

ABILENE PLACE COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

CITY HALL - ENGINEERING
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FINAL TRACING RECORD
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This plat of "ABILENE PLACE COMMERCIAL 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 _____, 202____
Wichita-Sedgwick County Metropolitan Area Planning Commission

State of Kansas) SS
Sedgwick County) SS
We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "ABILENE PLACE COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a portion of Lots 6, 7, 8, 9, 10, and 11, Block 1, Neville West Addition, Wichita, Sedgwick County, Kansas; TOGETHER with a portion of Reserve "B"; TOGETHER with a portion of Woodbine Circle, all as platted and dedicated in said Neville West Addition, as prepared by Baughman Company P.A., C.L.S. 58; surveyors in aforesaid county and state on March 28, 2023, more particularly described as follows: Beginning at a point on the east right-of-way line of said Woodbine Circle, said point also being the southeast corner of Reserve "M" of Abilene Place Addition, Wichita, Sedgwick County, Kansas; THENCE S00°43'32"E, coincident with said right-of-way line, a distance of 189.20 feet, to a non-tangent curve to the left; THENCE continuing along said curve having a radius of 150.00 feet, a delta of 24°28'05", arc length of 64.06 feet, a chord bearing of S13°07'59"E, a chord length of 63.57 feet, to a point of curvature to the right, said curve being non-tangent; THENCE continuing along said non-tangent curve to the right, having a radius of 75.00 feet, a delta of 31°34'31", arc length of 41.33 feet, a chord bearing of S09°34'33"E, a chord length of 40.81 feet, to a point of non-tangency; THENCE S89°33'11"W, coincident with the north boundary of KDOT right-of-way as recorded in DCC #FLM-PG: 30219935, with the Sedgwick County Register of Deeds, a distance of 711.17 feet; THENCE N83°24'23"W, coincident with said north KDOT boundary line, a distance of 111.80 feet; THENCE N89°58'16"W, coincident with said north KDOT boundary line, a distance of 740.00 feet; THENCE N05°22'20"W, a distance of 387.16 feet, to a point 21.79 feet east of the southwest corner of the southerly boundary line of said Abilene Place Addition; THENCE N89°18'48"E, coincident with said southerly boundary line, a distance of 79.21 feet; THENCE S00°41'12"E, coincident with said southerly boundary, a distance of 32.00 feet; THENCE N89°18'48"E, coincident with said southerly boundary line, a distance of 93.72 feet; THENCE S45°41'12"E, coincident with said southerly boundary line, a distance of 45.25 feet; THENCE N89°18'48"E, coincident with said southerly boundary line, a distance of 1286.05 feet, to the east right-of-way line of said Woodbine Court, and the place of beginning.

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 "ABILENE PLACE COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. The drainage easements are hereby granted to the public as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross this easement. The streets are hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. The permitted opening locations shall be as determined by the appropriate governing body.

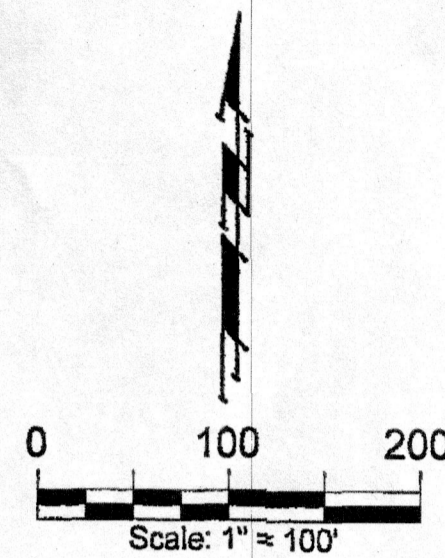
BENCHMARKS:
CHISELED "CROSS", TOP OF CURB, 87.9' E. & 54.0' N. OF NE COR. OF WEST LINE, LOT 1, BLOCK 1, GODDARD SCHOOL 2ND ADDITION N1678687.3674, E1592660.2804 ELEV. = 1432.98 NAVD88

CHISELED "CROSS", 114.3' E. & 143.5' N. OF NW COR. OF WEST LINE, LOT 1, BLOCK 1, GODDARD SCHOOL 2ND ADDITION N1678767.2849, E1591847.5404 ELEV. = 1435.32 NAVD88

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS AND RESTRICTIONS PER NEVILLE PROPERTY COMMUNITY UNIT PLAN DP-241.

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "SAVOY" CAP (FOUND)
- = #4 REBAR W/ "PEC" CAP (FOUND)
- = #4 REBAR W/ "LS-76" CAP (FOUND)
- ⊗ = #4 REBAR (FOUND) (ORIGIN UNKNOWN)
- ◇ = #4 REBAR IN THIMBLE (FOUND)
- (M) = MEASURED
- (D) = DESCRIBED
- (CM) = CALCULATED FROM MEASURED INFO
- (GS) = PLATTED INFO FROM GODDARD SCHOOL 2ND ADDITION
- (CGS) = CALCULATED INFO FROM GODDARD SCHOOL 2ND ADDITION
- (NW) = PLATTED INFO FROM NEVILLE WEST ADDITION
- (CWR) = CALCULATED INFO FROM NEVILLE WEST ADDITION

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.



This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 202____

Robert Dool, Chair

Scott A. Wade, Secretary

Lily Wu, Mayor, City of Wichita

Jamie Buster, City Clerk

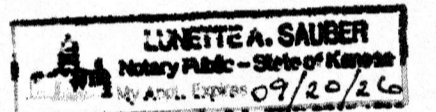
KICK "N" DEVELOPMENT CORP, a Kansas corporation

Paul E. Kelsey, President

State of Kansas) SS
Sedgwick County) SS
The foregoing instrument acknowledged before me, this _____ day of _____, 2023, by Paul E. Kelsey, President of the KICK "N" DEVELOPMENT CORP, a Kansas corporation, on behalf of the corporation.

LUNETTE A. SAUBER, Notary Public

My App'l. Exp. 09/20/2026



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

All being situated in the SW Quarter of Section 27, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 202____

Tricia L. Robello, P.S. #1248, Deputy County Surveyor, Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2024.

Kelly B. Arnold, County Clerk

State of Kansas) SS
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 _____, 2024 at _____ o'clock _____ M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

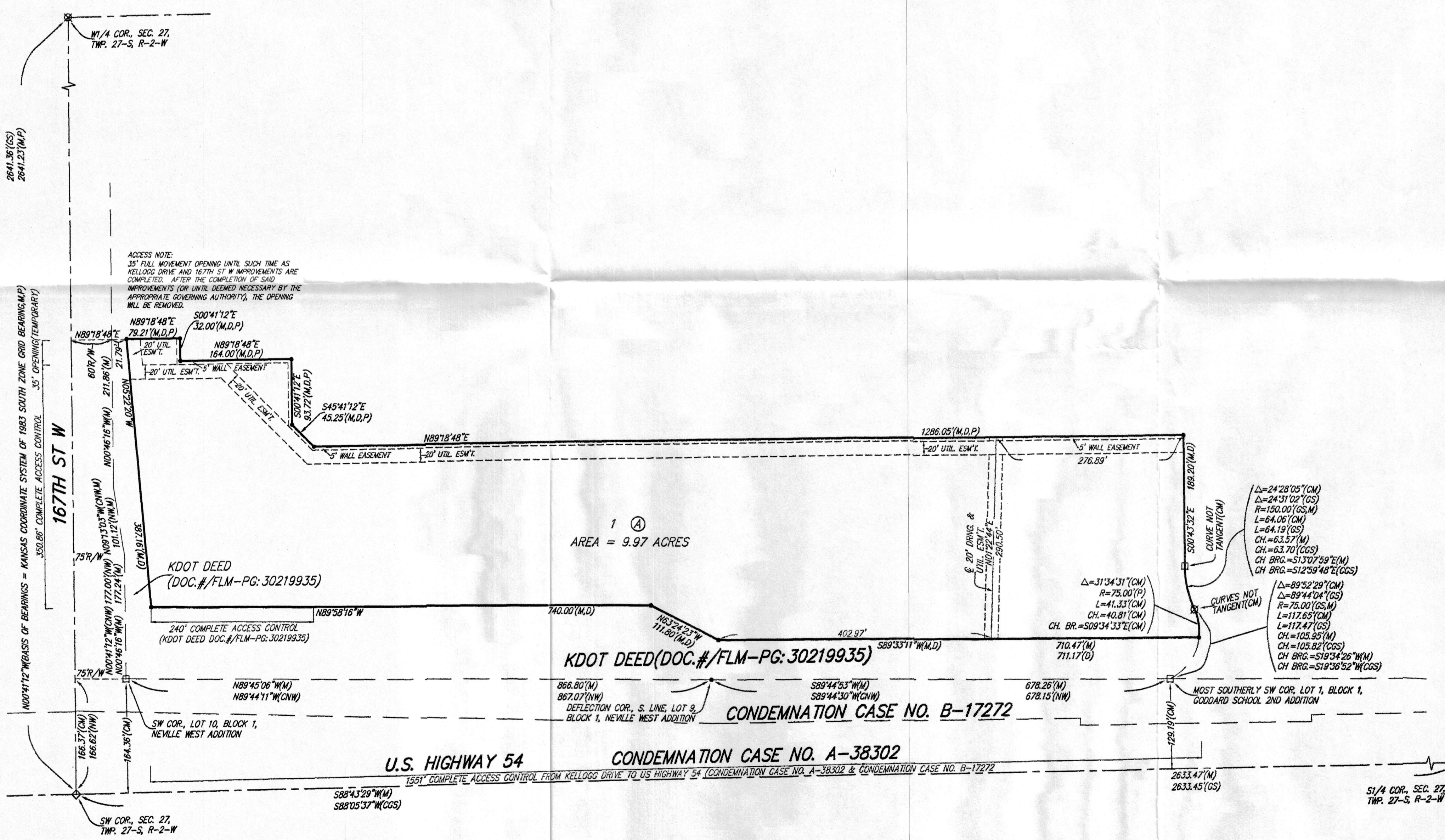
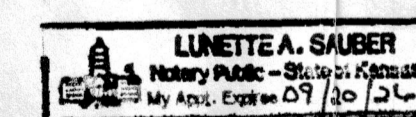
We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "ABILENE PLACE COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank, REX REYNOLDS, EVP (Title)

State of Kansas) SS
Sedgwick County) SS
The foregoing instrument acknowledged before me, this _____ day of _____, 2023, by REX REYNOLDS, EVP of Legacy Bank, on behalf of the bank.

LUNETTE A. SAUBER, Notary Public

My App'l. Exp. 09/20/2026



E:\Projects\Abilene Place Commercial Addition, 23-01-PR64-PlanDrawings\Abilene Place Commercial Addition, Myracing

ABILENE PLACE COMMERCIAL ADDITION

