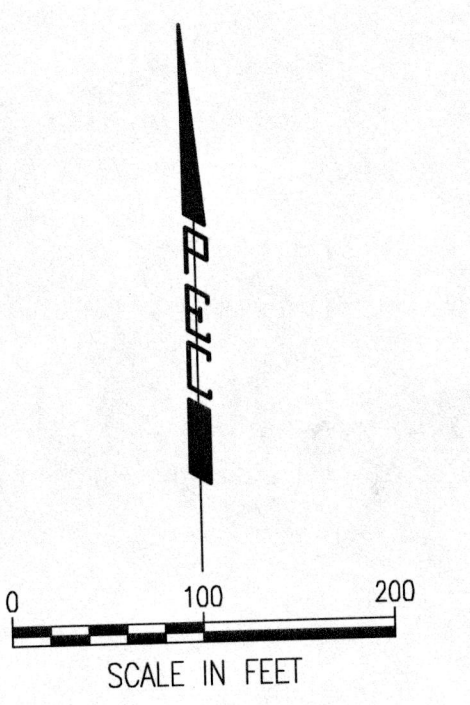


CARRIAGE OAKS 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS PRELIMINARY PLAT



BENCHMARKS

BM #12A-SQUARE CUT IN THE CENTER FACE OF THE CURB INLET ON THE SOUTH CURB LINE OF 19TH ST. N. +/- 100' WEST OF OAK CREEK PARKWAY, WEST OF ROUNDABOUT CIRCLE.
ELEV.= 1380.58 NAVD88

BM #16-SQUARE CUT ON THE SOUTH TOP OF CURB IN REMINGTON PLACE ADDITION. NEAR THE NORTHWEST CORNER OF LOT 5, BLOCK 1 OAK CREEK 2ND ADDITION. +/- 100' WEST OF CRANBROOK STREET.
ELEV.= 1395.23 NAVD88

BM #201-SQUARE CUT ON THE NORTHEAST SIDE OF A CONCRETE LIGHT POLE BASE ON THE SOUTH SIDE OF 19TH ST. N AND WEST OF N VERANDA ST. +/- 3' NORTHEAST TO THE SOUTH CURB LINE ALONG 19TH ST. N. +/- 68' NORTHEAST TO THE BASE OF THE "ROUNDABOUT AHEAD" SIGN POST.
ELEV.= 1399.86 NAVD88

BM #202-SQUARE CUT ON THE SOUTH TOP OF CURB ALONG 19TH ST. N. NEAR THE SOUTHWEST CORNER OF LOT 4 BLOCK 2, OAK CREEK 2ND ADDITION. +/- 5' SOUTHWEST TO THE TOP BOLT OF A FIRE HYDRANT. +/- 55' WEST TO THE CENTER OF A BURIED ELECTRIC HAND BOX. +/- 64' NORTHWEST TO THE BASE OF A LIGHT POLE.
ELEV.= 1394.77 NAVD88

BM #203-SQUARE CUT ON THE SOUTH TOP OF CURB ALONG 19TH ST. N. NEAR THE SOUTHWEST CORNER OF LOT 3 BLOCK 2, OAK CREEK 2ND ADDITION. +/- 50' NORTHEAST TO THE TOP BOLT ON A FIRE HYDRANT. +/- 40' WEST OF N CARRIAGE OAKS ST.
ELEV.= 1389.93 NAVD88

BM #204-SQUARE CUT ON THE NORTH TOP OF CURB ALONG 19TH ST. N. NEAR THE SOUTHWEST CORNER OF LOT 3 BLOCK 1 OAK CREEK 4TH ADDITION. +/- 17' EAST-NORTHEAST TO THE BASE OF A LIGHT POLE. +/- 24' NORTH TO THE TOP OF A TELEPHONE PEDESTAL. +/- 39' WEST-NORTHWEST TO THE BASE OF A "PEDESTRIAN CROSSING" SIGN POST.
ELEV.= 1372.86 NAVD88

BM #205-SQUARE CUT IN THE CENTER OF THE TOP OF THE EAST INLET, ON THE NORTH SIDE OF 19TH ST. N., NEAR GREENWICH RD. +/- 12' EAST TO THE BASE OF A LIGHT POLE. +/- 72' SOUTH TO THE NORTHEAST CORNER OF RESERVE AREA "D" CARRIAGE OAKS 2ND ADDITION. +/- 250' EAST TO THE WEST CURB LINE ALONG N GREENWICH RD.
ELEV.= 1367.87 NAVD88

BM #206-SQUARE CUT IN THE CENTER OF A CURB INLET ON THE WEST SIDE OF N GREENWICH RD, AND SOUTH OF THE EAST ENTRANCE TO OAK CREEK SUBDIVISION. +/- 27' NORTH-NORTHWEST TO THE BASE OF A WOOD LIGHT POLE. +/- 37' WEST TO THE SOUTH END OF THE STONE "OAK CREEK" SIGN. +/- 51' NORTHWEST TO THE BASE OF THE "STOP" SIGN POST.
ELEV.= 1363.66 NAVD88

BM #207-CITY OF WICHITA BRASS DISC ON THE SOUTH END OF THE WEST HEADWALL OF AN RCB RUNNING EAST-WEST UNDER N GREENWICH RD. +/- 29' EAST TO THE WEST CURB LINE ALONG N GREENWICH RD. +/- 43' NORTH TO THE CENTERLINE OF THE GRAVEL PATH TO THE WEST (ABANDONED RR TRACKS).
ELEV.= 1366.78 NAVD88

CURVE NO.	RADIUS	DELTA	LENGTH
C1	529.00'	60°29'20"	558.48
C2	559.00'	58°53'57"	574.64
C3	18.00'	85°10'34"	26.76
C4	18.00'	84°32'42"	26.56
C5	529.00'	8°28'47"	78.29
C6	559.00'	8°23'52"	81.93
C7	108.00'	22°56'59"	43.23
C8	1092.00'	1°58'00"	37.48
C9	75.00'	26°04'30"	34.13
C10	60.00'	96°49'37"	101.40
C11	542.00'	48°46'24"	461.38
C12	572.00'	43°36'42"	435.39
C13	37.00'	280°23'16"	181.07
C14	18.00'	40°27'50"	12.71
C15	18.00'	73°25'00"	23.07
C16	101.00'	32°58'50"	58.05
C17	69.00'	19°26'07"	23.41
C18	308.00'	44°21'41"	236.92

CURVE NO.	RADIUS	DELTA	LENGTH
C19	274.00'	44°21'41"	212.15
C20	300.00'	28°42'04"	150.28
C21	18.00'	84°25'31"	26.52
C22	166.00'	24°39'49"	71.48
C23	134.00'	24°39'49"	57.68
C24	18.00'	51°48'59"	16.28
C25	18.00'	51°48'59"	16.28
C26	37.00'	283°37'59"	183.16
C27	18.00'	84°25'31"	26.52
C28	332.00'	6°08'52"	35.62
C29	468.00'	3°09'15"	25.76
C30	18.00'	94°19'59"	29.64
C31	500.00'	17°11'43"	150.06
C32	468.00'	5°22'30"	43.90
C33	18.00'	94°19'59"	29.64
C34	188.00'	29°15'04"	85.77
C35	200.00'	29°15'04"	102.11
C36	200.00'	27°22'05"	95.53

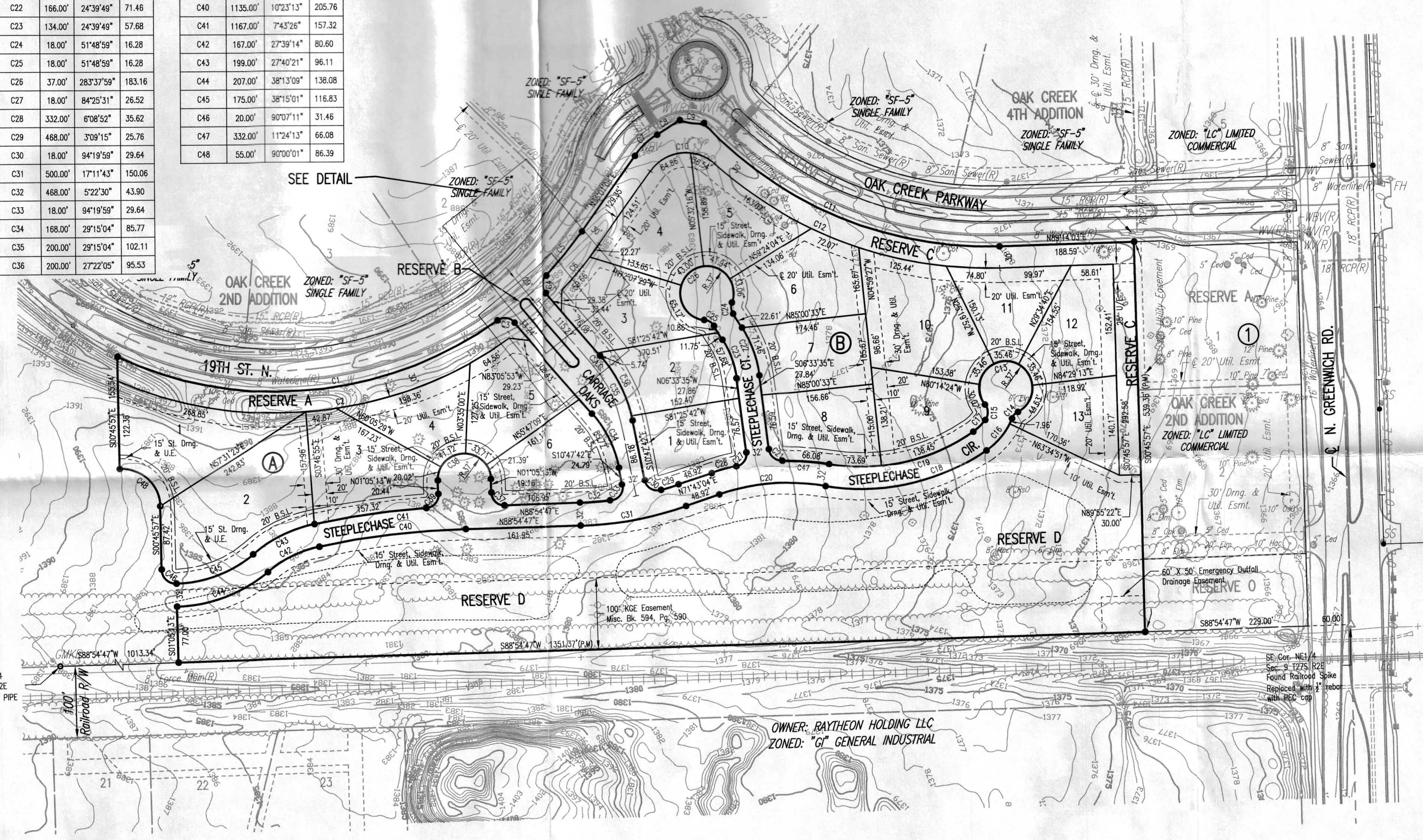
CURVE NO.	RADIUS	DELTA	LENGTH
C37	18.00'	90°00'00"	28.27
C38	37.00'	180°00'00"	116.24
C39	18.00'	87°20'23"	27.44
C40	1135.00'	10°23'13"	205.76
C41	1167.00'	7°43'26"	157.32
C42	167.00'	27°39'14"	80.60
C43	199.00'	27°40'21"	96.11
C44	207.00'	38°13'09"	138.08
C45	175.00'	38°15'01"	116.83
C46	20.00'	90°00'11"	31.46
C47	332.00'	11°24'13"	66.08
C48	55.00'	90°00'01"	86.39

- LEGEND**
- BM#201 BENCHMARK/VERTICAL CONTROL POINT
 - FOUND SURVEY MONUMENT AS NOTED ON DRAWING
 - SET 1/2" REBAR, 24" LONG, WITH ID CAP "PEC CLS 65"
 - (M) MEASURED
 - (P) PLAT OF CARRIAGE OAKS ADDITION

LEGAL DESCRIPTION:

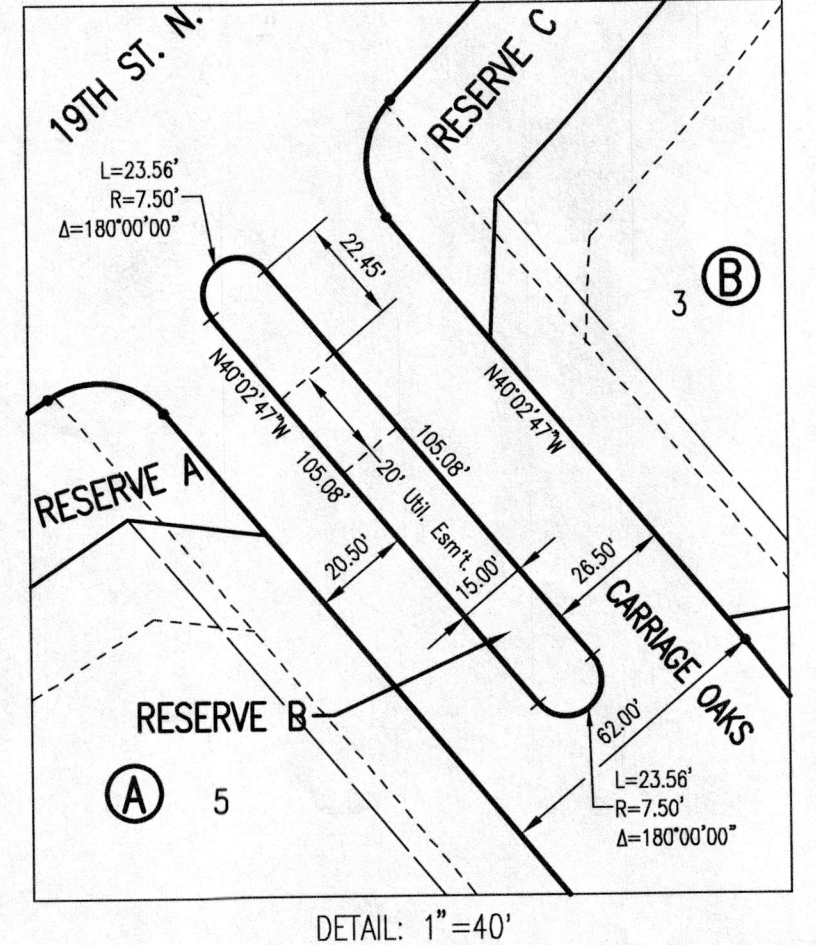
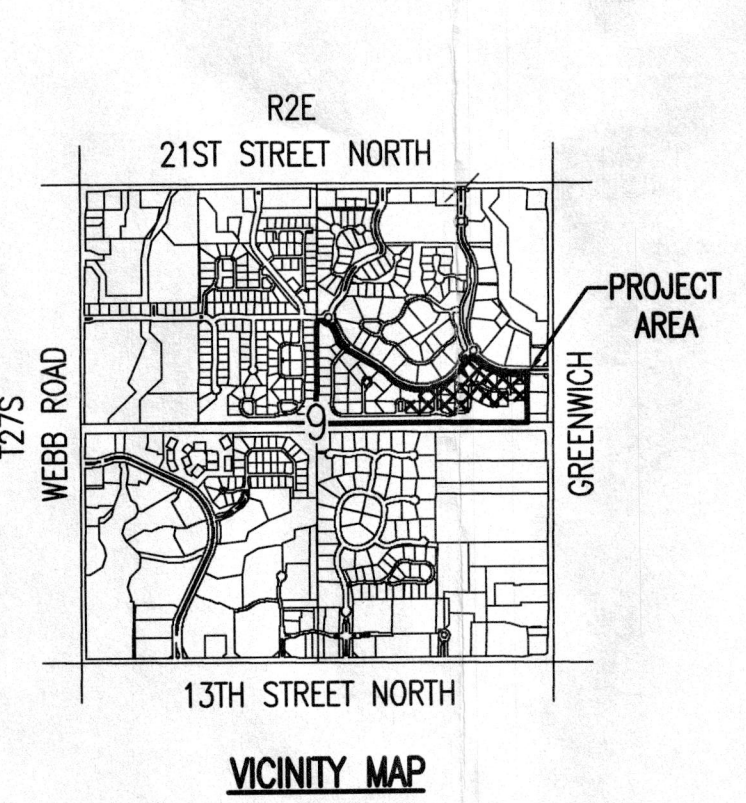
A REPLAT OF A PORTION OF BLOCK 1, ALL OF BLOCK 2, A PORTION OF BLOCK 3, AND RESERVES F AND G, ALL WITHIN CARRIAGE OAKS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH CARRIAGE OAKS STREET AND A PORTION OF STEEPLECHASE STREET AS DEDICATED IN SAID CARRIAGE OAKS ADDITION, LYING WITHIN AND BEING COINCIDENT WITH THE FOLLOWING DESCRIBED CONTIGUOUS TRACT OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF RESERVE A IN BLOCK 1, CARRIAGE OAKS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, BEING 30 FEET NORTH AND 30 FEET EAST OF THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 1 (THE SAME DESCRIBED IN SAID CARRIAGE OAKS ADDITION AS THE NORTHEAST CORNER OF LOT 3, BLOCK 1, OAK CREEK 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS); THENCE BEARING SOUTH 00°45'57" EAST ALONG THE EAST LINE OF SAID RESERVE A, BLOCK 1, CARRIAGE OAKS ADDITION, FOR A DISTANCE OF 539.36 FEET TO THE SOUTHEAST CORNER OF SAID CARRIAGE OAKS ADDITION (FROM WHICH THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, BEARS NORTH 88°54'47" EAST AT A DISTANCE OF 289.00 FEET); THENCE BEARING SOUTH 88°54'47" WEST ALONG THE SOUTH LINE OF SAID CARRIAGE OAKS ADDITION FOR A DISTANCE OF 1351.37 FEET (FROM WHICH THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 9, BEARS SOUTH 88°54'47" WEST AT A DISTANCE OF 1013.34 FEET); THENCE BEARING NORTH 01°05'13" WEST, PERPENDICULAR FROM SAID SOUTH LINE OF CARRIAGE OAKS ADDITION FOR A DISTANCE OF 77.00 FEET TO THE SOUTH LINE OF STEEPLECHASE STREET AS PLATTED IN SAID "CARRIAGE OAKS ADDITION"; THENCE CONTINUING BEARING NORTH 01°05'13" WEST, PERPENDICULAR FROM SAID SOUTH LINE OF CARRIAGE OAKS ADDITION, FOR A DISTANCE OF 32.00 FEET TO THE SOUTH LINE OF LOT 18, BLOCK 2, SAID CARRIAGE OAKS ADDITION; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT ALONG THE SOUTHWEST LINE OF SAID LOT 18 FOR AN ARC DISTANCE OF 31.46 FEET, SAID CURVE TO THE RIGHT HAVING AN INCOMING TANGENT OF SOUTH 88°54'47" WEST, PARALLEL WITH SAID SOUTH LINE OF CARRIAGE OAKS ADDITION, SAID CURVE ALSO HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°07'11"; THENCE BEARING NORTH 00°45'57" WEST ALONG THE WEST LINE OF SAID LOT 18 FOR A DISTANCE OF 87.42 FEET; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG A CURVE TO THE LEFT ALONG THE WEST LINE OF SAID LOT 18 AND THE SOUTHWEST LINE OF LOT 17, SAID BLOCK 2, FOR AN ARC DISTANCE OF 86.39 FEET, SAID CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE BEARING NORTH 00°45'57" WEST ALONG THE WEST LINE OF SAID LOT 17 AND THE NORTHERLY EXTENSION THEREOF FOR A DISTANCE OF 155.54 FEET TO THE CURVED NORTH LINE OF RESERVE C IN SAID BLOCK 2, BEING THE CURVED SOUTH RIGHT OF WAY LINE FOR 19TH STREET NORTH; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG A CURVE TO THE LEFT ALONG THE CURVED SOUTH LINE OF THE RIGHT OF WAY FOR SAID 19TH STREET NORTH FOR AN ARC DISTANCE OF 731.68 FEET, SAID CURVE TO THE LEFT HAVING A RADIUS OF 539.00 FEET, A CENTRAL ANGLE OF 79°14'52"; A CHORD WHICH BEARS NORTH 07°53'34" EAST, AND A CHORD LENGTH OF 674.73 FEET; THENCE BEARING NORTH 35°01'08" EAST ALONG THE SOUTH LINE OF THE RIGHT OF WAY FOR SAID 19TH STREET NORTH AND ALONG THE NORTHWEST LINE OF RESERVE B IN BLOCK 3, SAID CARRIAGE OAKS ADDITION, FOR A DISTANCE OF 129.35 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT ALONG THE CURVED SOUTH LINE OF THE RIGHT OF WAY FOR SAID 19TH STREET NORTH FOR AN ARC DISTANCE OF 43.23 FEET, SAID CURVE TO THE RIGHT HAVING A RADIUS OF 108.00 FEET AND A CENTRAL ANGLE OF 22°55'59"; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT ALONG THE CURVED SOUTH LINE OF THE RIGHT OF WAY FOR SAID 19TH STREET NORTH, SAID CURVE TO THE LEFT HAVING A RADIUS OF 1092.00 FEET AND A CENTRAL ANGLE OF 01°18'00"; THENCE BEARING NORTH 35°01'08" EAST ALONG THE INTERSECTION OF 19TH STREET NORTH AND OAK CREEK PARKWAY; THENCE EASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT ALONG SAID CURVED SOUTH RIGHT OF WAY LINE OF A ROUND-ABOUT, SAID CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 26°04'30", FOR AN ARC DISTANCE OF 34.13 FEET TO THE RIGHT OF WAY OF THE RIGHT OF WAY FOR OAK CREEK PARKWAY; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT ALONG SAID SOUTH LINE OF THE RIGHT OF WAY FOR OAK CREEK PARKWAY FOR AN ARC DISTANCE OF 461.39 FEET, SAID CURVE TO THE LEFT HAVING A RADIUS OF 542.00 FEET, A CENTRAL ANGLE OF 66°22'45"; A CHORD WHICH BEARS NORTH 75°38'34" EAST, AND A CHORD LENGTH OF 447.58 FEET; THENCE BEARING NORTH 89°14'03" EAST ALONG THE SOUTH LINE OF THE RIGHT OF WAY FOR OAK CREEK PARKWAY FOR A DISTANCE OF 188.59 FEET TO THE POINT OF BEGINNING; SAID CONTIGUOUS TRACT OF LAND CONTAINING 16.602 ACRES, MORE OR LESS.



- LEGEND**
- △ Section Corner
 - ⊙ BM Bench Mark/Vertical Control Point
 - ⊠ Cable TV Pedestal
 - ⊡ Transformer
 - ⊞ Electrical Pedestal
 - ⊕ Gas Meter
 - ⊙ GMKR Gas Line Marker
 - ⊙ SS Sanitary Sewer Manhole
 - ⊠ SDA Storm Water Drain Area Inlet
 - ⊠ Telephone Pedestal
 - ⊕ WM Water Meter
 - ⊕ WV Water Valve
 - ⊕ FH Fire Hydrant
 - ⊕ WBY Water Blowoff Valve

- Hedge Row
- Fence Types
- Buried Cable TV Line
- Buried Electric Line
- Buried Telephone Line
- Gas Line
- Sanitary Sewer Line
- Storm Water Sewer Line
- Waterline
- Major Contour
- Minor Contour



DATE OF PREPARATION: JULY 8, 2019
DATE OF SURVEY: JANUARY 30, 2018
OWNERS AND SUB-DIVIDERS:
SLAWSON COMMERCIAL PROPERTIES, LLC
727 N. WACO, SUITE 400, WICHITA, KS 67203
SURVEYOR:
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 S. TOPEKA, WICHITA, KS 67202

Plot Scale 1"=15'-2019, 8:48:37 AM by BEBECCA WELLES
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