

12-12-07  
SUB 2006-18  
FILE COPY

State of Kansas }  
County of Sedgwick } ss

I, Bradley C. Ward, a registered land surveyor in the State of Kansas, do hereby certify that this map or plat and the survey on which it is based was made in accordance with the Minimum Standards for Boundary Surveys.

Said survey is true and correct to the best of my knowledge. All monuments were either found or set.

# WESTPORT 3RD ADDITION

## CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

Part of the Southeast 1/4, Section 29, Township 27 South, Range 1 West of the 6th. P.M.

### LEGAL DESCRIPTIONS

**Tract 1:**  
Part of Lots 1, 2 and 3, Block M, Westport Addition to Wichita, Sedgwick County, Kansas, described as: Beginning at the Northeast corner of Lot 1, Block M, Westport Addition; thence bearing S 0°00'00" E, on the East line of said Lot 1, a distance of 125.82 feet; thence bearing S 85°37'30" West, parallel with and 115 feet South of the North line of said Block M, a distance of 308.48 feet to the East line of said Lot 1, Block 2, Davis Moore 12th Addition to Wichita; thence bearing N 0°00'00" E, a distance of 125.82 feet, to the North line of Block M, Westport Addition; thence bearing N 85°37'30" E, on the North line of said Block M, a distance of 308.48 feet to the Point of Beginning. Said tract contains 43,585 square feet, more or less.

**Tract 2:**  
Part of Lots 1, 2, 3, 4, 5 and 6, Block J, Westport Addition to Wichita, Sedgwick County, Kansas, described as: Beginning at the Northeast corner of Lot 6, Block J, Westport Addition; thence bearing N 85°37'30" E, on the North line of said Block J, a distance of 800.00 feet to the Northeast corner of Lot 1, Block J; thence bearing S 0°00'00" E, on the East line of said Lot 6, a distance of 133.59 feet; thence bearing S 65°37'30" W, parallel with and 122 feet South of the North line of said Block J, a distance of 800.00 feet to the West line of Lot 6, Block J; thence bearing N 0°00'00" E, on the West line of said Lot 6, a distance of 133.59 feet, to the Point of Beginning. Said tract contains 73,800 square feet, more or less.

**Tract 3:**  
Part of Lots 1, 2, 3, 4, 5 and 6, Block K, Westport Addition to Wichita, Sedgwick County, Kansas, described as: Beginning at the Northeast corner of Lot 6, Block K, Westport Addition; thence bearing N 85°37'30" E, on the North line of said Block K, a distance of 800.00 feet to the Northeast corner of Lot 1, Block K; thence bearing S 0°00'00" E, on the East line of said Lot 6, a distance of 136.87 feet; thence bearing S 65°37'30" W, parallel with and 125 feet South of the North line of said Block K, a distance of 800.00 feet to the West line of Lot 6, Block K; thence bearing N 0°00'00" E, on the West line of said Lot 6, a distance of 136.87 feet, to the Point of Beginning. Said tract contains 75,000 square feet, more or less.

**Tract 4:**  
Part of Lot 1, Block 2, Davis Moore 12th Addition to Wichita, Sedgwick County, Kansas, described as: Beginning at the Northeast corner of said Lot 1; thence bearing S 0°00'00" E, on the East line of said Lot 1, a distance of 126.82 feet; thence bearing S 85°37'30" W, parallel with and 115 feet South of the North line of said Lot 1, a distance of 75.55 feet; thence bearing N 42°18'29" W, a distance of 53.19 feet, to a point on a non-tangent curve to the left having a radius of 377.00 feet and a chord bearing N 01°46'19" E; thence on said curve, an arc distance of 23.31 feet, through a central angle of 332°33', to a point on the West line of said Lot 1; thence bearing N 0°00'00" E, on the West line of said Lot 1, a distance of 31.22 feet to the Northeast corner of Lot 1; thence bearing N 85°37'30" E, on the North line of said Lot 1, a distance of 178.87 feet, to the Point of Beginning. Said tract contains 17,680 square feet, more or less.

Said Tracts 1, 2, 3 and 4 are subject to any assessments and restrictions of record.

**Tract 5:**  
Beginning at the NE corner of Lot 1, Block J, Westport Addition, Sedgwick County, Kansas; thence bearing N 85°37'30" E, a distance of 65.89 feet, to the NW corner of Lot 6, Block K, Westport Addition; thence S 0°00'00" W, on the West line of said Lot 6, a distance of 136.87 feet; thence S 89°40'17" W, a distance of 64.41 feet, to a point on the East line of said Lot 1; thence N 0°00'00" E, on the East line of said Lot 1, a distance of 133.59 feet, to the Point of Beginning. Said tract contains 8,113 square feet, more or less.

**Tract 6:**  
Beginning at the NE corner of Lot 1, Block M, Westport Addition, Sedgwick County, Kansas; thence bearing N 85°37'30" E, a distance of 65.89 feet, to the NW corner of Lot 6, Block K, Westport Addition; thence S 0°00'00" W, on the West line of said Lot 6, a distance of 136.87 feet; thence S 72°22'38" W, a distance of 62.80 feet, to a point on the East line of said Lot 1; thence N 0°00'00" E, on the East line of said Lot 1, a distance of 125.82 feet, to the Point of Beginning. Said tract contains 7,777 square feet, more or less.

All assessments and rights-of-way within said lots are hereby vacated by virtue of KSA 12-512(b) amended.



Bradley C. Ward, L.S. #880  
12-29-07  
date

State of Kansas }  
County of Sedgwick } ss

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be plotted into Lots and Blocks to be known as Westport 3rd Addition, Wichita, Sedgwick County, Kansas. Any assessments are hereby granted as indicated for constructing, maintaining, operating, and repairing public utilities. A Drainage Plan for this addition has been established, and can be obtained from the City of Wichita. Development of any lot will need to conform to this Drainage Plan or modify with the approval of the city or county engineer, to allow for the conveyance of stormwater. The land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants on file or hereafter filed in the office of the Register of Deeds of Sedgwick County, Kansas.

Access control is hereby granted as follows:  
There shall be complete access control along Dubon Ave.

By: John E. Dugan, owner date  
By: Marilyn K. Dugan, owner date  
By: John E. Dugan, President John E. Dugan Family Partnership, L.P. date

State of Kansas }  
County of Sedgwick } ss

This instrument was acknowledged before me on this 12th day of December, 2007, by John E. Dugan, owner  
John E. Dugan, owner  
Notary Public: John E. Dugan  
My Commission Expires: 12-31-08

State of Kansas }  
County of Sedgwick } ss

This instrument was acknowledged before me on this 10th day of December, 2007, by Marilyn K. Dugan, owner  
Marilyn K. Dugan, owner  
Notary Public: John E. Dugan  
My Commission Expires: 12-31-08

State of Kansas }  
County of Sedgwick } ss

This instrument was acknowledged before me on this 10th day of December, 2007, by John E. Dugan, President of John E. Dugan Family Partnership, L.P.  
John E. Dugan, President of John E. Dugan Family Partnership, L.P.  
Notary Public: John E. Dugan  
My Commission Expires: 12-31-08

State of Kansas }  
City of Wichita } ss

This plot of Westport 3rd Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 7th day of December, 2006.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

\_\_\_\_\_  
M.E. Munnell  
Chair  
\_\_\_\_\_  
John L. Sahlegal  
Secretary

State of Kansas }  
City of Wichita } ss

This plot approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 7th day of December, 2007.

At the Direction of the City Council  
\_\_\_\_\_  
Carl Brewer  
Mayor  
\_\_\_\_\_  
Karen Sublette  
City Clerk

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
County Clerk

State of Kansas }  
County of Sedgwick } ss

This is to certify that this instrument was filed for record in the Register of Deeds Office, at \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_, 2007, and is duly recorded.

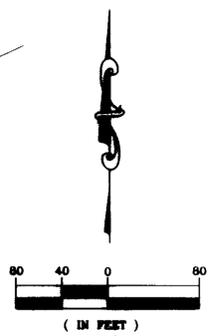
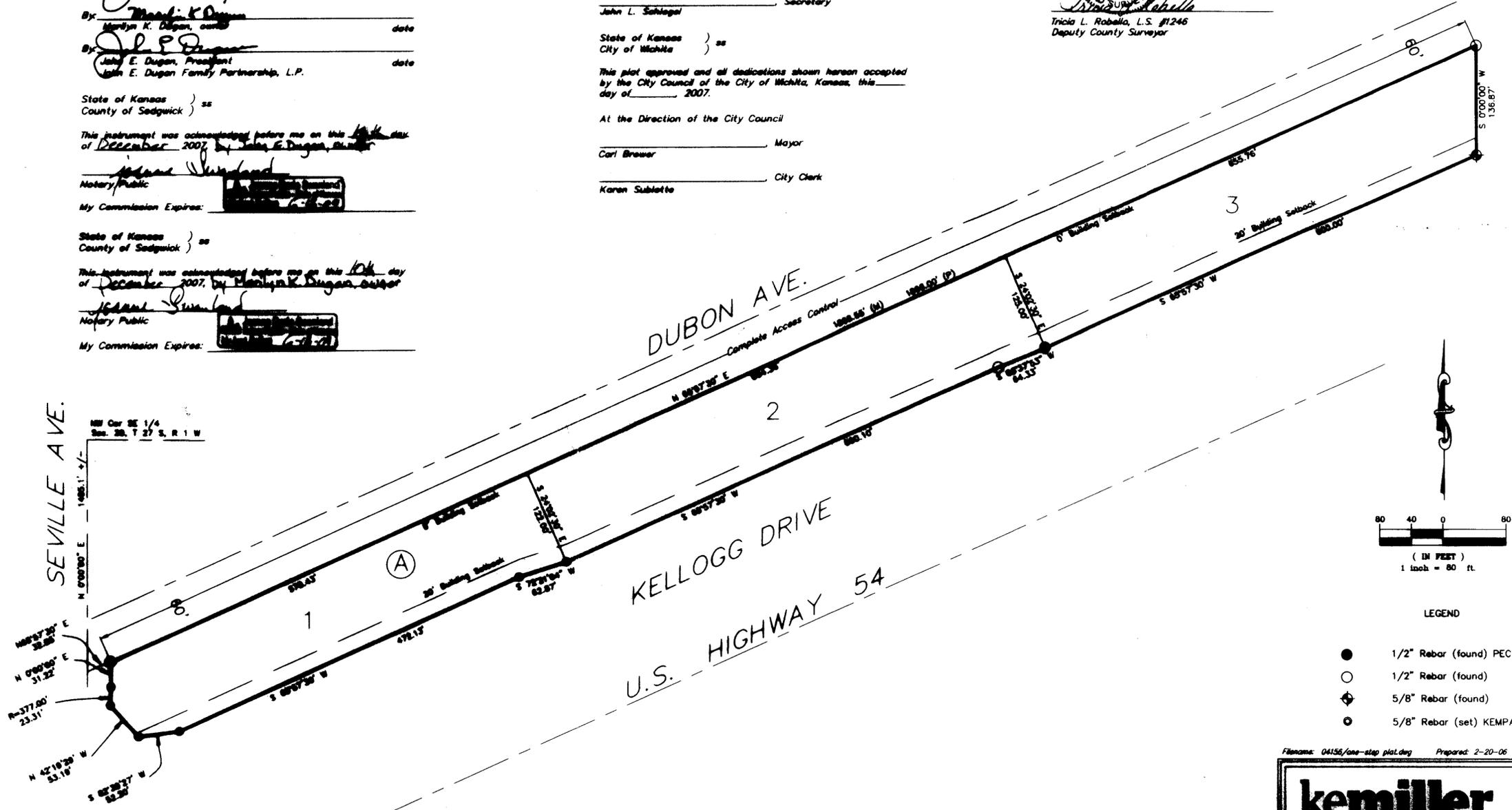
\_\_\_\_\_  
Register of Deeds

\_\_\_\_\_  
Deputy

Reviewed in accordance with K.S.A. 58-2005 on this 7th day of December, 2007.



Tricia L. Robello, L.S. #1246  
Deputy County Surveyor



- LEGEND
- 1/2" Rebar (found) PEC LS #65
  - 1/2" Rebar (found)
  - ◆ 5/8" Rebar (found)
  - 5/8" Rebar (set) KEMPA CLS #157

Filename: 04156/one-stop plat.dwg Prepared: 2-20-06



BYRON RD.