

# ONE-STEP FINAL PLAT

## ABILENE PLACE COMMERCIAL ADDITION

### WICHITA, SEDGWICK COUNTY, KANSAS

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 \_\_\_\_\_, 2023  
Wichita-Sedgwick County Metropolitan Area Planning Commission

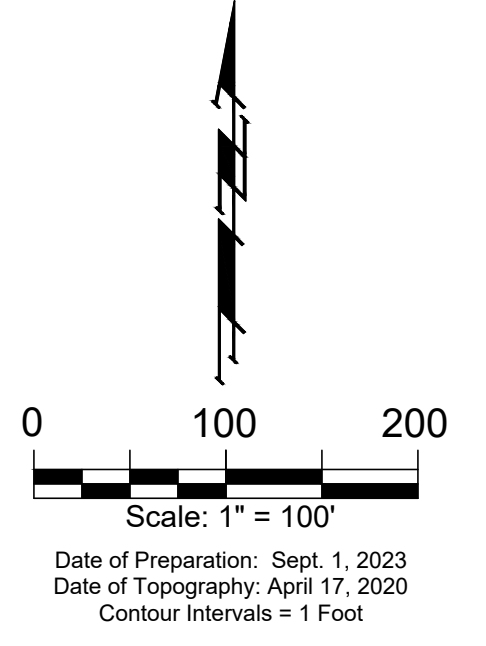
This plat approved and all dedications shown herein accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_, Chair  
Ann M. Fox

\_\_\_\_\_, Secretary  
Scott A. Wadel

\_\_\_\_\_, Mayor, City of Wichita  
Brandon J. Whipple

\_\_\_\_\_, City Clerk  
Jamie Buster



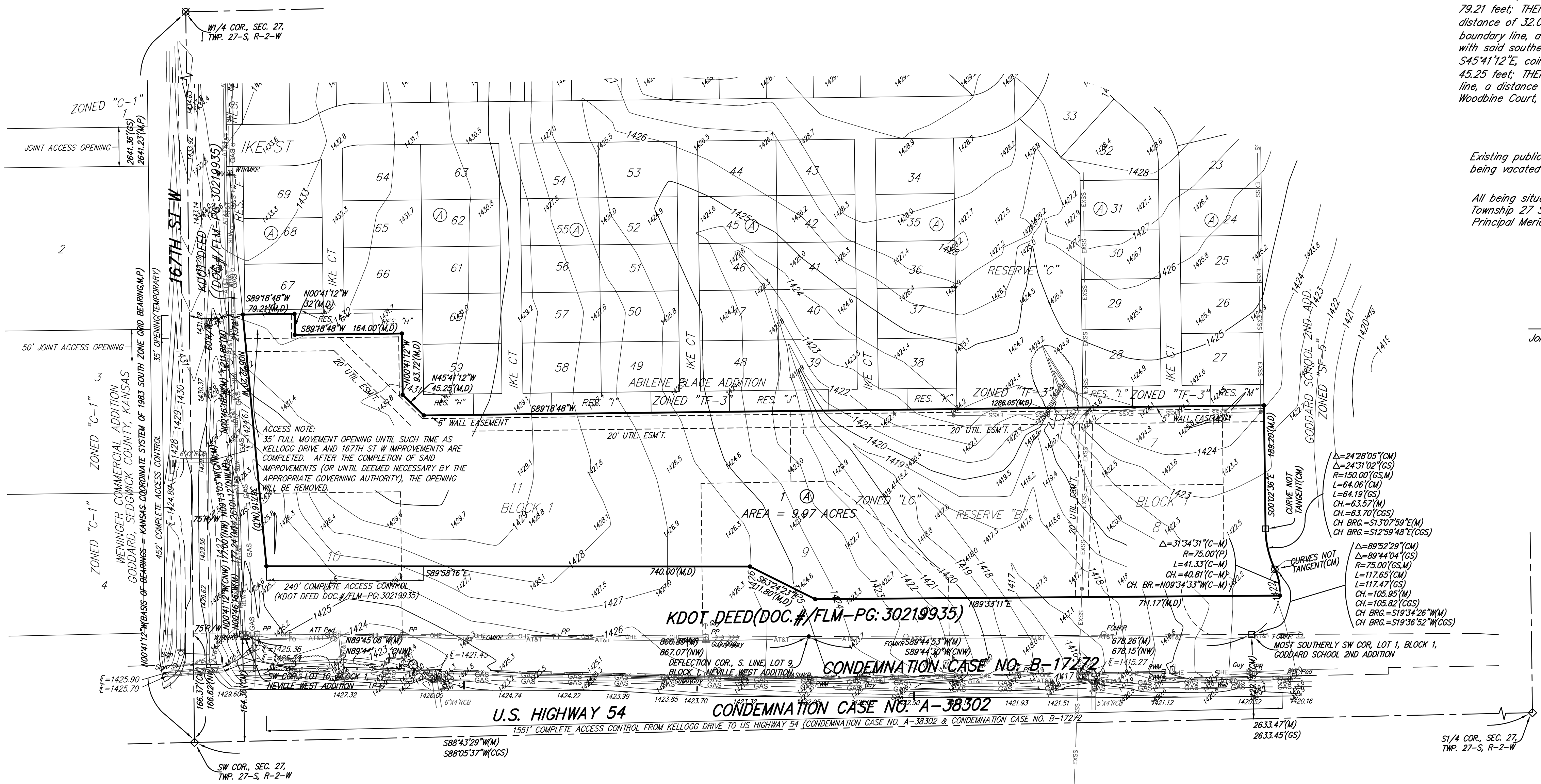
**BENCHMARKS:**  
CHISELED "CROSS", TOP OF CURB, 87.9' E & 54.0' N OF NE COR. OF WEST LINE, LOT 1, BLOCK 1, GODDARD SCHOOL 2ND ADDITION N1678687.3674, E1592680.2904 ELEV. = 1432.98 NAVD88

CHISELED "CROSS", 114.3' E & 143.5' N OF NW COR. OF WEST LINE, LOT 1, BLOCK 1, GODDARD SCHOOL 2ND ADDITION N1678687.2849, 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.  
(CS) = PLATTED INFO. FROM GODDARD SCHOOL 2ND ADDITION  
(CCS) = CALCULATED INFO. FROM GODDARD SCHOOL 2ND ADDITION  
(NW) = PLATTED INFO. FROM NEVILLE WEST ADDITION  
(QNW) = 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.



State of Kansas) SS  
Sedgwick County) 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., CLS 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°02'36"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 DOC.#/FLM-PG: 30219935, with the Sedgwick County Register of Deeds, a distance of 711.17 feet; THENCE N63°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 164.00 feet; THENCE S00°41'12"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 Circle, 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 drainage purposes. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. The wall easement is hereby granted 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 City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

Kick "N" DEVELOPMENT CORP.,  
a Kansas corporation

\_\_\_\_\_, President  
Paul E. Kelsey

State of Kansas) SS  
Sedgwick County) 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.

\_\_\_\_\_, Notary Public

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.

\_\_\_\_\_, Surveyor  
Jonathan C. Hubbell, P.S. #1680

My App'l. Exp. \_\_\_\_\_

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

State of Kansas) SS  
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Tonya Buckingham

\_\_\_\_\_, Deputy  
Kenly Zehring

- EB □ = Electric Box
- FH ○ = Fire Hydrant
- GA = Guy Anchor
- GV ● = Gas Valve
- LP ○ = Light Pole
- PP □ = Power Pole
- RWM □ = Right-of-Way Marker
- Sign □ = Sign
- ATT Ped ○ = ATT Pedestal
- TR ○ = Tree
- Well ○ = Cased Well
- WM ● = Water Meter
- WV ● = Water Valve

- WTR — WATER LINE
- AT&T — AT&T
- GAS — GAS LINE
- CoTv — CABLE TV
- Che — OVERHEAD ELECTRIC LINE
- EXSS — SANITARY SEWER
- UG — UNDERGROUND ELECTRIC LINE
- PIPELINE — PIPELINE
- PIPELINE — STORMWATER SEWER

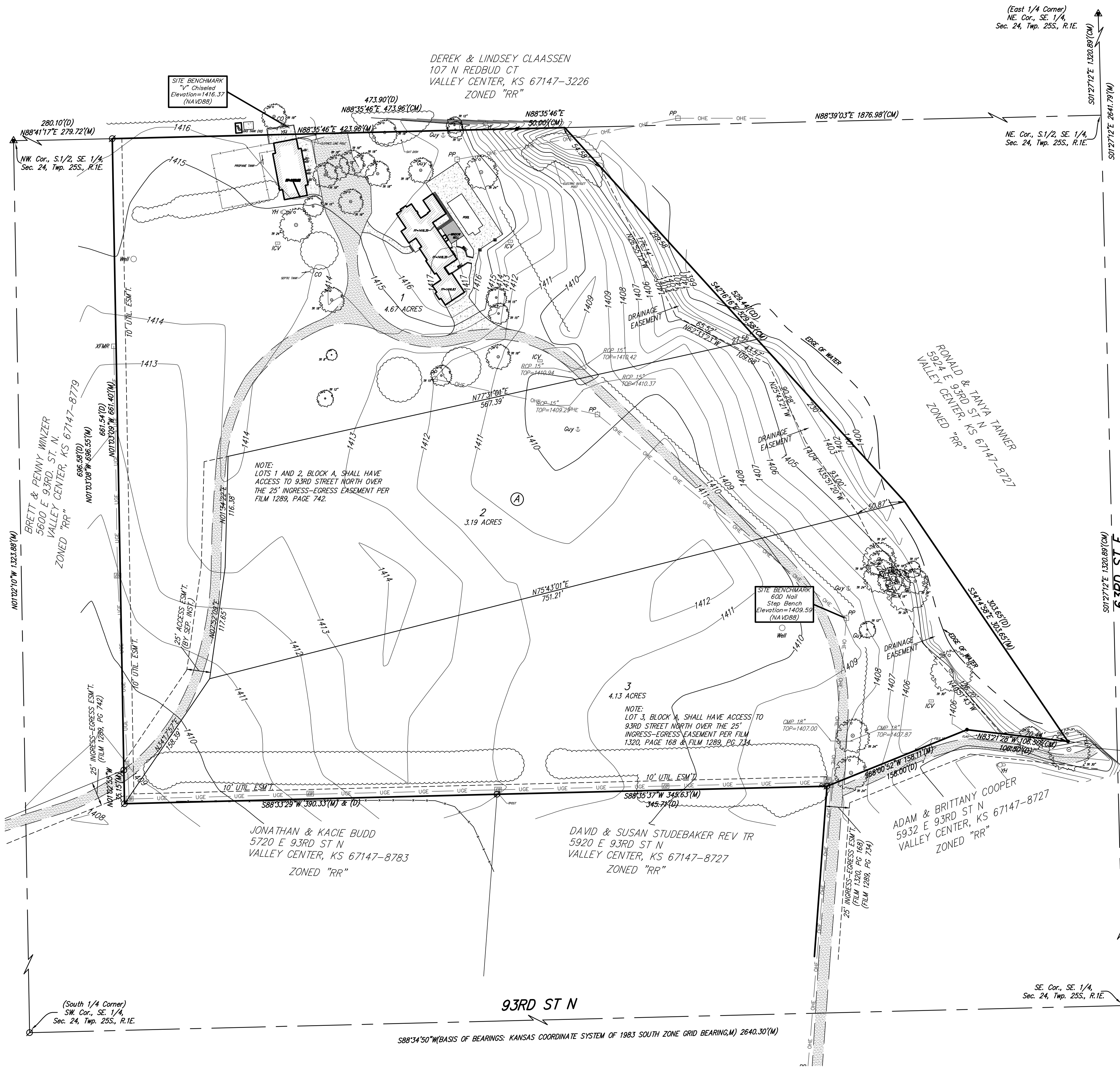


E:\Projects\Abilene Place Commercial Addition - 23-01-PB&P\Drawings\Abilene Place Commercial Addition - OSF.dwg

# ONE-STEP FINAL PLAT

## TIDEMANN ESTATES

### SEDGWICK COUNTY, KANSAS



State of Kansas) SS  
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and plotted "TIDEMANN ESTATES", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as A tract in the south half of the southeast quarter of Section 24, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as commencing at the northwest corner of the said south half; thence S89°53'54"E, along the north line of said south half, 280.10 feet for a point of beginning; thence continuing S89°53'54"E along the north line of said south half, 473.90 feet; thence S40°49'40"E, 529.44 feet; thence S32°47'28"E, 303.65 feet; thence N81°53'58"W, 106.50 feet; thence S69°29'40"W, 158.00 feet; thence N89°57'40"W, being parallel with the south line of said southeast quarter, 736.04 feet; thence N00°24'33"E, 696.58 feet to the point of beginning.

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

All being situated in the Southeast Quarter of Section 24, Township 25 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

\_\_\_\_\_, Surveyor  
Preston A. Stewart, P.S. #1386

Know all men by these presents that we, the undersigned, have caused the land in the surveys certificate to be platted into Lots and a Block, to be known as "TIDEMANN ESTATES", 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 easements are hereby granted to the public as indicated for drainage purposes.

Grant Tidemann                      Anita Tidemann

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Grant and Anita Tidemann, husband and wife.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

This plat of "TIDEMANN ESTATES", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Ann M. Fox

\_\_\_\_\_, Secretary  
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_, Chairman  
Peter F. Meitzner, First District

ATTEST: \_\_\_\_\_, County Clerk  
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_, Deputy County Surveyor  
Tricia L. Robello, P.S. #1246  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

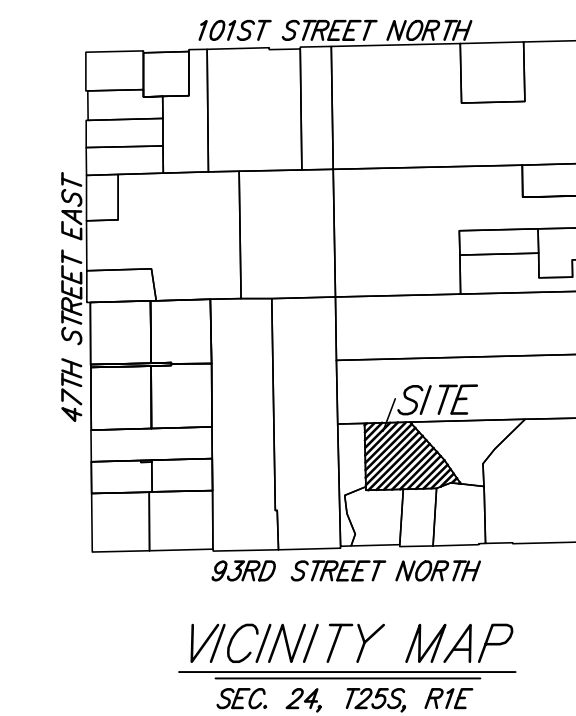
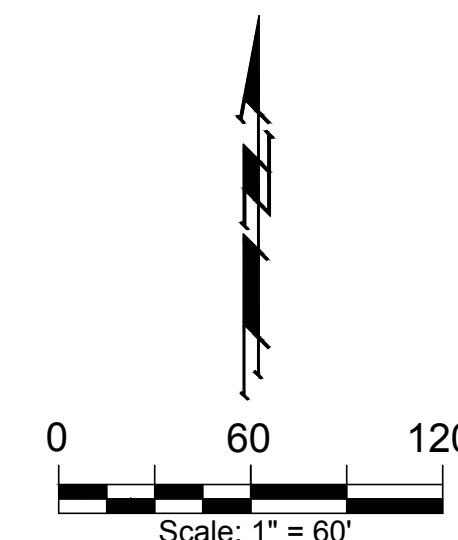
\_\_\_\_\_, County Clerk  
Kelly B. Arnold

State of Kansas) SS  
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Tonya Buckingham

\_\_\_\_\_, Deputy  
Kenly Zehring

- PP □ = Power Pole
- Guy □ = Guy Anchor
- EB □ = Electric Box
- XTMR □ = Transformer
- YL □ = Yard Light
- CL □ = Gas Light
- GU □ = Guard Post (Ballard)
- CO □ = Cleanout
- MW □ = Cased Well
- ICV □ = Irrigation Control Valve
- YH □ = Yard Hydrant (Spigot)



- OWNER/DEVELOPER:  
GRANT & ANITA TIDEMANN  
5914 E 93RD ST. N.  
VALLEY CENTER, KS 67147-8727
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #5 REBAR W/ "SEDGWICK" CAP (FOUND)
  - = 3/4" IRON (FOUND)
  - ▲ = #6 REBAR (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (CM) = CALCULATED PER MEASURED
- (C) = CALCULATED
- (CD) = CALCULATED PER DEED INFO.
- (DEED) = DEED DESCRIPTION

### TIDEMANN ESTATES

Aug. 23, 2023

**BAUGHMAN COMPANY**

315 Ellis St. Wichita, KS 67211 316-262-7271

BaughmanCo.com