

Wilson Farms Fifth Addition SUB2019-00001

LEGAL DESCRIPTION

Parcel 1

A portion of Lot 19, Block 1, Wilson Farms Addition, an addition to Wichita, Sedgwick County, Kansas, being more particularly described as follows: BEGINNING at the northwest corner of said Lot 19, thence along the north line of said Lot 19 on a platted bearing of N89°26'20"E, 197.76 feet; thence S02°05'47"E, 80.81 feet; thence S31°12'43"E, 100.93 feet to a point on the east line of a tract of land last described on Doc.#/Flm-Pg: 29665897; thence along said east line, S00°33'40"E 87.58 feet to the southeast corner of said tract of land; thence along the south line of said tract of land, S89°26'20"W, 267.27 feet; thence N03°00'00"E, 255.69 feet to the POINT OF BEGINNING, TOGETHER WITH,

Parcel 2

A tract of land located in a portion of Lot 19, Block 1, and a portion of vacated Reserve "F", Wilson Farms Addition, an addition to Wichita, Sedgwick County, Kansas and being located in the Northwest Quarter of Section 8, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, said tract being more particularly described as follows: COMMENCING at the northwest corner of said Lot 19, thence along the west line of said Lot 19 on a platted bearing of S03°00'00"W, a distance of 255.69 feet to the POINT OF BEGINNING; thence N89°26'20"E, a distance of 267.27 feet; thence S00°33'40"E, a distance of 219.81 feet; thence S89°26'20"W, a distance of 214.04 feet; thence N51°00'04"W, a distance of 124.74 feet; thence N38°59'56"E, a distance of 58.09 feet to a point on the west line of said Lot 19; thence along said west line, N03°00'00"E, a distance of 95.76 feet to the POINT OF BEGINNING, EXCEPT,

A tract of land lying within a portion of Lot 19, Block 1, Wilson Farms Addition, an addition to Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows: COMMENCING at the southeast corner of said Lot 19, thence along the east line of said Lot 19, on a platted bearing of N00°33'40"W, 135.00 feet; thence S89°26'20"W, 60.00 feet to the POINT OF BEGINNING; thence S89°26'20"W, 12.00 feet; thence N00°33'40"W, 184.81 feet to the south line of a described Lot Split Tract "19-1" recorded on Doc.#/Flm-Pg: 28982198; thence along said south line, N89°26'20"E, 12.00 feet to the southeast corner of said Tract "19-1"; thence along the west line of a described Boundary Shift "15-1", recorded on said Doc.#/Flm-Pg: 28982198, S00°33'40"E, 184.81 feet to the POINT OF BEGINNING, AND EXCEPT,

A tract of land lying within a portion of Lot 19, Block 1, Wilson Farms Addition, an addition to Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows: COMMENCING at the southeast corner of said Lot 19, thence along the east line of said Lot 19, on a platted bearing of N00°33'40"W, 135.00 feet; thence S89°26'20"W, 60.00 feet to the POINT OF BEGINNING, being a point on the east line of a described Lot Split Tract "19-2" recorded on Doc.#/Flm-Pg: 28982198; thence along said east line, S00°33'40"E, 35.00 feet to the southeast corner of said Tract "19-2"; thence along the south line of said Tract "19-2", S89°26'20"W, 80.00 feet; thence N62°12'01"E, 76.48 feet; thence N89°26'20"E, 12.00 feet to the POINT OF BEGINNING, TOGETHER WITH,

Parcel 3

A portion of Reserve "F", Wilson Farms Addition, an addition to Wichita, Sedgwick County, Kansas, said portion lying west of a line extended north from the northwest corner of Lot 16, Block 1, said addition, to the Wilson Estates Parkway street right-of-way, EXCEPT,

Those tracts lying in a portion of said Reserve "F" previously vacated on Vacation Order, Case Number VAC20018-00014 recorded on Doc./Flm-Pg:28989172, said tracts being described as follows:

Tract "RES. F-2"

COMMENCING at the southeast most corner of said Reserve "F", being coincident with the northwest corner of Lot 5, Block 1, said Wilson Farms Addition, thence on a platted bearing of N38°56'56"E, 100.00 feet to the POINT OF BEGINNING, thence N38°56'56"E, 58.09 feet to a point on an easterly line of said Reserve "F"; thence along said easterly line, S03°00'00"W, 71.80 feet; thence N51°00'04"W, 42.20 feet to the POINT OF BEGINNING, AND ALSO,

Tract "RES. F-3"

BEGINNING at the southeast most corner of said Reserve "F", being coincident with the northwest corner of Lot 5, Block 1, said Wilson Farms Addition, thence on a platted bearing of N38°59'56"E, 100.00 feet; thence S51°00'04"E, 42.20 feet to an easterly line of said Reserve "F"; thence along said easterly line, S03°00'00"W, 123.61 feet to the southeast most corner of said Reserve "F", said corner being coincident with the north line of said Lot 5; thence along a southerly line of said Reserve "F", N51°00'04"W, 114.85 feet to the POINT OF BEGINNING, AND ALSO,

Tract "RES. F-4"

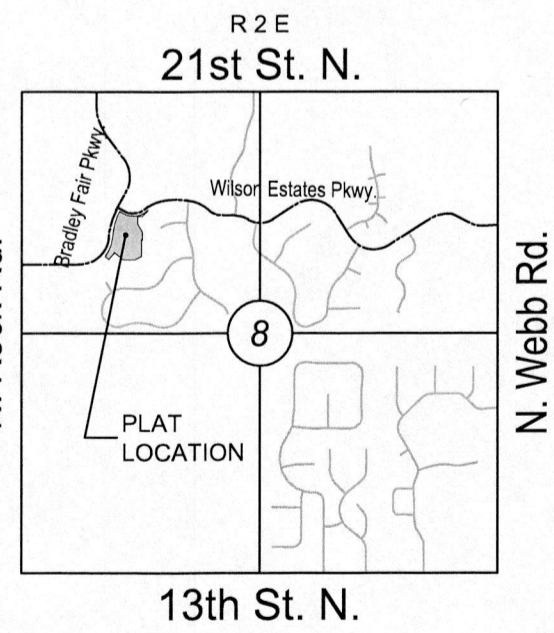
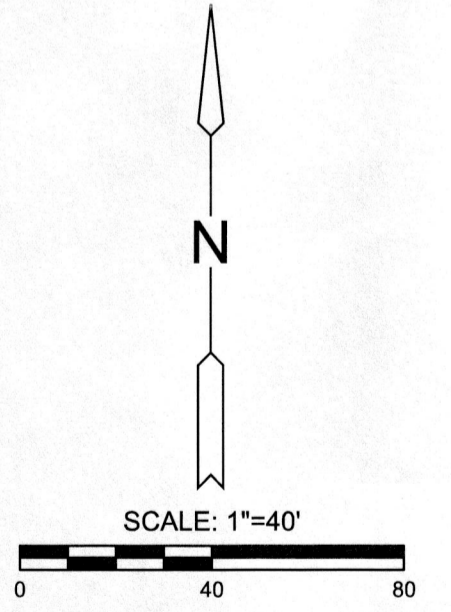
BEGINNING at the northwest corner of Lot 16, Block 1, said Wilson Farms Addition, thence along the west line of said Lot 16 being common to Reserve "F" on a platted bearing of S00°33'40"E, 63.73 feet to a platted corner of said Reserve "F" being coincident with the northeast corner of Lot 19, said Block 1; thence along a line common to said Lot 19, and said Reserve "F", S89°26'20"W, 60.00 feet; thence N42°42'46"E, 87.53 feet to the POINT OF BEGINNING.

NOTES

- LOCATION: Located in east Wichita, east of Rock Road and south of 21st Street North (southeast corner of Bradley Fair Parkway and Wilson Estates Parkway) in an area of single family residential. Adjacent to the property to the west in the Bradley Fair commercial retail development. Adjacent to the property to the north comprises of general offices.
- LOT TOTAL: 3
- RESERVES - All Reserves are platted for open space, berms, landscaping, irrigation, signs, sidewalks, fences, lighting, drainage facilities, utilities confined by easement (platted or otherwise separate instrument) and walls and gates for which public and/or private utilities may cross under. Reserve B is also platted for walls and gates for which public and/or private utilities may cross under and for a private street and public utilities; such utilities are not confined by easements.
- EXISTING/PROPOSED USES: Existing - Vacant Land
Proposed - Residential Land
- ZONING: Existing / Proposed - "SF-5" with CUP DP-201
- PLAT AREA: Gross: 151,177 sq. ft. or 3.47 acres ±
- SURVEY DATE: July 2018 (by MKEC)
- PUBLIC UTILITIES: Municipal sanitary sewer shall be provided/extended from an existing manhole southeast of plat to serve Lots. Municipal water is provided by a twelve inch main on the east side of Bradley Fair Parkway, an extension is anticipated to serve lots.
- FLOOD: According to FEMA FIRM Community Unit Panel 20173C0376G and 20173C0378G, effective date December 22, 2016; this property lies within a portion of flood zone "X", "Areas determined to be outside the 0.2% annual chance floodplain".
- DRAINAGE: A drainage report shall accompany this final plat.
- BUILDING SETBACKS: As per CUP DP-201 or zoning district.

LEGEND

FO - Fiber Optics Indicator Sign	Electric Transformer	Section Corner
Sanitary Sewer Manhole	Pole	Found monument (see annotation for type)
Cleanout	Gas Meter	Set 1/2" rebar w/ MKEC CLS 39 id. cap
Fire Hydrant	Telephone Riser	Benchmark
Water Valve	Telephone Vault	Measured (M)
Water Meter	Cable TV Riser	Platted (P)
Blow Off Assembly	Existing Structure	Described (D)
Irrigation Control Valve	Easement	Calculated from Measured (CM)
Storm Sewer Manhole	Fence	Calculated from Described (CD)
Inlet	Storm Sewer Pipe	Lot
Grate Inlet	Water Line	Block
Sign	Sanitary Sewer Line	
Gate	Gas Line	
Power Pole and Deadman	Overhead Electric	
Power Pole	Underground Telephone	
Light Pole		



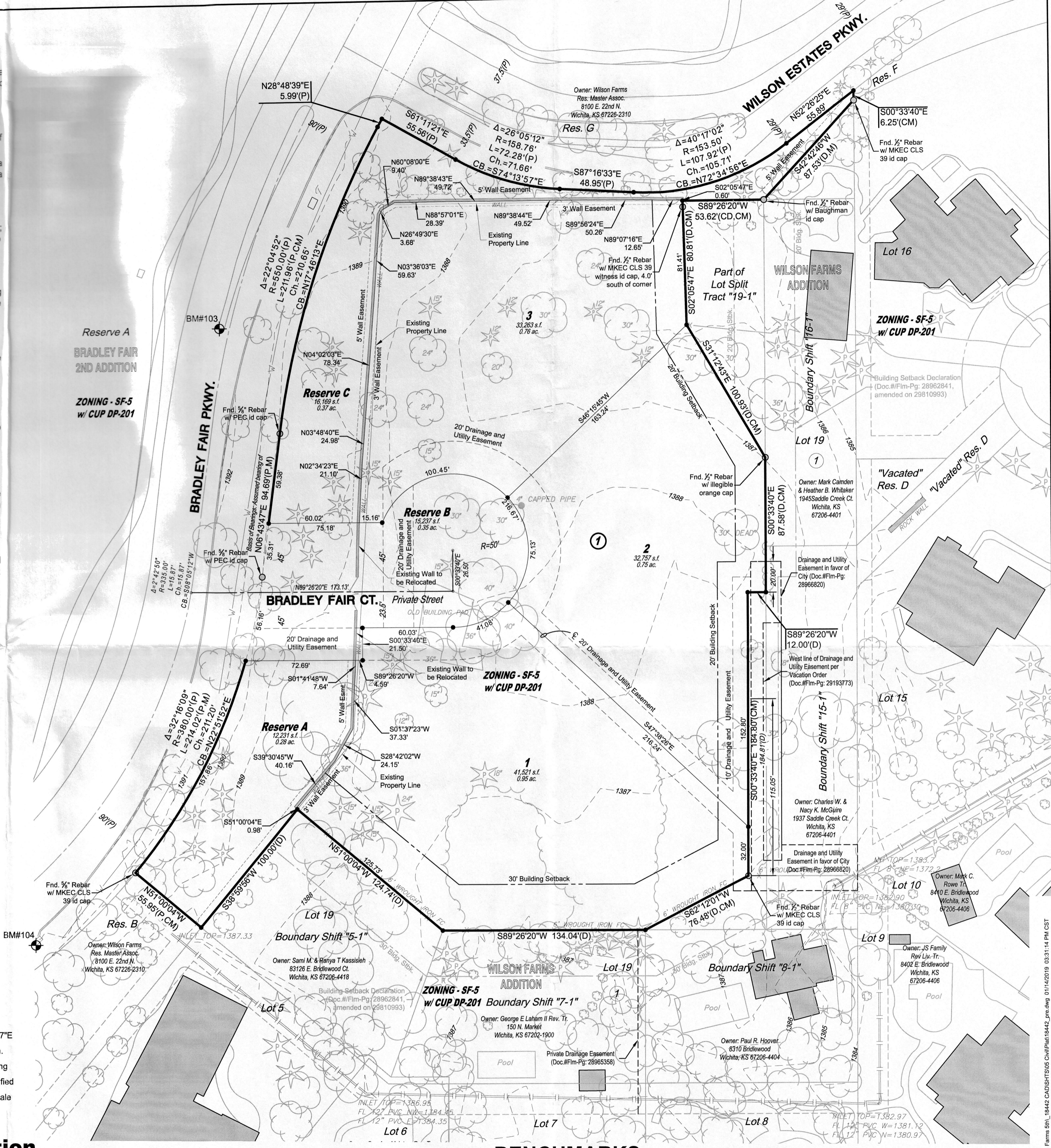
VICINITY MAP

PRELIMINARY PLAT

A replat of portions of Lot 19, Block 1, and portions of Reserve F, Wilson Farms Addition

WILSON FARMS FIFTH ADDITION

OWNER / DEVELOPER: Paul R. Hoover 8310 Bridlewood St. Wichita, KS 67206-4404 316.684.8100
 OWNER: Wilson Farms Residential Master Association 8100 E. 22nd St. N. Wichita, KS 67226 316.684.8100



BENCHMARKS

- BM#103: Chiseled square on south end of median island in Bradley Fair Parkway, 200' +/- south of Wilson Estates Parkway. Elev. = 1392.31 NAVD88
- BM#104: Chiseled square on southeast corner of curb inlet on east side of Bradley Fair Parkway, 625' +/- south of Wilson Estates Parkway. Elev. = 1391.04 NAVD88



Wichita, KS • 316.684.9600

Current: Jan. 24, 2019
 Subdivision Meeting: Feb. 14, 2019
 Date submitted: Jan. 28, 2019

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