

# CEDAR PARK CHATEAUX

WICHITA, SEDGWICK COUNTY, KANSAS

BLOCK A		BLOCK B		BLOCK C	
LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
01	32537	01	21600	01	22500
02	61217	02	21600	02	21195
03	39654	03	21600	03	22475
04	36042	04	21600	04	21309
05	35027	05	25920	05	21297
06	32484	06	35785		
07	56771	07	21123		
08	26468	08	21000		
09	33750	09	21000		
10	39229	10	21517		
11	23120	11	26182		
12	25747				
13	23603				
14	35164				
15	30181				
16	29029				
17	26914				
18	27518				
19	32211				
20	34760				
21	23931				
22	20112				

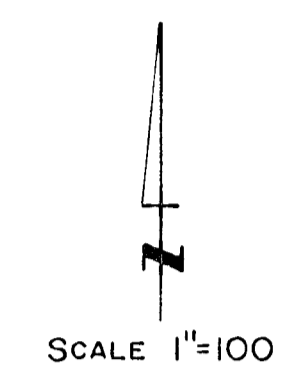
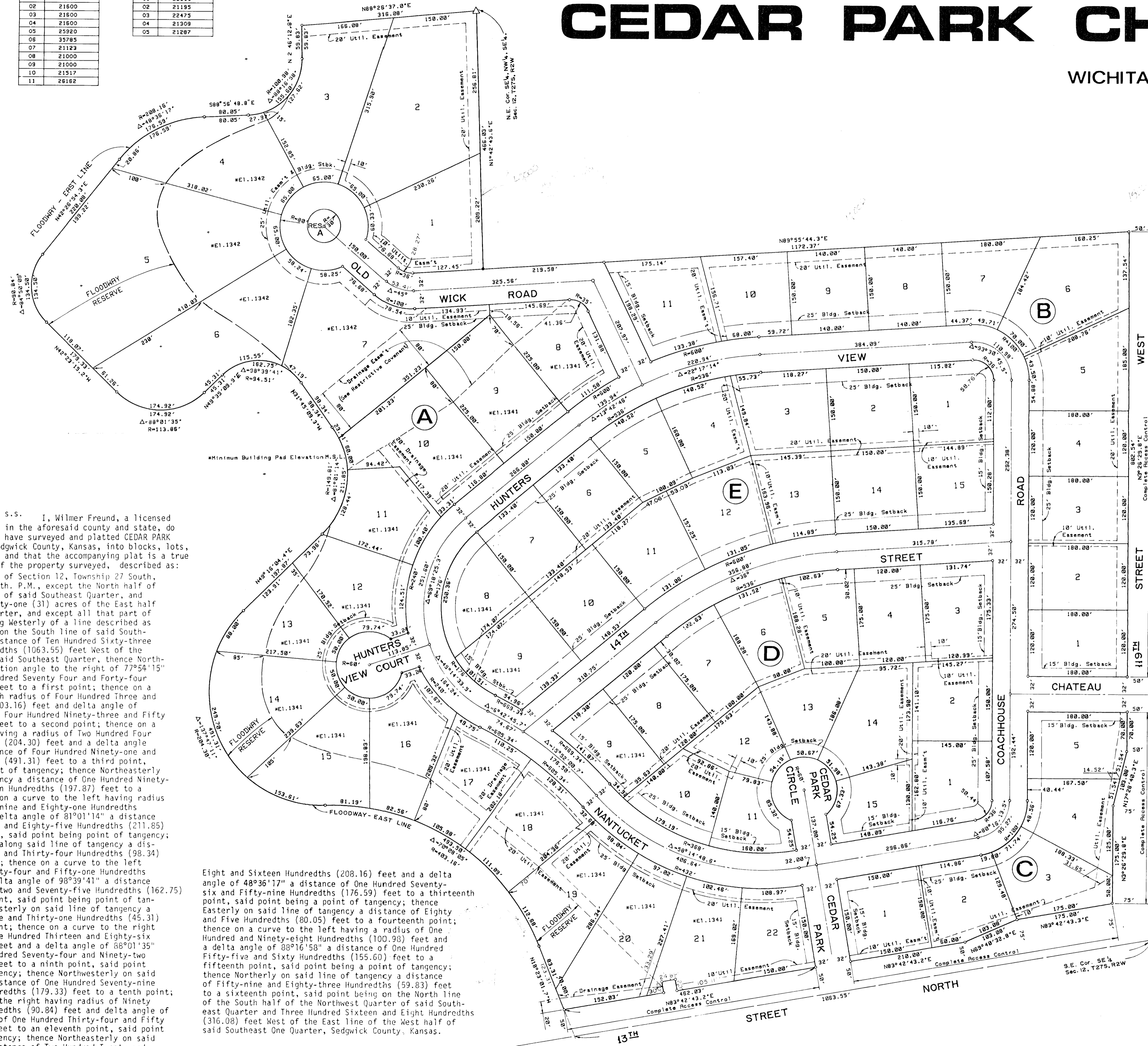
BLOCK D	
LOT	AREA (SF)
01	21618
02	21104
03	22114
04	21000
05	20127
06	18823
07	20127
08	21000
09	18229
10	19244
11	15983
12	16979
13	18592
14	25845
15	17578

BLOCK E	
LOT	AREA (SF)
01	22104
02	22500
03	23924
04	19948
05	18851
06	20110
07	26008
08	19759
09	24644
10	22279
11	22952
12	23619
13	20054
14	22500
15	21043

State of Kansas )  
County of Sedgwick ) s.s. I, Wilmer Freund, a licensed professional engineer in the aforesaid county and state, do hereby certify that I have surveyed and platted CEDAR PARK CHATEAUX, Wichita, Sedgwick County, Kansas, into blocks, lots, streets and reserves, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as: The Southeast Quarter of Section 12, Township 27 South, Range 2 West of the 6th. P.M., except the north half of the Northwest Quarter of said Southeast Quarter, and except the North Thirty-one (31) acres of the East half of said Southeast Quarter, and except all that part of the above tracts lying Westerly of a line described as beginning at a point on the South line of said Southeast Quarter at a distance of Ten Hundred Sixty-three and Fifty-five Hundredths (1063.55) feet West of the Southeast Corner of said Southeast Quarter, thence North-Northwest at a deflection angle to the right of 77°24'15" a distance of One Hundred Seventy-four and Forty-four Hundredths (174.44) feet to a first point; thence on a curve to the left with radius of Four Hundred Three and Sixteen Hundredths (403.16) feet and delta angle of 70°08'05" a distance of Four Hundred Ninety-three and Fifty Hundredths (493.50) feet to a second point; thence on a curve to the right having a radius of Two Hundred Four and Thirty Hundredths (204.30) feet and a delta angle of 137°47'11" a distance of Four Hundred Ninety-one and Thirty-one Hundredths (491.31) feet to a third point, said point being point of tangency; thence Northeasterly on said line of tangency a distance of One Hundred Ninety-seven and Eighty-seven Hundredths (197.87) feet to a fourth point; thence on a curve to the left having radius of One Hundred Forty-nine and Eighty-one Hundredths (149.81) feet and a delta angle of 81°01'14" a distance of Two Hundred Eleven and Eighty-five Hundredths (211.85) feet to a fifth point, said point being point of tangency; thence Northwesterly along said line of tangency a distance of Ninety-eight and Thirty-four Hundredths (98.34) feet to a sixth point; thence on a curve to the left having radius of Ninety-four and Fifty-one Hundredths (94.51) feet and a delta angle of 98°39'41" a distance of One Hundred Sixty-two and Seventy-five Hundredths (162.75) feet to a seventh point, said point being point of tangency; thence Southwesterly on said line of tangency a distance of Forty-five and Thirty-one Hundredths (45.31) feet to an eighth point; thence on a curve to the right having a radius of One Hundred Thirteen and Eighty-six Hundredths (113.86) feet and a delta angle of 88°01'35" a distance of One Hundred Seventy-four and Ninety-two Hundredths (174.92) feet to a ninth point, said point being a point of tangency; thence Northwesterly on said line of tangency a distance of One Hundred Seventy-nine and Thirty-three Hundredths (179.33) feet to a tenth point; thence on a curve to the right having radius of Ninety and Eighty-four Hundredths (90.84) feet and delta angle of 84°50'09" a distance of One Hundred Thirty-four and Fifty Hundredths (134.50) feet to an eleventh point, said point being a point of tangency; thence Northeasterly on said line of tangency a distance of Two Hundred Twenty and Eight Hundredths (220.08) feet to a twelfth point; thence on a curve to the right having a radius of Two Hundred

Eight and Sixteen Hundredths (208.16) feet and a delta angle of 48°36'17" a distance of One Hundred Seventy-six and Fifty-nine Hundredths (176.59) feet to a thirteenth point, said point being a point of tangency; thence Easterly on said line of tangency a distance of Eighty and Five Hundredths (80.05) feet to a fourteenth point; thence on a curve to the left having a radius of One Hundred and Ninety-eight Hundredths (100.98) feet and a delta angle of 82°16'58" a distance of One Hundred Fifty-five and Sixty Hundredths (155.60) feet to a fifteenth point, said point being a point of tangency; thence Northerly on said line of tangency a distance of Fifty-nine and Eighty-three Hundredths (59.83) feet to a sixteenth point, said point being on the North line of the South half of the Northwest Quarter of said Southeast Quarter and Three Hundred Sixteen and Eight Hundredths (316.08) feet West of the East line of the West half of said Southeast One Quarter, Sedgwick County, Kansas.

Wilmer Freund, P.E.



**LEGEND**  
 • = Iron Pipe (found)  
 ○ = Iron Pipe (set)  
 \* = Min. Bldg. Pad Elevation M.S.L.

Know all men by these presents that we, the undersigned, owners of the land described in the engineer's certificate, have caused the same to be surveyed and platted into blocks, lots, streets and reserves, the same to be known as CEDAR PARK CHATEAUX, Wichita, Sedgwick County, Kansas. Said streets are hereby dedicated to and for the use of the public. Easements as indicated are granted for the construction and maintenance of public utilities and/or drainage facilities. Reserve "A" as indicated is for landscaping and landscape maintenance purposes only. The Drainage Easement shown on Lots 7, 8, 9, and 10, Block A, shall be maintained by the record owners of said lots as specified in the restrictive covenants. The area designated as Floodway Reserve on Lots 3 thru 21, Block A, shall be part of the floodway and shall be the responsibility of the adjacent property owners until such time as the governing body exercising jurisdiction assumes the responsibility for maintenance and improvement of the drainage, provided further that no structure shall be constructed on or within said Floodway Reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors of office. Minimum building pad elevations shall be required on certain lots as indicated. All abutters rights of access to or from 19th. Street West over or across the East line of Lots 1, 2, 3, 4, 5, and 6, Block B, and the East line of Lots 3, 4, and 5, Block C, are hereby granted to the appropriate governing body. All abutters rights of access to 13th. Street North over or across the South line of Lots 1, 2, and 3, Block C, and the South line of Lots 20, 21, and 22, Block A, are hereby granted to the appropriate governing body.

RESLA, INC.  
 Rosemary Murray, Secretary  
 G.R. Monroe, President

State of Kansas )  
County of Sedgwick ) s.s. The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1980, by G.R. Monroe, President, Resla, Inc., on behalf of the corporation.

My Appointment Expires: \_\_\_\_\_  
 Robin L. White, Notary Public

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, this 11th day of September, 1980.  
 Robert A. Lakin, Secretary  
 James L. Gardner, II, Chairman

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 Donald C. Gisick, City Clerk  
 Robert G. Knight, Mayor

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 Everett Patrick, Chairman  
 Tom Scott, Commissioner

ATTEST:  
 Dorothy K. White, County Clerk  
 Donald E. Gragg, Commissioner

**CEDAR PARK CHATEAUX**  
 11-12-80

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 Dorothy K. White, County Clerk

State of Kansas )  
County of Sedgwick ) s.s. This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Pat Kettler, Deputy  
 Bette F. McCart, Register of Deeds