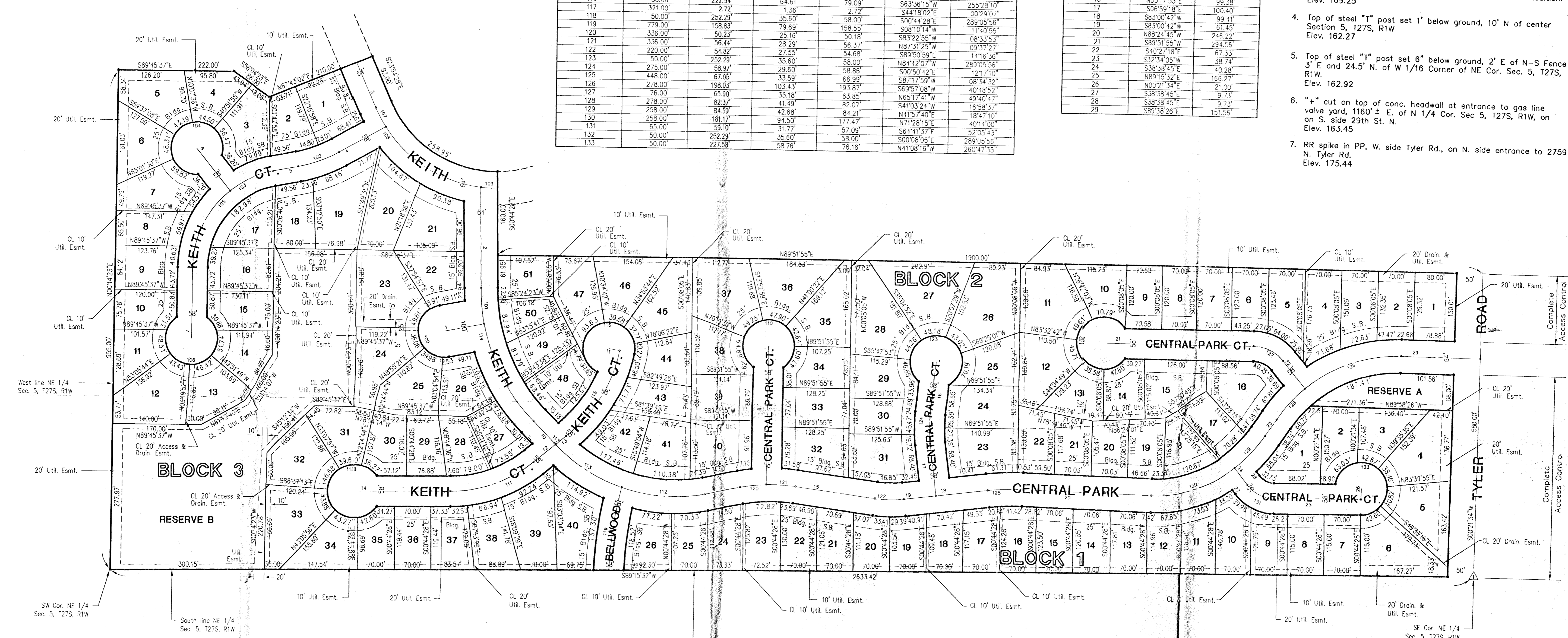


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
100	50.00	157.08	<infinite>	100.00	S111°46'E	180°00'00"
101	372.00	68.20	34.20	81.99	S69°53'36"E	18°52'36"
102	250.00	82.36	41.56	82.90	S65°10'50"W	28°18'06"
103	190.00	93.85	47.90	92.90	S51°01'47"W	28°05'56"
104	50.00	252.29	35.60	58.00	S25°38'05"W	50°47'25"
105	190.00	168.43	90.20	162.97	S28°55'11"E	09°21'25"
106	50.00	252.29	35.60	58.00	S89°51'55"W	50°14'19"
107	254.00	252.29	20.79	41.48	S82°33'03"E	07°14'45"
108	254.00	222.71	119.09	215.63	S87°10'13"E	28°05'56"
109	254.00	32.09	16.06	32.06	S89°51'55"W	28°05'56"
110	50.00	252.29	35.60	58.00	S89°51'55"W	28°05'56"
111	255.00	172.13	89.49	168.88	N89°51'14"E	38°40'36"
112	321.00	163.37	83.50	150.94	S86°19'13"E	29°09'38"
113	321.00	152.37	77.68	143.43	S94°08'30"E	27°11'48"
114	372.00	213.04	109.53	210.14	S27°59'07"E	32°18'43"
115	289.00	197.94	103.03	194.10	N40°57'38"E	39°14'38"
116	50.00	222.94	64.61	79.09	S83°56'15"W	255°28'10"
117	321.00	7.72	1.36	2.72	S44°18'02"E	00°29'07"
118	50.00	252.29	35.60	58.00	S00°44'28"E	289°05'56"
119	779.00	158.83	79.69	158.55	S82°10'11"W	11°40'55"
120	336.00	50.23	25.16	50.18	N88°24'45"W	246°22'20"
121	336.00	56.44	28.29	56.37	N89°51'55"W	09°37'27"
122	220.00	54.82	27.55	54.68	S89°50'59"E	14°16'56"
123	275.00	252.29	35.60	58.00	N84°42'07"W	289°05'56"
124	448.00	67.65	33.59	58.85	S00°50'42"E	12°17'10"
125	278.00	198.03	103.43	193.87	S81°17'59"W	08°34'32"
126	76.00	65.90	35.18	63.55	S69°37'08"W	40°38'52"
127	278.00	82.37	41.49	82.07	N65°17'41"W	49°40'47"
128	278.00	24.59	12.29	24.59	S41°03'24"W	16°58'57"
129	258.00	181.17	94.50	177.47	N41°57'40"E	18°47'10"
130	65.00	59.10	31.77	57.09	N77°28'15"E	40°43'00"
131	50.00	252.29	35.60	58.00	S00°08'05"E	289°05'56"
132	50.00	227.58	58.76	76.16	N41°08'16"W	280°47'35"
133	50.00	227.58	58.76	76.16	N41°08'16"W	280°47'35"

LINE	DIRECTION	DISTANCE
1	N78°45'14"E	78.00
2	N00°44'28"W	191.97
3	N23°54'28"W	92.91
4	N60°27'18"E	100.67
5	S79°19'54"W	49.56
6	N38°58'13"W	135.32
7	S07°14'23"W	104.00
8	N00°08'05"W	266.96
9	N79°05'58"E	74.90
10	N44°03'29"W	58.99
11	S78°39'40"E	21.00
12	N50°14'56"E	53.77
13	N50°14'56"E	25.96
14	N89°15'52"E	182.33
15	N82°42'41"W	154.66
16	N05°17'53"E	99.38
17	N00°08'05"W	100.40
18	S06°59'18"E	99.41
19	S83°00'42"W	67.45
20	S83°00'42"W	246.22
21	S89°51'55"W	294.56
22	S40°27'18"E	67.33
23	S32°34'45"E	38.74
24	S38°38'45"E	40.28
25	N89°15'52"E	162.37
26	N00°21'54"E	21.00
27	S38°38'45"E	9.73
28	S38°38'45"E	9.73
29	S89°38'26"E	151.56

- BENCHMARKS
- City of Wichita Benchmark disc @ Tyler Rd. and 25th St. N. In E. parking of Tyler Rd., 6.3' W. of Iron on E. R/W of Tyler Rd., 1' N. of fence corner E. & S. (from Dean Krug C.O.W.) Elev. 165.61
  - City of Wichita Benchmark disc @ Tyler Rd. and 29th St. N. 32.3' S. and 30' E. of centerline both, 55.5' E. of PP, 9.2' SE of PP, 44.1' SE of section corner. (from Dean Krug C.O.W.) Elev. 178.04
  - "+" cut on N. side of MH ring. Manhole is 13' S and 5' E of NW corner of Lot 23 Block 1, Sterling Farms 2nd Addition. Elev. 169.25
  - Top of steel "I" post set 1' below ground, 10' N of center Section 5, T27S, R1W Elev. 162.27
  - Top of steel "I" post set 8" below ground, 2' E of N-S Fence 3' E and 24.5' N. of W 1/16 Corner of NE Cor. Sec. 5, T27S, R1W. Elev. 162.92
  - "+" cut on top of conc. headwall at entrance to gas line valve yard, 1160' ± E. of N 1/4 Cor. Sec. 5, T27S, R1W, on S. side 29th St. N. Elev. 163.45
  - RR spike in PP, W. side Tyler Rd., on N. side entrance to 2759 N. Tyler Rd. Elev. 175.44

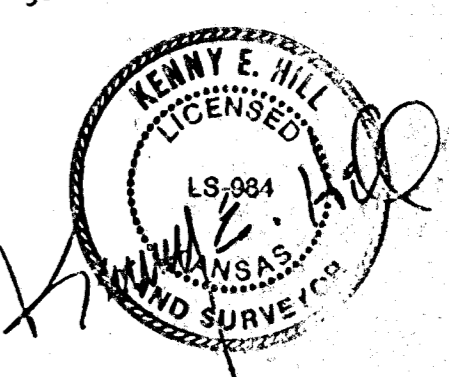


LOT	MIN. FLOOR ELEV.		MIN. LOW OPENING	
	CITY DATUM	M.S.L.	CITY DATUM	M.S.L.
5	163.7	135.1	166.5	135.3
8-12	163.7	135.1	166.5	135.3
13-20			166.5	135.3
23, 24			166.5	135.3
31-33			166.5	135.3

No building permit is to be issued for Lot 5, Block 3 or for Lots 8 through 12, Block 3 unless the lowest floor can be constructed above 163.7 City Datum (135.1 M.S.L.) or unless the City of Wichita has received a letter of map revision from FEMA which will allow buildings to be constructed at the lowest opening listed in the accompanying table.

# BRADFORD SOUTH

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



6-8-94

X:\APPS\DDA\PLANS\BVF\W11 Tue Jun 7 11:46:23 1994 B111 Fax-POE & ASSOC.

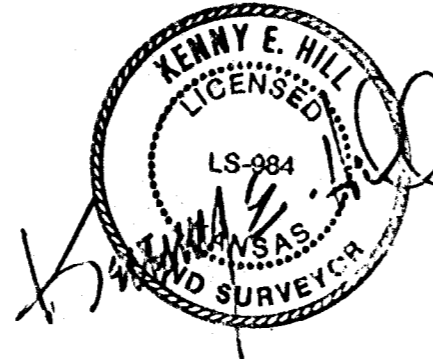
STATE OF KANSAS, COUNTY OF SEDGWICK: SS.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting "BRADFORD SOUTH ADDITION" to Wichita, Kansas, located in the Northeast Quarter of Section 5, Township 27 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas being described as follows:

Beginning at the Southeast Corner of the Northeast Quarter of Section 5, Township 27 South, Range 1 West of the Sixth Principal Meridian in Sedgwick County, Kansas, thence West along the South line of the Northeast Quarter of said Section 5 having an assumed Bearing of S 89°15'32" W, two-thousand six-hundred thirty-three and forty-two hundredths (2633.42) feet to the Southwest Corner of the Northeast Quarter of said Section 5, thence North along the West line of the Northeast Quarter of said Section 5, having a Bearing of N 0°14'23" E, nine-hundred fifty-five (955.00) feet to a point, thence S 89°45'37" E, two-hundred twenty-two (222.00) feet to a point, thence S 56°04'23" E, eighty-six (86.00) feet to a point, thence N 67°43'02" E, two-hundred ten (210.00) feet to a point, thence S 23°54'28" E, ninety-two (92.00) feet to a point, thence along a curve to the left having a chord Bearing of S 57°19'28" E, a central angle of 66°50' and a radius of two-hundred twenty-two (222.00) feet for an arc distance of two-hundred fifty-eight and ninety-five hundredths (258.95) feet to a point, thence S 0°14'28" E, one-hundred sixty (160.00) feet to a point, thence N 89°51'55" E, one-thousand nine-hundred (1900.00) feet to a point on the East line of Northeast Quarter of said Section 5, thence S 0°21'34" W, five-hundred eighty (580.00) feet to the point of beginning. Containing 40.93 acres more or less, including Tyler Road Right-of-Way.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this 2th day of JUNE, 1994.



Kenny E. Hill, L.S.

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into lots, blocks, streets and reserves. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. The Access and Drainage Easements in Block 3 are for storm sewers, drainage and maintenance access to Reserve B. Reserves A and B are reserved for entry monuments, lighting, landscaping, utilities confined to easements, irrigation systems, walkways, drainage, drainage structures, fencing, and walls. All reserves are to be owned and maintained by a property owners association its successors and assigns. The minimum low opening elevation for Lots 13 through 20, 23, 24, 31, 32, and 33, Block 3 shall be 166.5 City of Wichita Datum (1353.9 M.S.L.). No building permits are to be issued for Lot 5, Block 3 or for Lots 8 through 12, Block 3 unless the lowest floor can be constructed above 163.7 City Datum (1351.1 M.S.L.) or unless the City of Wichita has received a letter of map revision from FEMA which will allow buildings to be constructed at the lowest opening listed in the accompanying table. All abutters' rights of access to or from Tyler Road over and across the East line of Reserve A, Lot 1, Block 2, and Lots 4, 5, and 6, Block 1 are hereby granted to the appropriate governing body.

3-AH, Inc.

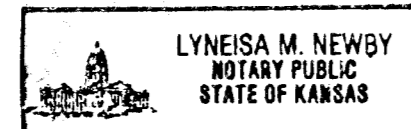
Mathias Eck, President

STATE OF KANSAS, COUNTY OF SEDGWICK: SS.

This instrument was acknowledged before me on this 13, day of June, 1994, by Mathias Eck, President of 3-AH, Inc.

My Appointment Expires: July 1, 1995

Lyneisa M. Newby, Notary Public



STATE OF KANSAS, COUNTY OF SEDGWICK: SS.

That we, The State Bank of Colwich, holders of a mortgage on the property described in the land surveyors certificate do hereby consent to the plat of "BRADFORD SOUTH ADDITION".

THE STATE BANK OF COLWICH

Frank Suellentrop, President

Kaila D. Berman, Attest: KAILA D. BERMAN, ASST. SEC.

STATE OF KANSAS, COUNTY OF SEDGWICK: SS.

This instrument was acknowledged before me on this 10, day of June, 1994, for The State Bank of Colwich by Frank Suellentrop, President and Kaila D. Berman, Asst. Secretary.

My Appointment Expires: July 29, 1997



Catherine A. Hogan, Notary Public

STATE OF KANSAS, COUNTY OF SEDGWICK: SS.

That I, Joann L. Donell, an Individual and as Executor of the Estate of Irma G. Moran, holders of a mortgage on the property described in the land surveyor's certificate do hereby consent to the plat of "BRADFORD SOUTH ADDITION".

Joann L. Donell, an Individual

THE ESTATE OF IRMA G. MORAN  
Joann L. Donell, Executor

STATE OF KANSAS, COUNTY OF SEDGWICK: SS.

This instrument was acknowledged before me on this 14, day of June, 1994, by Joann L. Donell, an Individual and as Executor of the Estate of Irma G. Moran.

My Appointment Expires: July 1, 1995



Lyneisa M. Newby, Notary Public

This plat of "BRADFORD SOUTH ADDITION" to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this \_\_\_ day of \_\_\_, 1994.

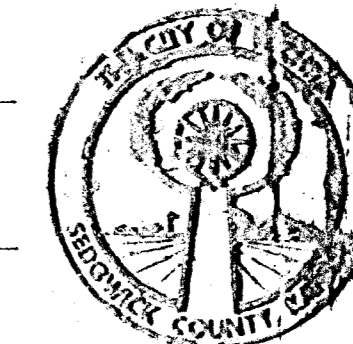
WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION



James D. Miner, Chairman  
Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, on this 12th day of July, 1994.

Elma Broadfoot, Mayor  
Pat Burnett, Deputy City Clerk



Entered on transfer record this \_\_\_ day of \_\_\_, 1994.

Susan E. Crockett-Spoon, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_ A.M.-P.M. on this \_\_\_ day of \_\_\_, 1994.

Pat Kettler, Register of Deeds

Ed Resa, Chief Deputy

# BRADFORD SOUTH

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS