

ABILENE PLACE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

Sedgwick County
Register of Deeds - Tony Buckingham
Doc. # / Film - Pg: 30068251
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NOTE:
ALL LOTS WITHIN ABILENE PLACE
ADDITION SHALL HAVE A 5 FOOT
MINIMUM INTERIOR SIDEYARD SETBACK.

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "SAVY" CAP (FOUND)
- = #4 REBAR W/ "PEC" CAP (FOUND)
- = #5 REBAR W/ "LS-76" CAP (FOUND)
- ◇ = #4 REBAR (FOUND) (ORIGIN UNKNOWN)
- ⊠ = #4 REBAR IN THIMBLE (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (R) = RECORD MEASUREMENT
- (CM) = CALCULATED FROM MEASURED INFO.
- (CD) = CALCULATED FROM DESCRIBED INFO.
- (FS) = FLATTED INFO. FROM GODDARD SCHOOL 2ND ADDITION
- (CS) = CALCULATED INFO. FROM GODDARD SCHOOL 2ND ADDITION
- (NW) = CALCULATED INFO. FROM NEVILLE WEST ADDITION

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS
AND RESTRICTIONS PER NEVILLE PROPERTY
COMMUNITY UNIT PLAN DP-241.

LOT	BLOCK	ELEVATION NAVD88
1-16, 18-31	B	1430.1
1-11	C	1426.0

BENCHMARK #1:
CHISELED PLUS OUT INSIDE CHISELED SQUARE, SE COR. OF
CATCH BASIN ON S. SIDE OF APOLLO ST., 32.5' N. TO LINE
OF BACK OF EAST CURB OF DRIVE NORTH, 11' E. TO LINE
OF END OF CURB NORTH, 103.2' ENE. OF DEFLECTION COR.
N. LINE, LOT 8, BLOCK 4, ABILENE PLACE ADD.
ELEV. = 1432.98 NAVD88

BENCHMARK #2:
CHISELED PLUS OUT INSIDE CHISELED SQUARE, TOP OF
CURB, MOST SOUTHERLY SW COR. OF PARKING LOT, 17.6' S
TO BACK OF N. CURB OF APOLLO ST., 34.7' NSW TO
CENTERLINE OF LIGHT POLE BASE, 114.3' E & 143.5' N. OF
HWY COR., RESERVE "A", ABILENE PLACE ADD.
ELEV. = 1435.32 NAVD88

of June 9th day
of June 2021 at 11:13 o'clock P.M. and is duly recorded.

Tony Buckingham, Register of Deeds
Kerly Zehring, Deputy

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "ABILENE PLACE ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as Reserves A and C and Lots 1, 2, 3, 4, and 5, Block
1 and Lots 1, 2, 3, and 4, Block 2 Addition, Wichita, Sedgwick
County, Kansas, EXCEPT that part of Lots 3 and 4 in said Block 2, lying
East of a line described as beginning at a point on the South line of Lot 4,
in said Block 2, S89°22'10"E, 11.55 feet from the Southwest corner thereof
(said point being on the West line of Lot 1, Block 1, Goddard School 2nd
Addition, an Addition to Wichita, Sedgwick County, Kansas); thence
N00°29'16"E, along the West line of said Goddard School 2nd Addition,
357.73 feet to a point on the Northeastly line of Lot 3, in said Block 2
for a point of termination, TOGETHER with that part of the Southwest
Quarter of Section 27, Township 27 South, Range 2 West of the 6th P.M.,
Sedgwick County, Kansas, described as beginning at a point on the West
line of said Southwest Quarter, said point being N00°32'21"E, 1390.55 feet
of the Southwest Corner of said Southwest Quarter (said point being the
Northwest Corner of Neville West Addition, Wichita, Sedgwick County,
Kansas); thence N00°32'21"E, along the West line of said Southwest Quarter,
273.39 feet; thence S89°27'39"E, 898.12 feet; thence S46°22'09"E, 439.02
feet to the Northerly most corner of Lot 1, Block 2, in said Neville West
Addition; thence S43°37'51"W, along the Northwesterly line of Lot 1, in said
Block 2, 250 feet to the Westerly most corner of Lot 1, in said Block 2;
thence Northwesterly and Westerly, along the Northerly line of Woodbine
Circle as platted in said Neville West Addition with the following chords and
bearings: N46°22'09"W, 297.73 feet to the P.C. of a curve to the left,
having a radius of 182 feet; thence Northwesterly, along said curve and
through a central angle of 43°05'30", 136.88 feet to the P.T. of said curve;
thence N89°27'39"W, 201.17 feet to the P.C. of a curve to the left, having
a radius of 182 feet; thence Southwesterly, along said curve and through a
central angle of 29°37'15", 94.09 feet to the P.R.C. of a curve to the right,
having a radius of 150 feet; thence Westerly, along said curve and through
a central angle of 29°37'15", 77.53 feet to the P.T. of said curve; thence
N89°27'39"W, 340.91 feet to the place of beginning, subject to
right-of-way for 167th Street West, TOGETHER with that part of the
Southwest Quarter of Section 27, Township 27 South, Range 2 West of the
6th P.M., Sedgwick County, Kansas, described as beginning at the
Southwest Corner of Lot 4, Block 2, Neville West Addition, Wichita, Sedgwick
County, Kansas; thence S89°22'10"E, along the South line of Lot 4, in said
Block 2, 11.55 feet; thence S00°29'16"W, 63.77 feet to a point on the East
line of Woodbine Circle as platted in said Neville West Addition, said point
being the P.C. of a curve, having a radius of 182 feet; thence Northerly,
along the East line of said Woodbine Circle and said curve to the left,
through a central angle of 20°31'09", 65.18 feet to the place of beginning,
and TOGETHER with that part of Lots 6, 7, and 11 in said Block 1, that
part of Reserve "B", and that part of Woodbine Circle, all as platted and
dedicated in said Neville West Addition, lying generally north of and abutting
the following described line: Commencing at the southwest corner of said
Southwest Quarter; thence N00°41'12"W coincident with the west line of
said Southwest Quarter, 654.24 feet; thence N89°18'48"E, 60.00 feet to the
intersection with the east right-of-way line of 167th Street West as
dedicated in said Neville West Addition, (said intersection also being a point
on the west line of said Lot 1), and for a point of beginning; thence
continuing N89°18'48"E into said Lot 11, 101.00 feet; thence S00°41'12"E,
32.00 feet; thence N89°18'48"E, 164.00 feet; thence S00°41'12"E, 93.72
feet; thence S45°41'12"E, 45.25 feet; thence N89°18'48"E, 560.82 feet to
the intersection with a lot line common to said Lot 11 and said Reserve
"B"; thence continuing N89°18'48"E into said Reserve "B"; 402.63 feet to
the intersection with the lot line common to said Reserve "B" and said Lot
6; thence continuing N89°18'48"E into said Lot 6, 56.56 feet to the
intersection with the lot line common to said Lots 6 and 7; thence
continuing N89°18'48"E into said Lot 7, 202.03 feet to the intersection of the
east line of said Lot 7, said intersection being 120.15 feet north of the
southeast corner of said Lot 7, said intersection also being a point on the
west right-of-way line of said Woodbine Circle; thence continuing
N89°18'48"E into said Woodbine Circle, 64.00 feet to the intersection with
the east right-of-way line of said Woodbine Circle, and for a point of
termination.

Existing public easements, building setback lines,
dedications, and access controls, if any, being
voted by virtue of K.S.A. 12-512b, as amended.

All being situated in the Southwest Quarter of
Section 27, Township 27 South, Range 2 West of the
Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Kick™ Development Corp.,
a Kansas corporation

Paul E. Kelsey, President

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 20th day of April, 2021, by Paul E. Kelsey, President
of Kick™ Development Corp., a Kansas corporation, on behalf of the
corporation.

LINETTE SAUBER
Notary Public
My App't. Exp. 07-20-2022

Wichita, Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this 9th day of October, 2020.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Michael C. Greene, Chair
Scott A. Wade, Secretary

This plot approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 1st day of June, 2021.

Brandon J. Whipple, Mayor, City of Wichita
Karen Sublett, City Clerk

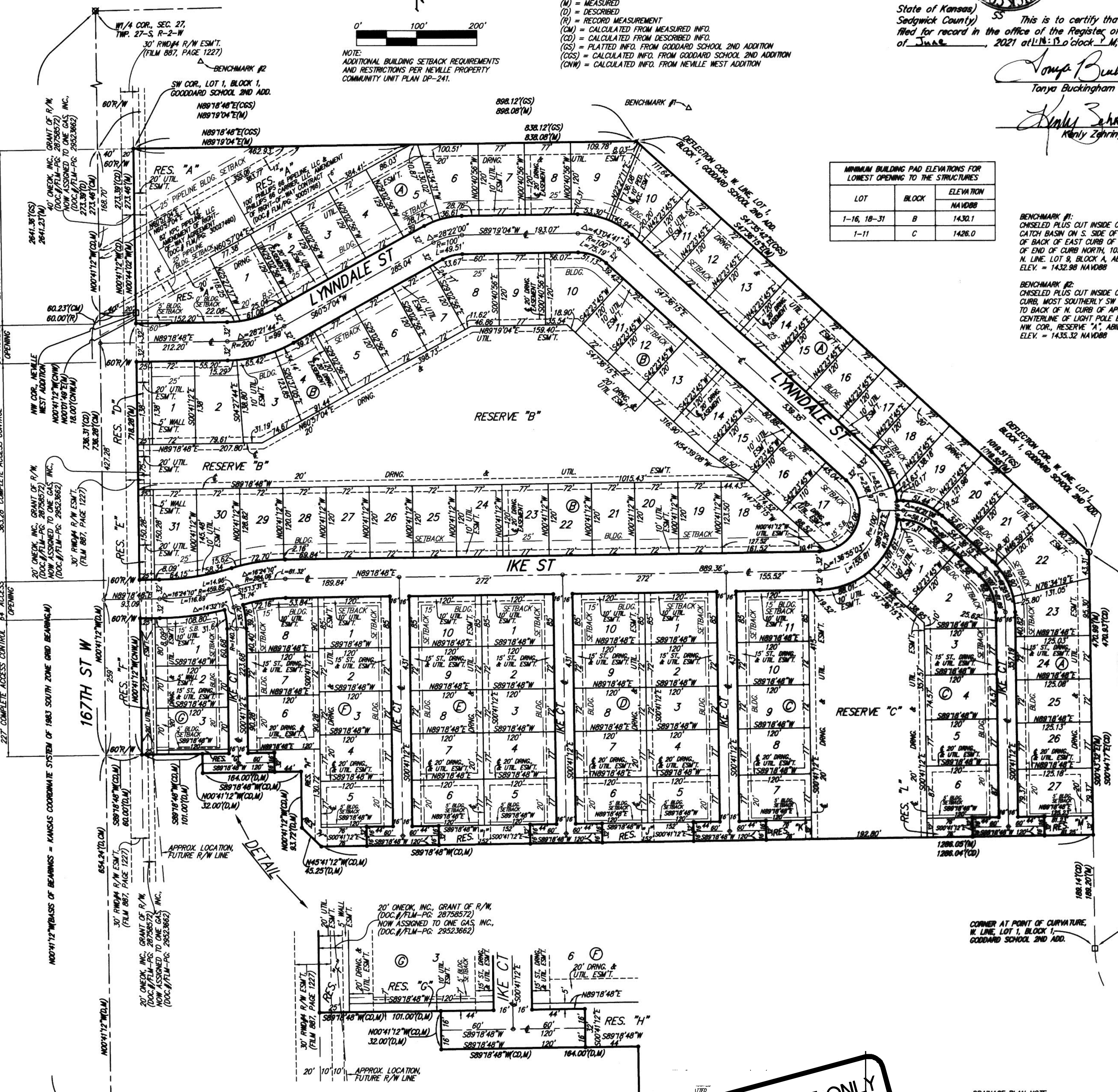
Reviewed in accordance with K.S.A. 58-2005
on this 4th day of June, 2021.

Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 26th day of April, 2021, by Roy Reynolds,
SVP of Legacy Bank, on behalf of the bank.

Kate Ponce, Notary Public

My App't. Exp. 9-26-2021



U.S. HIGHWAY 54
CONDEMNATION CASE NO. A-38302

FOR REFERENCE ONLY
NOT TO SCALE

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All
drainage easements, rights-of-way, and reserves shall remain at
established grades (unless modified with the approval of the City
Engineer) and shall be unobstructed to allow for the conveyance of
stormwater in accordance with the Stormwater Manual. The
maintenance of drainages and drainage facilities in backyard
drainage easements and reserves shall be the responsibility of the
property owner, and shall be enforced by the Homeowners' Association
and be provided for in the Homeowners' Association covenants.