

# CHAPARRAL FIELD

FILE COPY

5062014-00034

## AN ADDITION TO SEDGWICK COUNTY, KANSAS

This plat of "CHAPARRAL FIELD", an Addition to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Matthew J. Goolsby

\_\_\_\_\_, Secretary  
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_, Chairman  
David M. Unruh, 1st District

ATTEST: \_\_\_\_\_, County Clerk  
Kelly B. Arnold

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_, Mayor  
Carl Brewer

\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) do hereby certify that we have surveyed and platted "CHAPARRAL FIELD", an Addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the Southeast Quarter of Section 1, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Commencing at the southeast corner of said Southeast Quarter; thence N90°00'00"W, (assumed basis of bearings), along the south line of said Southeast Quarter, 630.00 feet to the intersection with the southerly extension of the westerly right-of-way line of Chaparral Ave. as dedicated in Wildwood Addition, Sedgwick County, Kansas, and for a point of beginning; thence continuing N90°00'00"W along the south line of said Southeast Quarter, 504.26 feet; thence N00°00'00"E, 533.00 feet; thence N90°00'00"E, 167.72 feet to a point on the west line of Lot 2, Block 1, in said Wildwood Addition; thence S20°00'00"E along the west line of said Lot 2, 57.02 feet to the point of curvature of a tangent curve to the left in the southwest line of said Lot 2; thence southerly, southeasterly, and easterly along said curve, having a central angle of 67°00'00" and a radius of 254.00 feet, an arc distance of 297.02 feet, (having a chord length of 280.38 feet bearing S53°30'00"E), to the point of reverse curvature of a tangent curve to the right in the southwest line of said Lot 2; thence easterly, southeasterly, and southerly along said curve, having a central angle of 83°00'00" and a radius of 79.28 feet, an arc distance of 114.85 feet, (having a chord length of 105.07 feet bearing S45°30'00"E), to the point of tangency of said curve, said point of tangency being the most southerly corner of said Lot 2, said point of tangency also being a point on the west right-of-way line of said Chaparral Ave.; thence S04°00'00"E along the west right-of-way line of said Chaparral Ave., and as extended southerly, 239.58 feet to the point of beginning, all being subject to road rights-of-way of record.

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

Baughman Company, P.A.

\_\_\_\_\_, Surveyor  
Michael G. Conrey  
Michael G. Conrey  
September 22, 2014  
LS-971  
KANSAS  
STATE SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, and Street, to be known as "CHAPARRAL FIELD", an Addition to Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body.

William & Sandra Spangler Trust  
dated August 11, 2009

\_\_\_\_\_, Trustee  
William E. Spangler

\_\_\_\_\_, Trustee  
Sandra K. Spangler

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek

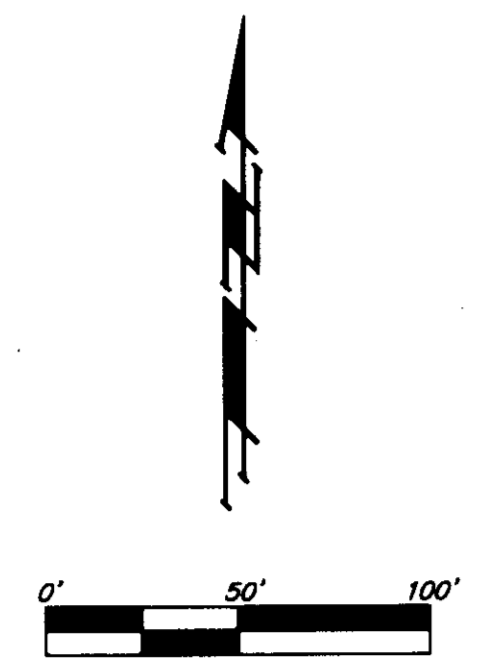
\_\_\_\_\_, Deputy  
Tonya Buckingham

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by William E. Spangler and Sandra K. Spangler, Trustees of the William & Sandra Spangler Trust dated August 11, 2009, on behalf of the trust.

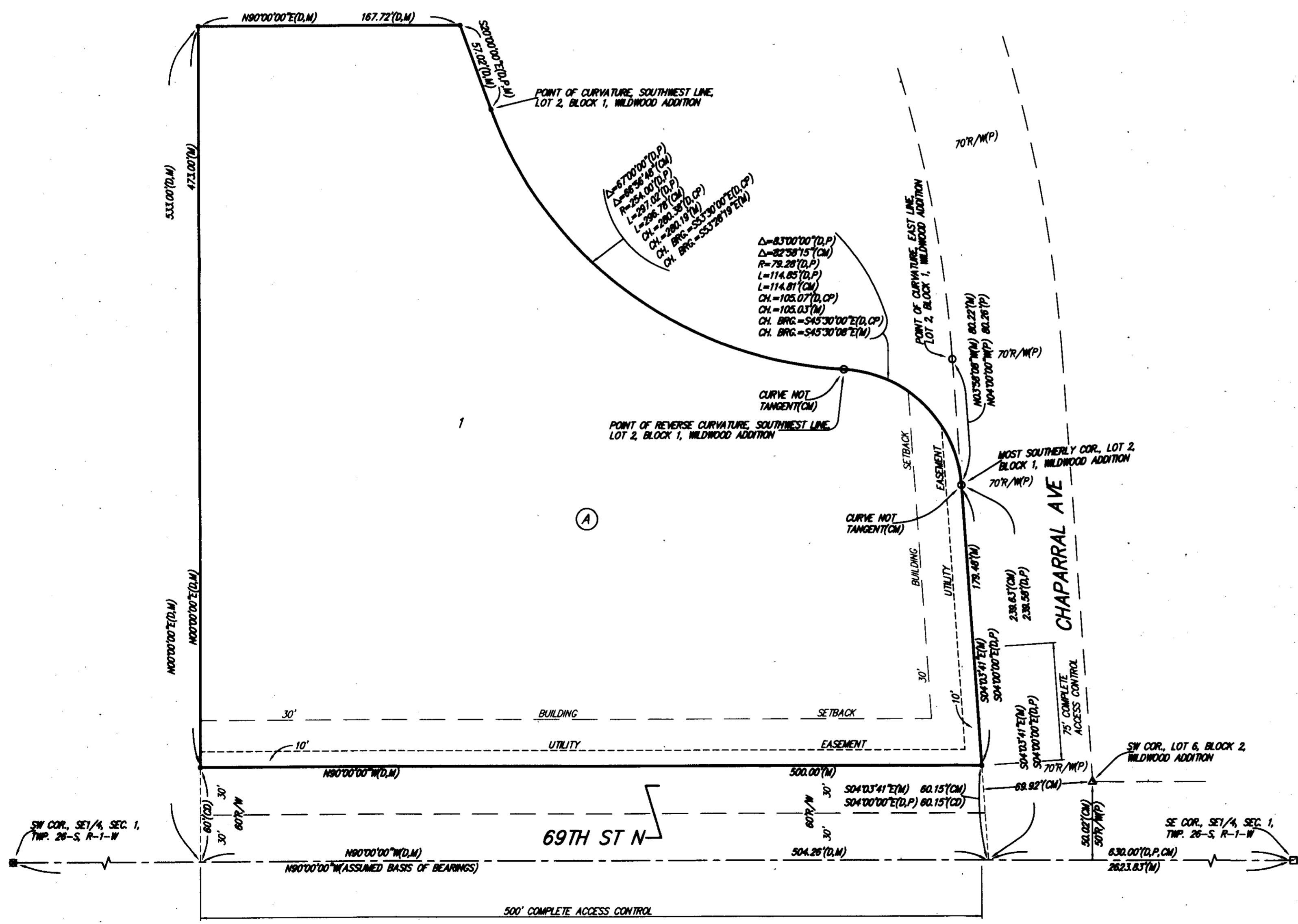
JUDITH M. TERHUNE  
Notary Public - State of Kansas  
My App. Expires 11-7-17

\_\_\_\_\_, Notary Public  
JUDITH M. TERHUNE

My App'l. Exp. 11-7-17



- #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - #5 REBAR W/ METAL CAP (FOUND)(ORIGIN UNKNOWN)
  - #5 REBAR (FOUND)(ORIGIN UNKNOWN)
  - 1/2" IRON (FOUND)(ORIGIN UNKNOWN)
  - △ #5 REBAR W/ "R&B" CAP (FOUND)
- (M) = MEASURED
  - (D) = DESCRIBED
  - (P) = PLATTED
  - (CM) = CALCULATED PER MEASURED INFO.
  - (CP) = CALCULATED PER PLATTED INFO.
  - (CD) = CALCULATED PER DESCRIBED INFO.



NOTE: A drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

NOTE: EXISTING BLANKET CONTINENTAL PIPE LINE COMPANY RIGHT-OF-WAY AGREEMENT OVER THIS AND OTHER PROPERTY, (MISC. BOOK 121, PAGE 132), PIPELINE IS ABANDONED AND CURRENT OWNERSHIP IS UNASSIGNED AND UNCLAIMED.

NOTE: EXISTING BLANKET AGREEMENT OVER THE SE1/4 OF SEC. 1, TWP. 26-S, R-1-W OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS BETWEEN BESSIE CORP AND CONTINENTAL PIPE LINE COMPANY, (MISC. BOOK 101, PAGE 515, MISC. BOOK 294, PAGE 513, AND REFLED IN MISC. BOOK 297, PAGE 575) PROVIDING FOR THE USE OF A NON-COMMERCIAL WELL TO BE USED FOR SALT WATER DISPOSAL. LOCATION OF WELL IS NOT ON LOT 1, BLOCK A, CHAPARRAL FIELD.