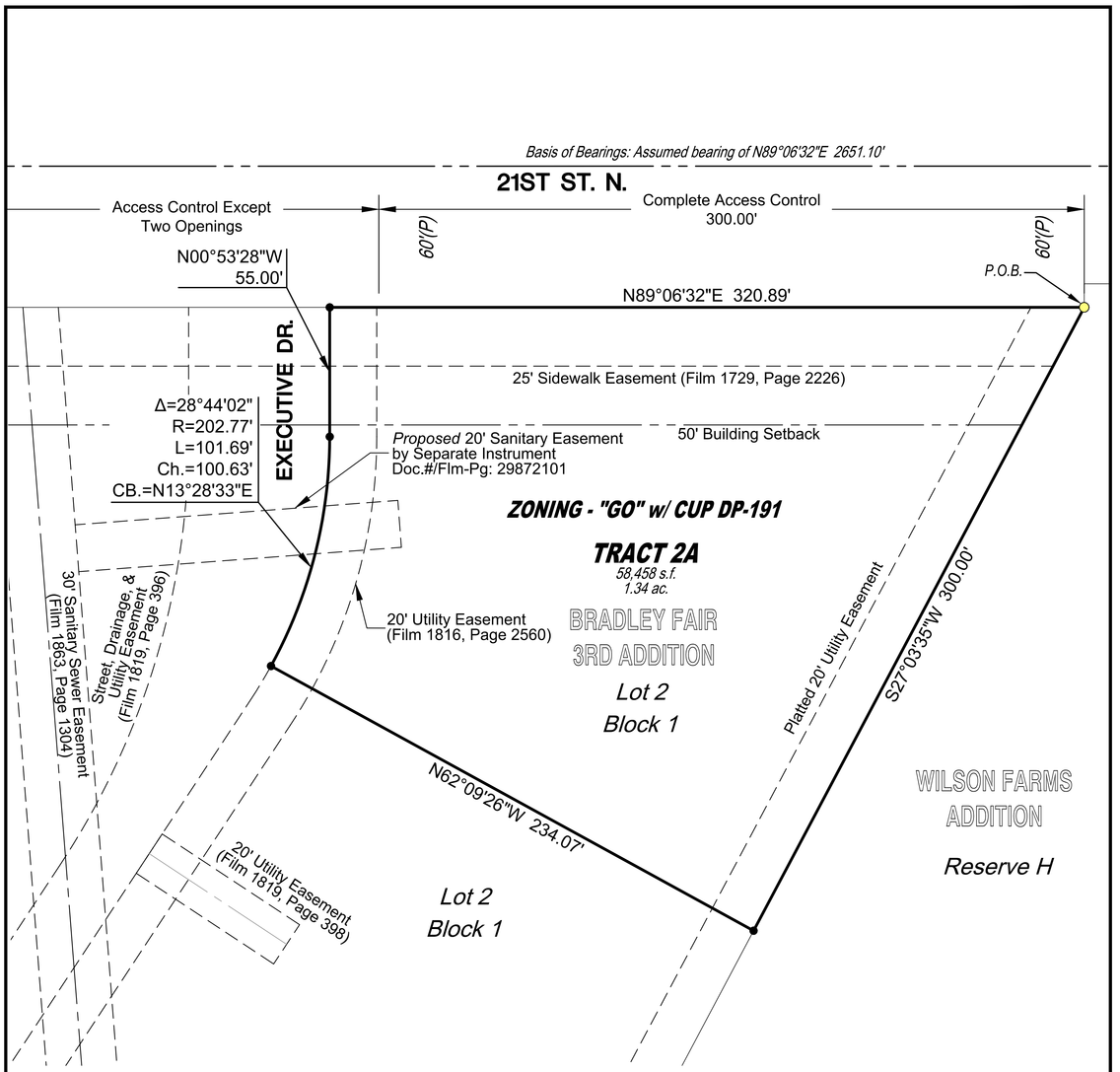

N

SCALE: 1"=60'

0 60 120

LEGAL DESCRIPTION

TRACT 2A

A tract of land lying in a portion of Lot 2, Block 1, Bradley Fair 3rd Addition to Wichita, Sedgwick County, Kansas, said tract of land being described as follows:

BEGINNING at the northeast corner of said Lot 2; thence along the east line of said Lot 2 on a platted bearing of S27°03'35"W, 300.00 feet; thence N62°09'26"W, 234.07 feet to a point on an east line of a Street, Drainage and Utility Easement recorded on Film 1819, Page 396, said point also being a point on a non-tangent curve to the left, said curve having a radius of 202.77 feet, a central angle of 28°44'02", a chord bearing of N13°28'33"E, and a chord distance of 100.63 feet; thence along said easement line and said non-tangent curve to the left, 101.69 feet; thence continuing along said easement line, N00°53'28"W, 55.00 feet to a point on the north line of said Lot 2; thence along said north line, N89°06'32"E, 320.89 feet to the POINT OF BEGINNING.

CONTAINS: 58,458 square feet or 1.34 acres, more or less.

LEGEND

- ○ = Found Property Corner
- ● = Property Corner Location

NOTES:

1. See page 3 of 3 for utility / drainage concept.
2. Access Controls per CUP DP-191
3. Subject to the provisions and recitals of CUP DP-191.

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LOT 2, BLOCK 1
BRADLEY FAIR 3RD ADDITION
LOT SPLIT

PROJECT NO. 1901010423	DATE: AUGUST 2019	SHEET NO. 2 OF 3
DRAWN BY: JGD	DESIGNED BY: JGD	APPROVED BY: BDL

J:\PROJECTS\2019\1901010423_VPF_BRADLEY FAIR 3RD LOT SPLIT_19423 CAD\SHTS\05 CIVIL\PLAT\19423_LS.DWG

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