ONE-STEP FINAL PLAT

NORTH HIGH SCHOOL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

>= CHISELED "V" NOTCH SET
X = CHISELED "X" SET
● = #4 BAUGHMAN REBAR SET
○ = 3/4" IRON PIPE FOUND
□ = 1 1/4" IRON PIPE FOUND
△ = 1/2" IRON PIPE FOUND
X = CHISELED "X" FOUND
Ø = #4 R&B REBAR FOUND
◎ = 1/2" IRON PIPE IN THIMBLE FOUND
⊠ = #4 BENCHMARK LAND SURVEYOR REBAR FOUND
⊠ = #5 MUNICIPAL REBAR FOUND
>= CHISELED "V" NOTCH FOUND
✖ = #4 REBAR FOUND
○ = 1" IRON PIPE FOUND
◎ = 1/2" IRON PIPE WITH BOLT FOUND
◎ = #5 ARMSTRONG REBAR FOUND

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(C-P) = CALCULATED PER PLATTED INFO.
(C-D) = CALCULATED PER DEED INFO.
(DEED) = DEED DESCRIPTION
(C-DESC) = CALCULATED PER TRACT DESCRIPTION

CB = Catch Basin
CO = Cleanout
CP = Cable TV Pedestal
DI = Drop Inlet
DL = Detector Loop
EB = Electric Box
FH = Fire Hydrant
GM = Gas Meter
GP = Guy Pole
GU = Guard Post(Bollard)
GUY = Guy Anchor
GV = Gas Valve
HLP = High Line Pole
ICV = Irrigation Control Valve - Valve Box
LP = Light Pole
MB = Mail Box
MW = Monitoring Well
PP = Power Pole
SignP = Signal Pole
Sign = Sign
SP = Stand Pipe
SSMH = Sanitary Sewer Manhole
ATTMH = ATT Manhole
ATT Ped = ATT Pedestal
SWSMH = Stormwater Sewer Manhole
TP = Tree
TB = Traffic Box
TMH = Traffic Manhole
TP = Telephone Pole
WELL = Cased Well
WM = Water Meter
WV = Water Valve
WVT = Water Vault
XFMR = Transformer
YH = Yard Hydrant(Spigot)

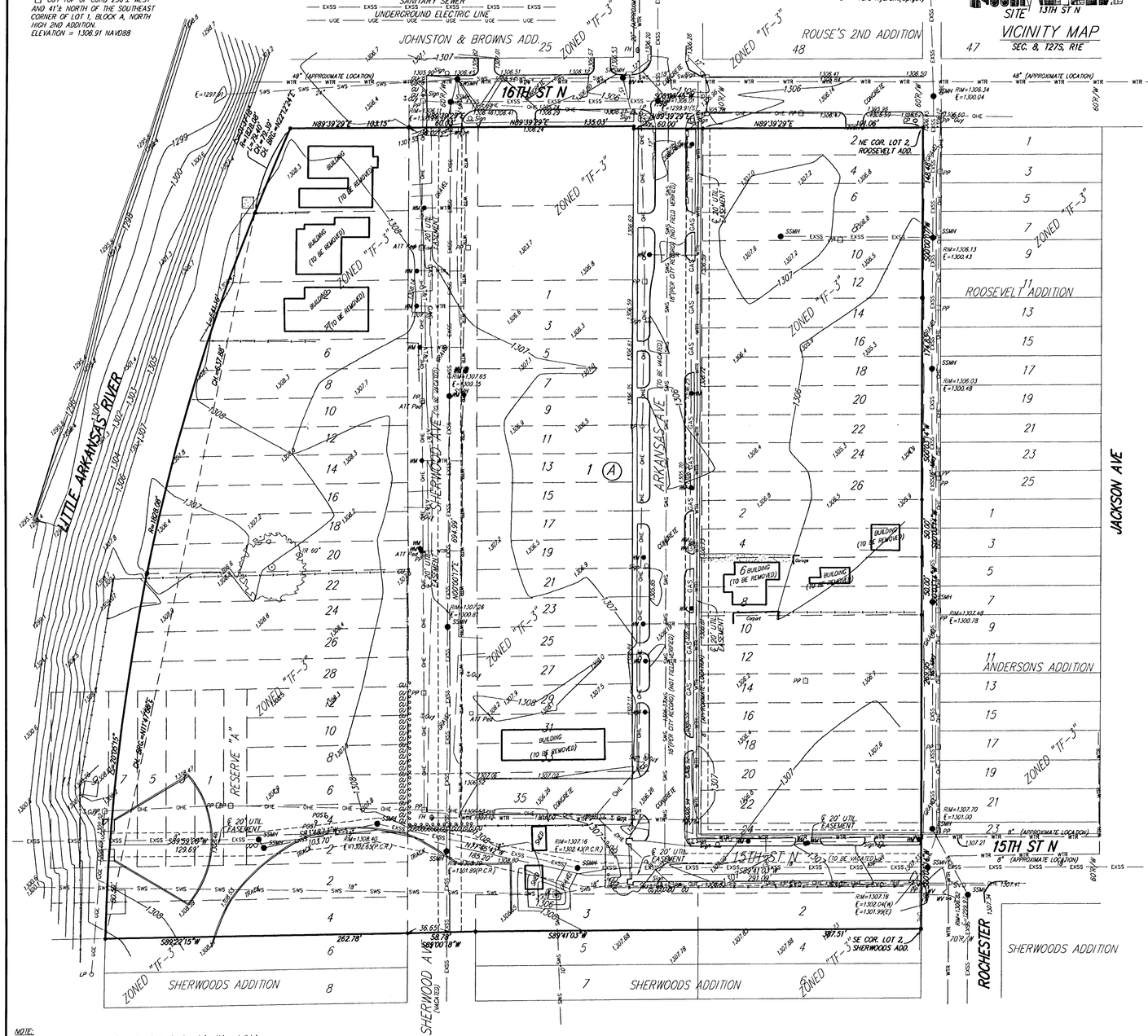
WATER LINE
ATT LINE
GAS LINE
CABLE TV
FENCE
OVERHEAD ELECTRIC LINE
SANITARY SEWER
UNDERGROUND ELECTRIC LINE

0 50 100

DATE OF PREPARATION: 12 OCTOBER 2012
DATE OF TOPOGRAPHIC: 25 JUNE 2012
CONTOUR INTERVALS = 1 FOOT

BENCHMARK:
"□" CUT TOP OF CURB 250'± WEST AND 41'± NORTH OF THE SOUTHEAST CORNER OF LOT 1, BLOCK A, NORTH HIGH 2ND ADDITION.
ELEVATION = 1306.91 NAVD88

VICINITY MAP
SEC. 8, 27S, R1E



NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system shall be allowed.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "NORTH HIGH SCHOOL 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Lots 2, 3, and 4, on Sherwood Avenue, and Lot 2, on Rochester Avenue, Sherwood's Sub-division of Lots 2, 4, 6, 8, 10, 12, and 14, in Reserve D, Sherwood's Addition Wichita, Kansas, together with that part of vacated Sherwood Avenue (Ordinance 9823) lying north of and abutting the following described line: Beginning at the southwest corner of said Lot 3, thence westerly 60 feet to the southeast corner of said Lot 4, and there ending, TOGETHER with odd Lots 1 through 35, inclusive, together with even Lots 2 through 28, inclusive, Sherwood's Second Addition to Wichita, Kansas, except a portion of said even Lots 2 through 28, TOGETHER with even Lots 2 through 12, inclusive, together with odd Lots 1 through 7, inclusive, together with Reserve "A", Woods Subdivision of Lots 30, 32, 34, 36, an 36, Sherwood Second Addition to Wichita, Kansas, except that part taken for street in Condemnation Case #A-32158, TOGETHER with even Lots 2 through 22, inclusive, on Arkansas Ave., Anderson's Addition to Wichita, Kansas, except the west 15 feet thereof taken for street purposes; together with Lot 24, on Arkansas Ave., in said Anderson's Addition, except the west 15 feet thereof taken for street purposes and except the south 20 feet thereof taken for street purposes, TOGETHER with even Lots 2 through 26, inclusive, on Arkansas Ave., Roosevelt Addition to the City of Wichita, Kansas, except the west 15 feet thereof taken for street purposes, TOGETHER with the following described tract: Beginning 763 feet south and 210 feet west of the northeast corner of the Southwest Quarter of Section 8, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence south 60 feet to the northeast corner of Lot 2, Sherwood Avenue, Sherwood's Second Addition to Wichita, Kansas; thence west on the north line of said Lot 2, 153.81 feet to the east line of City Property; thence northeasterly along the east line of City Property to a point west of beginning, thence east to beginning, Sedgwick County, Kansas, TOGETHER with the following described tract: A tract in the Southwest Quarter of Section 8, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Beginning at a point 690 feet south and 210 feet west of the northeast corner of said Southwest Quarter; thence south 73 feet; thence west 153.81 feet; thence northeasterly along a curve concave to the west, having a radius of 1828.8 feet to a point 103.15 feet west of beginning; thence east 103.15 feet to the point of beginning, Sedgwick County, Kansas, TOGETHER with the following described tract: Beginning 30 feet south and 15 feet west of Lot 26, as originally platted in Johnston and Brown's Addition to the City of Wichita, Kansas, on Arkansas Avenue; thence west 135 feet; thence south 133 feet more or less to the northwest corner of Lot 1, in Sherwood's Second Addition to the City of Wichita, Kansas, on Sherwood Avenue; thence east 135 feet to Arkansas Avenue; thence north 133 feet to the place of beginning, except the south 65 feet thereof (Being in the Southwest Quarter of Section 8, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas,) TOGETHER with a tract in the Southwest Quarter of Section 8, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as: The south 65 feet of a tract beginning at the northeast corner of Lot 1, in Sherwood's Second Addition to Wichita, Kansas; thence north 113 feet; thence west 135 feet; thence south 133 feet; thence east 135 feet to beginning, and TOGETHER with street and alley dedications lying within the above described tracts.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b.

All being situated in the Southeast Quarter and the Southwest Quarter of Section 8, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot and a Block, to be known as "NORTH HIGH SCHOOL 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The Minimum Building Pad Elevations for the lowest opening to the structures on Lot 1, Block A shall be 1305.0 NAVD88.

Unified School District No. 259,
Wichita, Sedgwick County, Kansas

_____, President
Lynn Rogers

This plat of "NORTH HIGH SCHOOL 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropoliton Area Planning Commission, Wichita, Kansas.

Dated this_____ day of_____, 2012.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
David Dennis

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____ day of_____, 2012.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this_____ day of_____, 2012.

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

Entered on transfer record this_____ day of_____, 2012.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____ day of_____, 2012 at_____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____ day of_____, 2012, by Lynn Rogers, President of the Unified School District No. 259, Wichita, Sedgwick County, Kansas, on behalf of the unified school district.

_____, Notary Public
My App't. Exp._____

NORTH HIGH SCHOOL 2ND ADDITION 22 OCTOBER 2012

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:/PROJECTS/NORTHHIGH2NDADDITION/NORTHHIGH2ND_OSP.DWG:RKR