407.00 feet along said North right-of-way line to the point of beginning; thence N12°49'54"W, 111.38 feet; thence N09°00'28"E, 80.02 feet; thence N05°38'51"W, 600.82 feet; thence N06°33'39"E, 289.02 feet; thence N01°20'29"W, 391.89 feet; thence N25°00'59"E, 277.55 feet; thence N43°51'43"E, 84.77 feet; thence N73°56'12"E, 94.51 feet; thence S70°00'19"E, 162.17 feet; thence N81°14'39"E, 165.88 feet; thence S42°58'04"E, 78.63 feet; thence S12°39'47"E, 88.83 feet; thence S01°00'19"W, 571.62 feet; thence S03°25'44"W, 441.99 feet; thence S10°21'55"W, 349.29 feet to a point on said North right-of-way line; thence S61°30'25"W, 574.42 feet along said North right-of-way line to the point of beginning; AND EXCEPT that part platted as Willowbend North Addition, an Addition to Wichita, Sedgwick County, Kansas; AND EXCEPT that part platted as Willowbend North Estates, an Addition to Wichita, Sedgwick County, Kansas together with a tract of land lying in the Northeast Quarter of Section 30, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence N88°55'29"E, 318.80 feet along the North line of said Northeast Quarter; thence S00°47'41"E, 1150.63 feet parallel to the West line of said Northeast Quarter to the point of beginning; thence S00°47'41"E 267.50 feet parallel to the West line of said Northeast Quarter; thence S14°17'11"E, 66.59 feet; thence S00°47'41"E, 219.12 feet parallel to the West line of said Northeast Quarter; thence N05°38'51"W, 406.67 feet; thence N06°33'39"E, 147.47 feet to the point of beginning.

BENCHMARK:
"□" Top of Curb, ENE Curb return, Barton Creek & Castle Pines St., Elev. = 1316.79 City Datum (1384.19 NGVD29)

Note:
Reserve "A" shall be reserved for open space, landscaping, drainage purposes, and utilities as confined to easements.
Reserve "B" shall be reserved for private streets, driveways, emergency vehicle access, utilities, drainage purposes, open space, landscaping, irrigation, and sidewalks.
Reserve "C" shall be reserved for open space, landscaping, irrigation, and entry monuments.



LEGEND

- Proposed Water Line (8" Unless Noted Otherwise)
- Proposed Sanitary Sewer Line (8" Unless Noted Otherwise)
- Proposed Sanitary Sewer Manhole
- Proposed Fire Hydrant
- XXX.XX Proposed Flow

Existing Sanitary Sewer Lines to be removed.

VICINITY MAP

10 MARCH 2003

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

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