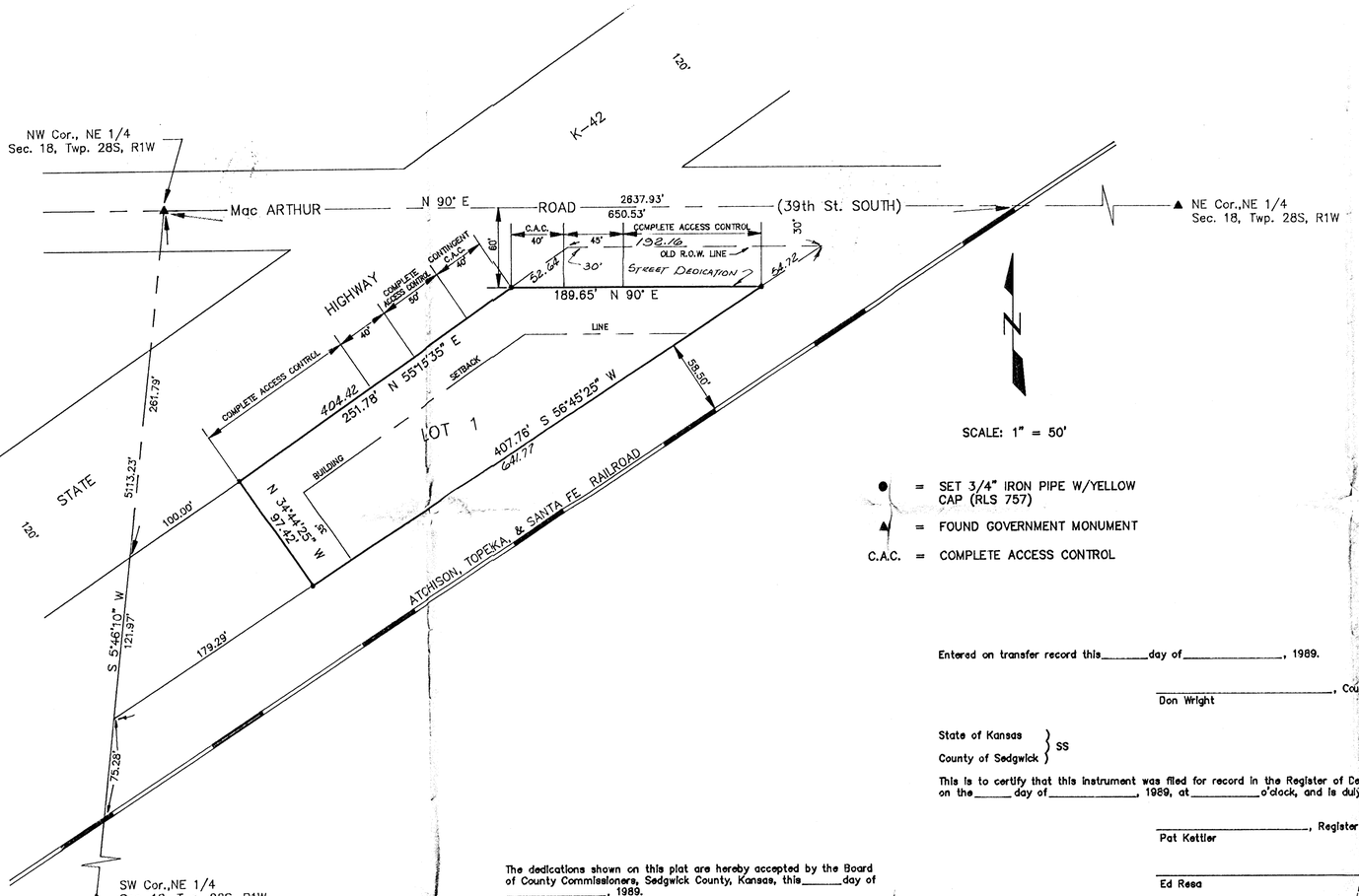
Coleman Addition

# COLEMAN ADDITION

## SEDGWICK COUNTY, KANSAS




I, Raymond M. Hubbell, Registered Land Surveyor of the State of Kansas, do hereby certify that I caused to have surveyed and platted COLEMAN ADDITION, Sedgwick County, Kansas, **described as follows: Commencing at the Northwest corner of the Northeast Quarter of Section 18, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South along the West line of the Northeast Quarter of said Section 18 a distance of 273.5 feet, more or less, to the POINT OF BEGINNING located in the southerly right-of-way line of State Highway No. 42; thence North 55 degrees 48 minutes East along the southerly right-of-way line of State Highway No. 42, a distance of 428.2 feet, more or less, to a point for corner, located in the southerly right-of-way line of a County Road; thence South 89 degrees 33 minutes East along the southerly right-of-way line of said County Road a distance of 193.8 feet, more or less, to a point for corner, 58.5 feet northeasterly from as measured at right angles to the Centerline of the Atchison, Topeka, and Santa Fe Railway Company's Wichita District as now located and constructed; thence South 57 degrees 18 minutes West 58.5 feet northerly from and parallel to said Main Track Centerline a distance of 650.9 feet, more or less, to a point for corner in the West line of the Northeast Quarter of said Section 18; thence North along the West line of the Northeast Quarter of said Section 18, a distance of 112.5 feet, more or less, to the Point of Beginning:**

**And further described as follows:**

**A tract of land lying within the Northeast Quarter of Section 18,** Township 28 South, Range 1 West of the Sixth Principal Meridian commencing at the northwest corner of said Northeast Quarter; thence South 261.79 feet on an assumed bearing of South 5 degrees 46 minutes 10 seconds West along the west line of said Northeast Quarter to the southeasterly right-of-way line of State Highway K-42; thence 100.00 feet on a bearing of North 55 degrees 15 minutes 35 seconds East along said highway right-of-way line to the POINT OF BEGINNING; thence 251.78 feet on a bearing of North 55 degrees 15 minutes 35 seconds East along said highway right-of-way line; thence 189.65 feet on a bearing of North 90 degrees East parallel with and 80 feet South of the north line of said Northeast Quarter to the Northwesterly right-of-way line of the Atchison, Topeka & Santa Fe Railroad, said right-of-line being parallel with and 58.5 feet Northwesterly from the centerline of the existing railroad tracks; thence 407.76 feet on a bearing of South 56 degrees 45 minutes 25 seconds West along said railroad right-of-way; thence 97.42 feet on a bearing of North 34 degrees 44 minutes 25 seconds West to the Point of Beginning. Said tract contains 0.768 acres.

The accompanying plat is a true and correct exhibit of said survey.

OCTOBER 2, 1989
Date

Raymond M. Hubbell, RLS 757

Know all men by these presents, that we, George W. Coleman and Jennifer M. Coleman, husband and wife, owners of the land have caused the land described in the surveyor's certificate to be surveyed and platted into a lot and street to be known as COLEMAN ADDITION, Sedgwick County, Kansas.

Streets as indicated on the plat are hereby dedicated to and for the use of the public.

All abutter's rights of access to or from MacArthur Road (39th Street South), over and across the north line of Lot 1 is hereby granted to the appropriate governing body, provided, however, that Lot 1 shall have one 45 foot wide access opening to MacArthur Road as shown on the accompanying plat.

All abutter's rights of access to or from State Highway K-42, over and across the Northwesterly line of Lot 1, except the Northeasterly 40 feet of Lot 1 abutting State Highway K-42, is hereby granted to the appropriate governing body, provided, however, that Lot 1 shall have one 40 foot wide access opening to State Highway K-42 as shown on the accompanying plat.

All abutter's rights of access to or from State Highway K-42, over and across the Northeasterly 40 feet of the Northwesterly line of Lot 1 abutting State Highway K-42 is CONTINGENTLY granted after the first day of January 1995 to the appropriate governing body, or at such time MacArthur Road (39th Street South) is relocated, provided further that access to or from State highway K-42 is available from the adjacent existing MacArthur Road (39th Street South) right-of-way over and across the north line of Lot 1.

George W. Coleman

Jennifer M. Coleman

State of Kansas } SS
County of Sedgwick }

The foregoing instrument was acknowledged before me this 2nd day of October, 1989, by George W. Coleman and Jennifer M. Coleman, husband and wife.

Raymond M. Hubbell, Notary Public

My appointment expires: May 1st, 1993

RAYMOND M. HUBBELL
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp.

Entered on transfer record this _____ day of _____, 1989.

_____, County Clerk
Don Wright

State of Kansas } SS
County of Sedgwick }

This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, 1989, at _____ o'clock, and is duly recorded.

_____, Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

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

Dated this 28th day of September, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Wayne L. Brinegar, Chairman

Marvin S. Krout, Secretary

(Seal)

The dedications shown on this plat are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, this _____ day of _____, 1989.

Paul W. Hancock, Commissioner
Chairman

Billy Q. McCray, Commissioner

David Bayouth, Commissioner

Mark F. Schroeder, Commissioner

Bernard A. Hentzen, Commissioner

_____, County Clerk
Don Wright

(Seal)

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 16th day of October, 1989.

_____, Mayor
Bob Knight

_____, City Clerk
John Moir

(Seal)