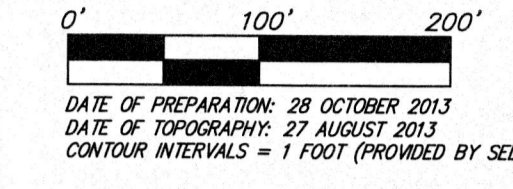
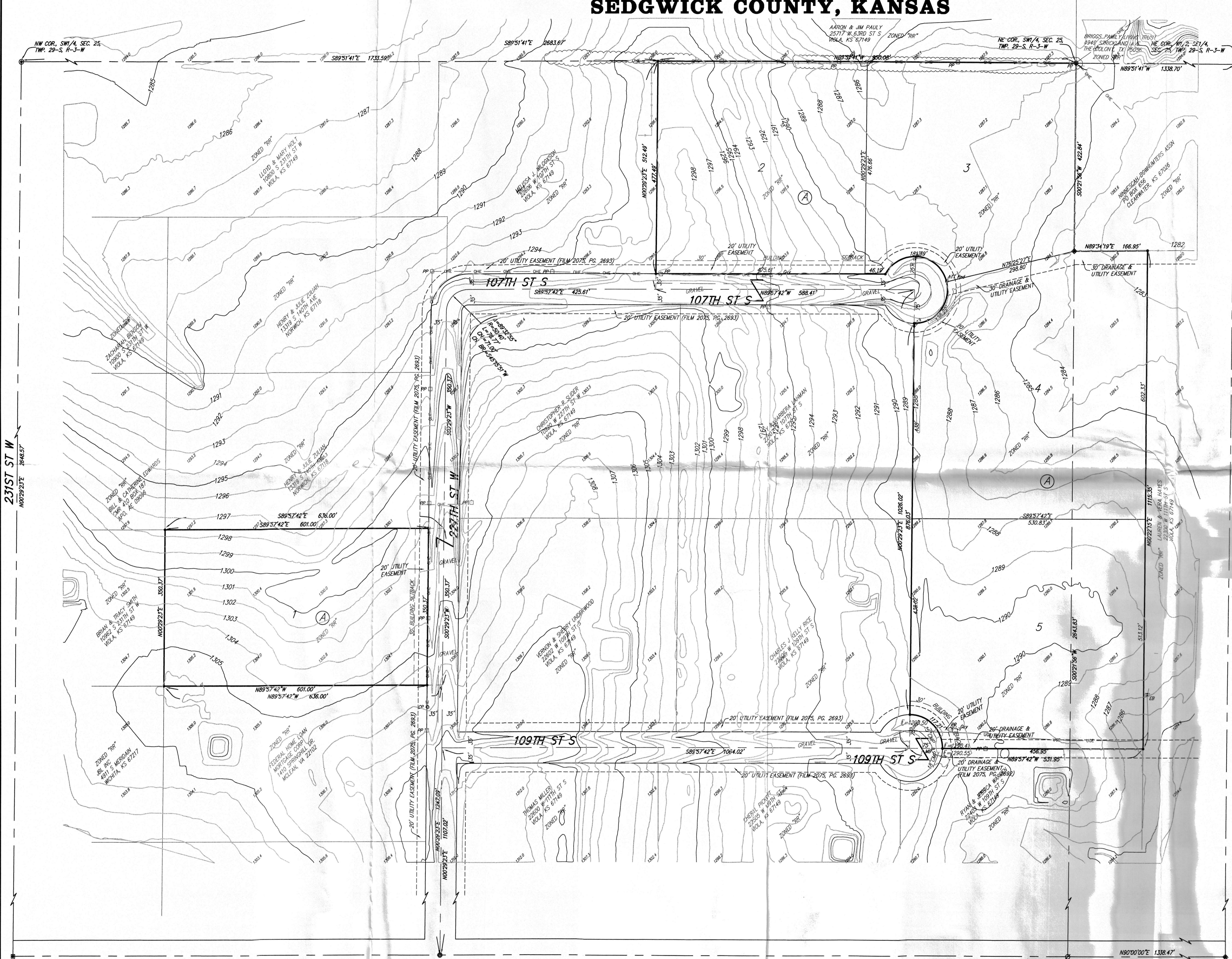


PRELIMINARY PLAT
CUMMINGS ESTATES
 SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 28 OCTOBER 2013
 DATE OF TOPOGRAPHY: 27 AUGUST 2013
 CONTOUR INTERVALS = 1 FOOT (PROVIDED BY SEDGWICK COUNTY)

OWNER:
 PRESTWICK PROPERTIES, INC.
 1238 BURNING TREE DR
 WICHITA, KS 67230

LEGAL DESCRIPTION:
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER, SECTION 25, TOWNSHIP 29 SOUTH, RANGE 3 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE S89°57'42"E ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1258 FEET; THENCE N00°29'23"E PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 1247.09 FEET TO A POINT OF BEGINNING; THENCE N89°57'42"W PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 636 FEET; THENCE N00°29'23"E PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 350.37 FEET; THENCE S89°57'42"E PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 636 FEET; THENCE S00°29'23"W, 350.37 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE EAST 35 FEET FOR ROAD RIGHT OF WAY, TOGETHER WITH,

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER, SECTION 25, TOWNSHIP 29 SOUTH, RANGE 3 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE S89°57'42"E ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1258 FEET; THENCE N00°29'23"E PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 2083.04 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.4 FEET AND A CENTRAL ANGLE OF 89°32'55" A DISTANCE OF 78.76 FEET TO A POINT OF BEGINNING; THENCE N00°29'23"E PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 425.61 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE EAST 35 FEET FOR ROAD RIGHT OF WAY, TOGETHER WITH,

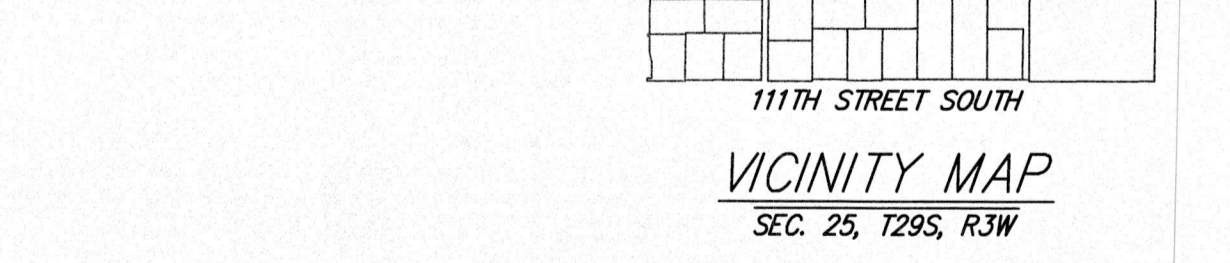
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER, SECTION 25, TOWNSHIP 29 SOUTH, RANGE 3 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE S89°57'42"E ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1258 FEET; THENCE N00°29'23"E PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 2083.04 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.4 FEET AND A CENTRAL ANGLE OF 89°32'55" A DISTANCE OF 78.76 FEET; THENCE S89°57'42"E, 104.02 FEET TO A POINT OF BEGINNING; THENCE N76°25'27"E, 373.8 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTH HALF; THENCE S00°29'23"W PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 511.66 FEET; THENCE N89°57'42"W PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 112.8 FEET TO THE POINT OF BEGINNING, SUBJECT TO A PORTION OF THE SOUTHWEST CORNER FOR ROAD RIGHT OF WAY, TOGETHER WITH,

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH HALF, SECTION 25, TOWNSHIP 29 SOUTH, RANGE 3 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE S89°57'42"E ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTH HALF, 1258 FEET; THENCE N00°29'23"E PARALLEL WITH THE WEST LINE OF SAID SOUTH HALF, 2083.04 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.4 FEET AND A CENTRAL ANGLE OF 89°32'55" A DISTANCE OF 78.76 FEET; THENCE S89°57'42"E, 104.02 FEET TO A POINT OF BEGINNING; THENCE N76°25'27"E, 373.8 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTH HALF; THENCE S00°29'23"W PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTH HALF, 511.66 FEET; THENCE N89°57'42"W PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTH HALF, 112.8 FEET TO THE POINT OF BEGINNING, SUBJECT TO A PORTION OF THE SOUTHWEST CORNER FOR ROAD RIGHT OF WAY, TOGETHER WITH,

BENCHMARK:
 RAILROAD SPIKE 48" SOUTH OF SE CORNER OF LOT 1, BLOCK A.
 ELEVATION = 1308.62 NAVD88
 RAILROAD SPIKE 3" NORTH OF THE SE CORNER OF LOT 3, BLOCK A.
 ELEVATION = 1288.78 NAVD88

- = #4 REBAR W/ "LA L5821" (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #5 REBAR W/ "CARBER" CAP (FOUND)
- = 3/4" IRON W/ "CARBER" CAP (FOUND)
- = 3/4" IRON (FOUND)
- = NAIL (FOUND)

- PP □ = Power Pole
- OP ○ = Cable TV Pedestal
- EB □ = Electric Base
- ATT Ped □ = Pedestal
- Qry ⊥ = Qry Anchor
- MB ⊥ = Mail Box



- CoTV --- CoTV --- CoTV --- CoTV ---
- FENCE ---
- OHE --- OVERHEAD ELECTRIC LINE --- OHE ---
- UGE --- UNDERGROUND ELECTRIC LINE --- UGE ---

CUMMINGS ESTATES
 28 OCTOBER 2013

Baughman Engineering | Surveying | Planning | Landscape Architecture
 315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149

PROJECTS/CUMMINGS ESTATES.1308P70/CUMMINGS.P.DWG-RKR