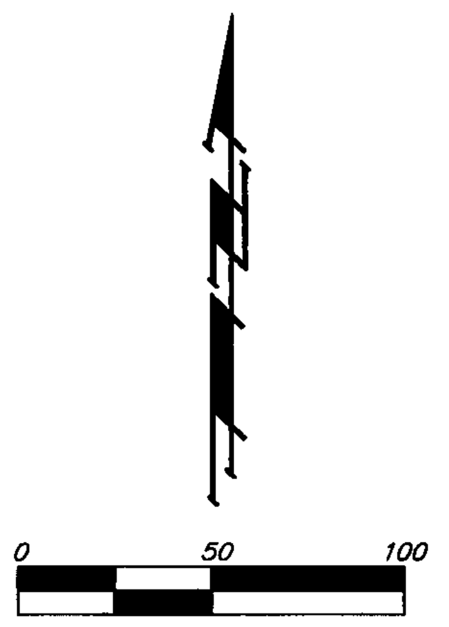
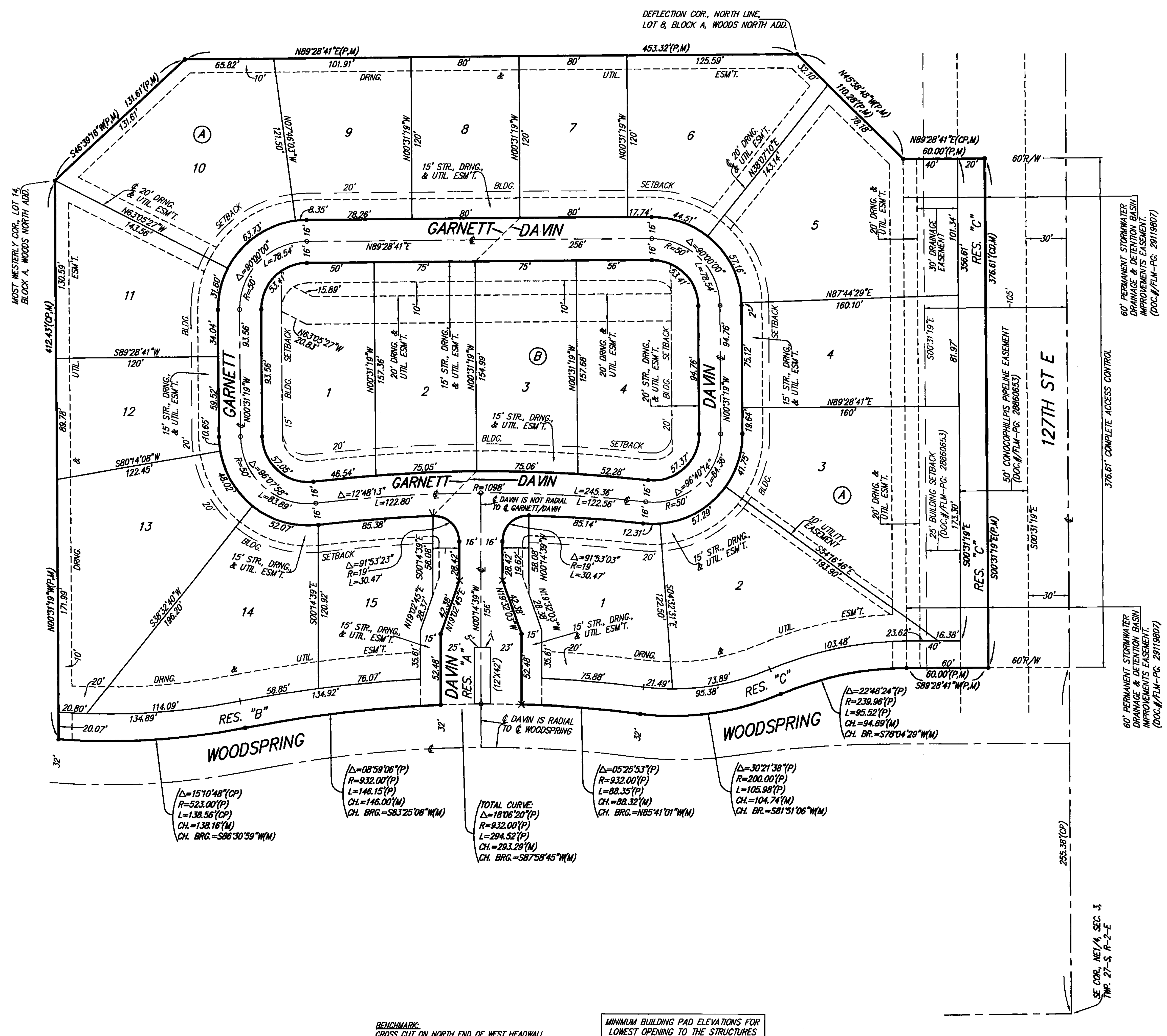
WOODS NORTH 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY
FINAL TRACING REC'D
4-13-10
Sub 2010-14



● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
X = CROSS CUT (SET)
V = "V" NOTCH (SET)

(M) = MEASURED
(P) = PLATTED
(CD) = CALCULATED PER DESCRIBED INFO.
(CP) = CALCULATED PER PLATTED INFO.



DEFLECTION COR., NORTH LINE, LOT 8, BLOCK A, WOODS NORTH ADD.
MOST WESTERLY COR., LOT 14, BLOCK A, WOODS NORTH ADD.
N89°28'41"E(P,M)
453.32'(P,M)
S46°39'16"W(P,M) 131.61'(P,M)
N45°38'48"W(P,M) 110.28'(P,M)
N89°28'41"E(CP,M) 60.00'(P,M)
412.43'(CP,M)
N00°31'19"W(P,M)
S89°28'41"W(P,M) 60.00'(P,M)
376.61'(CD,M)
S00°31'19"E(P,M)
GARNETT
DAVIN
WOODSPRING
127TH ST E
RES. "A"
RES. "B"
RES. "C"
Ⓐ
Ⓑ
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
GARNETT—DAVIN
¢ DAVIN IS NOT RADIAL TO ¢ GARNETT/DAVIN
¢ DAVIN IS RADIAL TO ¢ WOODSPRING
15' STR., DRNG., & UTIL. ESM'T.
20' DRNG. & UTIL. ESM'T.
20' STR., DRNG., & UTIL. ESM'T.
¢ 20' DRNG. & UTIL. ESM'T.
10' UTILITY EASEMENT
30' DRAINAGE EASEMENT
25' BUILDING SETBACK (DOC.#/FLM-PG: 28860653)
50' CONOCOPHILLIPS PIPELINE EASEMENT (DOC.#/FLM-PG: 28860653)
60' PERMANENT STORMWATER DRAINAGE & DETENTION BASIN IMPROVEMENTS EASEMENT. (DOC.#/FLM-PG: 29119807)
376.61' COMPLETE ACCESS CONTROL
60'R/W
SETBACK
BLDG.
DRNG.
UTIL.
ESM'T.
Δ=90°00'00" R=50' L=78.54'
Δ=96°07'58" R=50' L=83.89'
Δ=96°40'14" R=50' L=84.36'
Δ=12°48'13" L=122.80'
R=1098' L=245.36' L=122.56'
Δ=91°53'23" R=19' L=30.47'
Δ=91°53'03" R=19' L=30.47'
(12'X42')
Δ=15°10'48"(CP) R=523.00'(P) L=138.56'(CP) CH.=138.16'(M) CH. BRG.=S86°30'59"W(M)
Δ=08°59'06"(P) R=932.00'(P) L=146.15'(P) CH.=146.00'(M) CH. BRG.=S83°25'08"W(M)
TOTAL CURVE: Δ=18°06'20"(P) R=932.00'(P) L=294.52'(P) CH.=293.29'(M) CH. BRG.=S87°58'45"W(M)
Δ=05°25'53"(P) R=932.00'(P) L=88.35'(P) CH.=88.32'(M) CH. BRG.=N85°41'01"W(M)
Δ=30°21'38"(P) R=200.00'(P) L=105.98'(P) CH.=104.74'(M) CH. BR.=S81°51'06"W(M)
Δ=22°48'24"(P) R=239.96'(P) L=95.52'(P) CH.=94.89'(M) CH. BR.=S78°04'29"W(M)
255.38'(CP)
SE COR., NE1/4, SEC. 3, TWP. 27-S, R-2-E

BENCHMARK:
CROSS CUT ON NORTH END OF WEST HEADWALL 137.5' SOUTH & 12' WEST OF THE INTERSECTION OF 29TH ST N & 127TH ST E.
ELEV. = 1382.45 NAVD88

CROSS CUT AT THE NORTHEAST CORNER OF LOT 7, BLOCK C, WOODS NORTH ADDITION.
ELEV. = 1385.49 NAVD88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION NAVD88
2–5	A	1380.0
6–10	A	1386.0

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WOODS NORTH 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block A, TOGETHER with all of Lots 1, 2, 3, 4, and 5, Block B, TOGETHER with all of Reserves "C", "D", and "G", TOGETHER with that part of Reserve "E" lying east of the following described line: Beginning at the southeast corner of Lot 21 in said Block A; thence S00°31'19"E along the extended east line of said Lot 21, 20.07 feet to a point on the north right-of-way line of Woodspring, and there ending, TOGETHER with that part of Reserve "I" lying south of the following described line: Beginning at the deflection corner in the rear lot line of Lot 7 in said Block A; thence N89°28'41"E, 60.00 feet to a point on the east line of said Reserve "I", and there ending, TOGETHER with all of Davin and Garnett, all as platted and dedicated in Woods North Addition, Wichita, Sedgwick County, Kansas.

All being situated in the NE1/4 of Sec. 3, Twp. 27-S, R-2-E, of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

LS-871

Michael G. Conrey 4-12-2010, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves, to be known as "WOODS NORTH 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The street, drainage, and utility easements are hereby granted as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, entry monuments, streets, utilities, and drainage purposes. The public shall not bear the cost of any repair or replacement of improvements within said Reserve "A" adversely affected by street construction, repair, or maintenance. Reserve "B" is hereby reserved for entry monuments, berms, landscaping, open space, streets as confined to easements, drainage purposes, and utilities as confined to easements. Reserve "C" is hereby reserved for entry monuments, berms, landscaping, open space, streets as confined to easements, drainage purposes, utilities as confined to easements, and pipelines as confined to easements. Reserves "A", "B", and "C", shall be owned and maintained by the homeowners association for the addition provided, however, that the undersigned, or the homeowners association, as the undersigned's successor in interest, may, in their discretion, deed a parcel of a Reserve to an owner or owners of an adjacent Lot, subject to the obligation to maintain such deeded parcel of a Reserve in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants and/or regulations. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Firethorne, LLC,
a Kansas limited liability company

Ritchie Associates, Inc., Manager

________________________, President
Kevin M. Mullen

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 12TH day of APRIL, 2010, by Kevin M. Mullen, President of Ritchie Associates, Inc., as Manager of Firethorne, LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-13

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-13

This plat of "WOODS NORTH 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this______day of______________, 2010.
Wichita-Sedgwick County Metropolitan Area Planning Commission

________________________, Chair
G. Nelson Van Fleet

________________________, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this______day of______________, 2010.

________________________, Mayor
Carl Brewer

________________________, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this______day of____________, 2010.

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

Entered on transfer record this______day of____________, 2010.

________________________, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this______day of____________, 2010 at_____o'clock___M; and is duly recorded.

________________________, Register of Deeds
Bill Meek

________________________, Deputy
Tonya Buckingham

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "WOODS NORTH 2ND ADDITION", Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

________________________, ____________
(Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____day of____________, 2010, by__________________,
__________________of INTRUST Bank, N.A., on behalf of the bank.
(Title)

________________________, Notary Public

My App't. Exp.____________

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\PROJECTS\WOODS NORTH 2ND ADDITION_SKETCH\PLAT\DRAWINGS\WOODS NORTH 2ND F.DWG-MGC