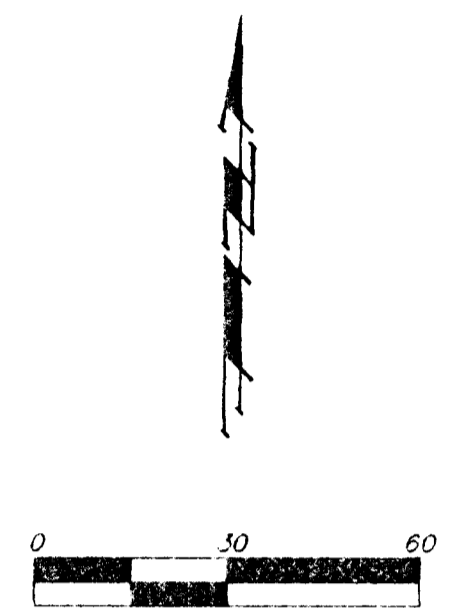
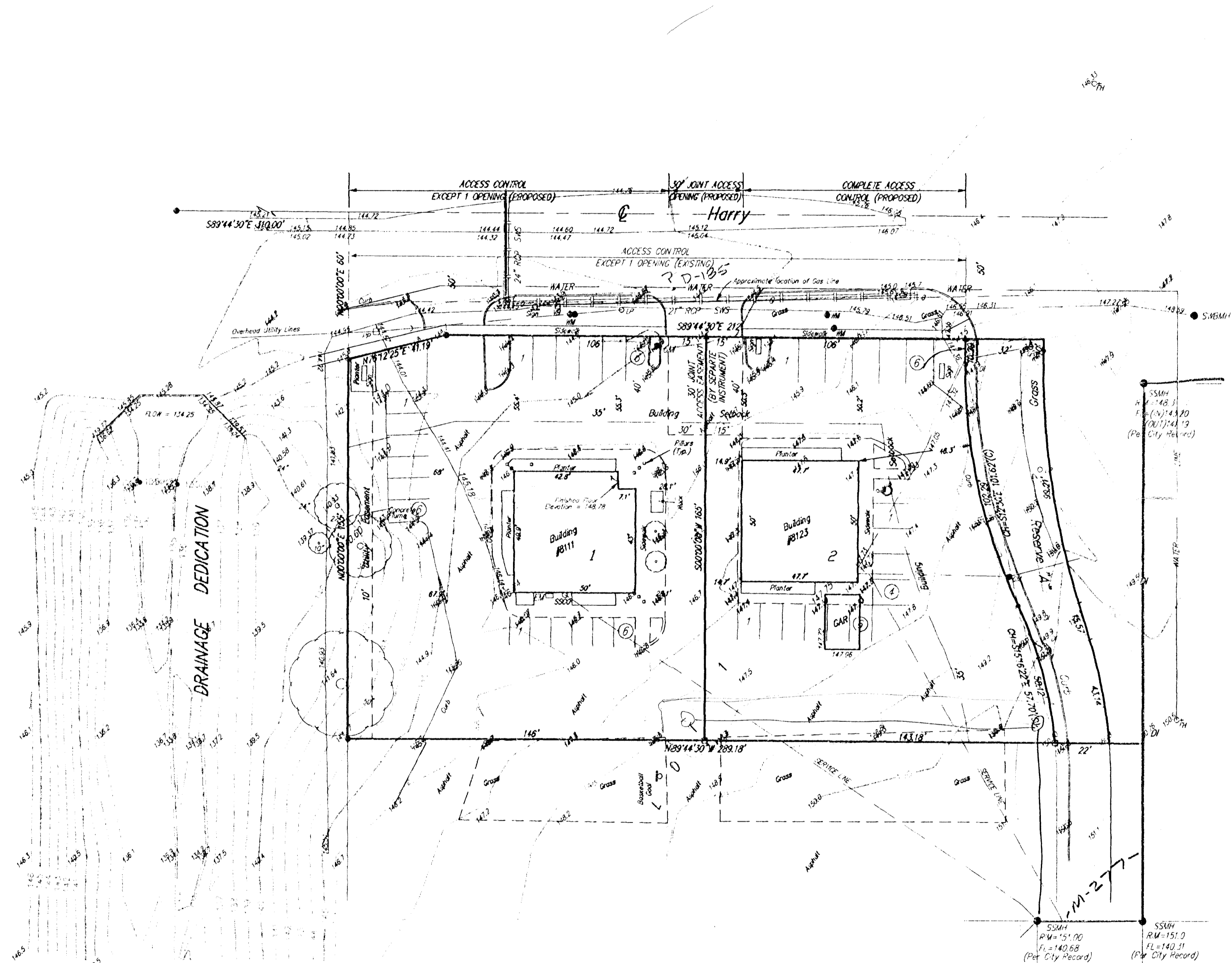


# SKETCH PLAT

## CEDAR LAKES VILLAGE 5TH ADDITION

### WICHITA, SEDGWICK COUNTY, KANSAS



- LEGEND**
- = 4" Baylman Fiber Set
  - = 1/2" Iron Pipe Found
  - = 1/4" Nail Set
  - △ = Chisled Cross Set
  - SSSD = Sanitary Sewer Cleanout
  - SI = Drop Inlet
  - EB = Electric Box
  - FH = Fire Hydrant
  - OM = Gas Meter
  - OP = Gas Meter
  - LP = Light Pole
  - PP = Power Pole
  - Sign = Sign
  - SSM = Sanitary Sewer Manhole
  - SSM = Storm Sewer Manhole
  - SMBM = Southwestern Bell Manhole
  - WM = Water Meter

Reserve "A" - Reserve "A" is hereby reserved for a private drive for the benefit of Lot 2 and the remainder of Lot 1 and Lot 2, Block 1, Cedar Lakes Village Third Addition Wichita, Sedgwick County, Kansas.

**LEGAL DESCRIPTION**

A tract of land located within Lot 1, Block 1, Cedar Lakes Village Third Addition to Wichita, Sedgwick County, Kansas, described as commencing at the NW corner of said Lot 1; thence N78°22'25"E, along the northerly line of said Lot 1, 41.19 feet to a deflection point; thence S89°44'30"E, along the north line of said Lot 1, 106 feet to a Point of Beginning; thence continuing S89°44'30"E along the north line of said Lot 1, 106 feet to the NE corner of said Lot 1; thence S01°00'E along the west line of said Lot 1, 10.29 feet to the P.C. of a curve to the left; thence southwesterly along said curve, having a central angle of 25°00' and a radius of 234.76 feet, an arc distance of 102.43 feet (having a chord length of 101.62 feet bearing S12°30'00"E) to a P.R.C.; thence southwesterly along a curve to the right, having a central angle of 192°12' and a radius of 170.78 feet, an arc distance of 57.58 feet (having a chord length of 57.10 feet bearing S15°16'44"E) to a Point on a Curve; thence N89°44'30"W, 143.18 feet; thence N00°00'E, 165 feet to the Point of Beginning. Together with that part of Reserve "A", Cedar Lakes Village Third Addition to Wichita, Sedgwick County, Kansas described as beginning at the NE corner of said Lot 1; thence S89°44'30"E along the north line of Reserve "A", 19 feet; thence S01°00'W along the center line of Reserve "A", 10.15 feet to the P.C. of a curve to the left; thence southwesterly along said curve, having a central angle of 171°15' and a radius of 333.91 feet, an arc distance of 29.21 feet (having a chord length of 28.80 feet bearing S68°30'58"E), to a P.T.; thence S1°01'58"E, 153.7 feet to a P.C. of a curve to the right; thence southwesterly along said curve, having a central angle of 171°15' and a radius of 43.05 feet bearing S10°15'52"E; thence N89°44'30"W, 22.12 feet to a point on a curve on the east line of said Lot 1; thence northwesterly along a curve to the left, having a central angle of 192°12' and a radius of 170.78 feet, an arc distance of 57.58 feet (having a chord length of 57.10 feet bearing N15°16'44"E), to a P.R.C.; thence northwesterly along a curve to the right, having a central angle of 25°00' and a radius of 234.76 feet, an arc distance of 102.43 feet (having a chord length of 101.62 feet bearing N12°30'00"W), to a P.T.; thence N01°00'E, along the east line of said Lot 1, 10.29 feet to the Point of Beginning.

**TOGETHER WITH:**  
A tract of land located within Lot 1, Block 1, Cedar Lakes Village Third Addition to Wichita, Sedgwick County, Kansas, described as beginning at the NW corner of said Lot 1; thence N78°22'25"E, along the northerly line of said Lot 1, 41.19 feet to a deflection point; thence S89°44'30"E, along the north line of said Lot 1, 106 feet; thence S01°00'W, 165 feet to a point on the west line of said Lot 1; thence N00°00'E, along the west line of said Lot 1, 155 feet to the Point of Beginning.

**OWNED**  
Alan S. Russell  
8111 East Harry  
Wichita, Kansas 67207  
(316) 665-7681

**BENCHMARKS**  
CITY OF WICHITA BENCH MARK - DSC  
250 FEET PLUS OR MINUS EAST OF  
ROCK ROAD, NORTHEAST CORNER  
WINDMILL ON NEW PORTION OF  
BRIDGE.  
ELEVATION = 146.85

