

DOROTHY ADDITION CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

Part of the Northwest 1/4, Section 12, Township 28 South, Range 1 West of the 6th. P.M.

NW Cor. NW 1/4
Sec 12-1285-R1W

State of Kansas)
County of Sedgwick) ss

I, Bradley C. Ward, a registered land surveyor in aforesaid County and State, do hereby certify that this map or plat and the survey on which it is based was made in accordance with the Minimum Standards for Boundary Surveys. Said survey is true and correct to the best of my knowledge. All monuments were either found or set.

LEGAL DESCRIPTION
Commencing at the Southwest corner of the Northwest Quarter of Section 12, Township 28 South, Range 1 West, of the Sixth Principal Meridian; thence on an assumed bearing of N 89°21'30" E, on the South line of said Northwest Quarter, a distance of 1542.00 feet, to the Point of Beginning; thence Northwesterly, a distance of 837.90 feet, on the North line of the I-235 (CC A-76777) right-of-way, on a curve to the right, with a delta of 13°04'49" and a radius of 3670.27'; on a chord bearing of N 66°19'31" W with a chord length of 836.08 feet, to a point that is 320.4 feet North of the South line of said Northwest Quarter; thence N 40°13'53" W, a distance of 1035.57 feet, to a point 1099.5 feet North and 100.00 feet East of the Southwest corner of said Northwest Quarter; thence N 0°00'29" W, parallel with the West line of said Northwest Quarter, a distance of 51.30 feet, to a point on the South line of the Protection Drainage Ditch (CC #74151) right-of-way; thence S 64°13'30" E, on the South line of said Protection Drainage Ditch, a distance of 2709.50 feet, to a point on the South line of said Northwest Quarter, said point being 116.64 feet West of the Southeast corner of the Northwest quarter; thence S 89°21'30" W, on the South line of said Northwest Quarter, a distance of 997.93 feet, to the Point of Beginning. Said tract contains 18.7 acres more or less.

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 Lots and Blocks to be known as Dorothy Addition, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for constructing, maintaining, operating, and repairing public utilities. The bicycle path dedication is hereby granted for constructing, maintaining, operating, and repairing of a public bicycle path with no man-made obstruction permitted. Reserves A & B are hereby platted for drainage, drainage structures, utilities, signage, and retention/detention ponds. A Drainage Plan for this addition has been established, and can be obtained from the City of Wichita. Development of any lot will need to conform to this Drainage Plan. 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. The detention ponds in Reserves A & B shall be owned and maintained by the landowners association. 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.

Access Control is hereby granted as follows:

1. There shall be complete access control to and from I-235, over and across the south line of Lots 1 and 2, Block 1. There shall be complete access control to and from Calvert Street, over and across the north line of Lots 1 and 2, Block 1, except as follows.
2. There shall be complete access control except one opening to and from Calvert Street, over and across the east 80' of the west 164' width line of Lot 2, Block 1.
3. There shall be complete access control except one opening to and from Calvert Street, over and across the east 80' of the west 164' width line of Lot 2, Block 1.

By: *[Signature]* Date
owner: Marksland LLC, Michael Marks, Manager Date

State of Kansas)
County of Sedgwick) ss

This instrument was acknowledged before me on this 23 day of March, 2005, by Michael Marks, Manager, Marksland, LLC.

Jillian Oathout, Notary Public
My Commission Expires: 7-22-2008



State of Kansas)
City of Wichita) ss

This plat of Dorothy Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this day of , 2004. Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____, Chair
Morris K. Dunlap
_____, Secretary
John L. Schlegel

State of Kansas)
City of Wichita) ss

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this day of , 2005.

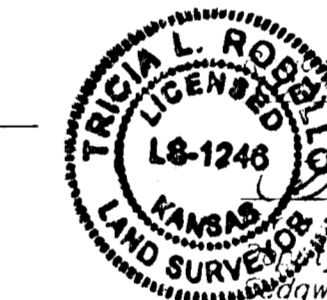
At the Direction of the City Council
_____, Mayor
Carlos Mayans
_____, City Clerk
Karen Sublett

Entered on transfer record this day of , 2005.

State of Kansas)
County of Sedgwick) ss

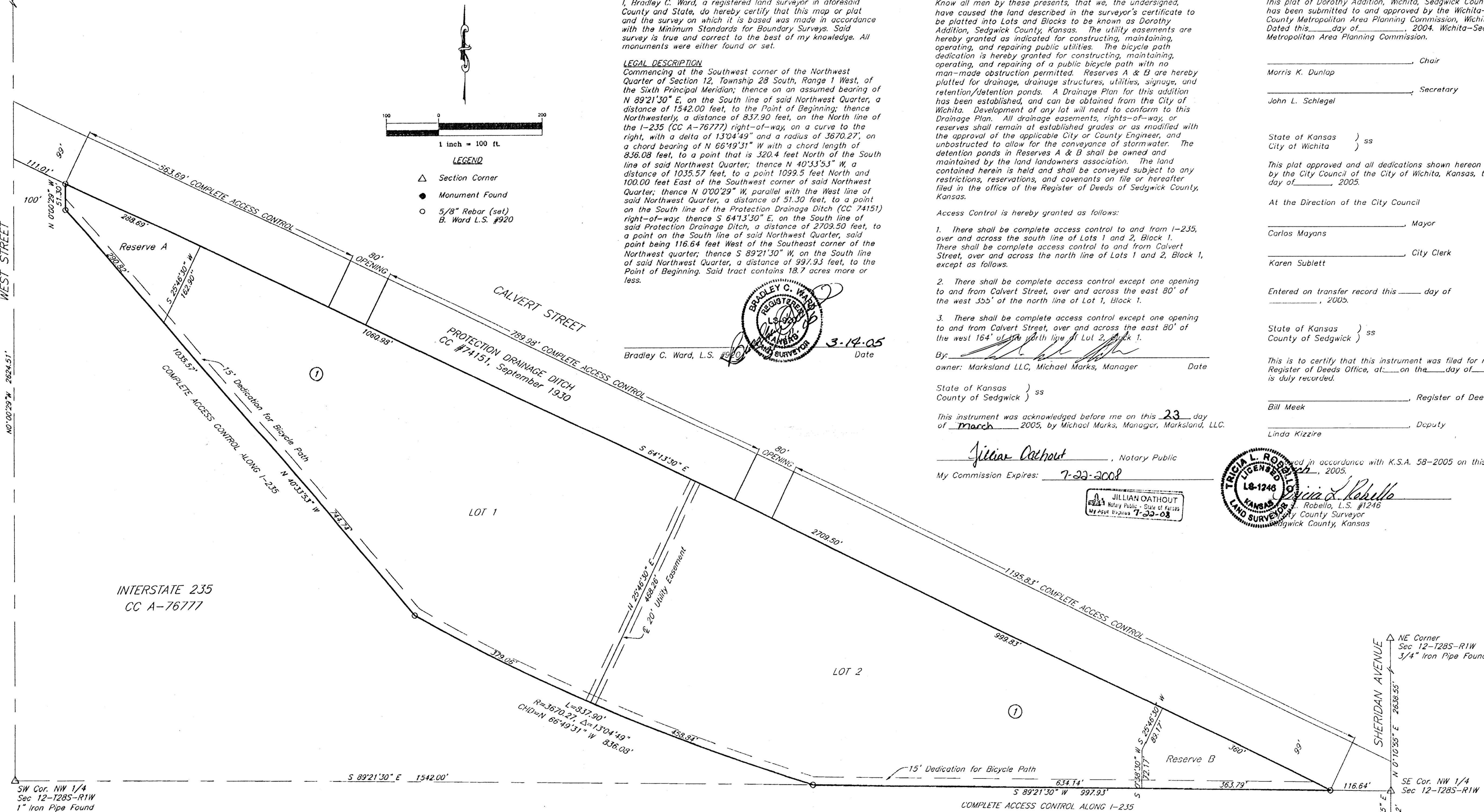
This is to certify that this instrument was filed for record in the Register of Deeds Office, at on the day of , 2004, and is duly recorded.

_____, Register of Deeds
Bill Meek
_____, Deputy
Linda Kizzire



Recorded in accordance with K.S.A. 58-2005 on this 17th day of March, 2005.

Jillian Oathout, Notary Public
My Commission Expires: 7-22-08



SW Cor. NW 1/4
Sec 12-1285-R1W
1" Iron Pipe Found

NE Corner
Sec 12-1285-R1W
3/4" Iron Pipe Found
SE Corner
Sec 12-1285-R1W
1/2" Iron Pipe Found
Filename: 03130/Plat-Plot Date prepared: 3-11-05

NOTES
1. This Addition is subject to the conditions of the Dorothy Community Unit Plan (CUP 2002-02, DP-258).
2. Minimum pad elevation=1289.0

BENCHMARK
City of Wichita benchmark Northwest corner of the RCBC, top of the corral rail, on the north right-of-way of I-235 and and south right-of way of Calvert.
Elevation=1292.18

kemiller
engineering

516 S. Market, Wichita, KS 67202 316/264-0242