

# HIGHLAND SPRINGS 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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

Prairie State Bank

Carmen Campbell VP  
CARMEN CAMPBELL (Title)

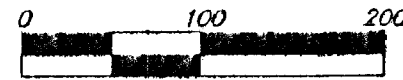
State of Kansas) SS The foregoing instrument acknowledged before me, this 23<sup>rd</sup> day of August, 1999, by Carmen Campbell, Vice Pres. of the Prairie State Bank, on behalf of the bank.

REBECCA J. MANTHEY Notary Public - State of Kansas My Appl. Expires 10-02-01  
Rebecca J. Manthey, Notary Public  
My App't. Exp. 10-02-01

**LEGEND:**

- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ▲ = STONE W/ #4 REBAR ON S. SIDE (FOUND)
- ▲ = 1/2" IRON OVER # STONE (FOUND)
- = 3/4" IRON (FOUND)
- ⊙ = #4 REBAR W/ "T.L.L.S.L." CAP (FOUND)
- = STONE W/ #5 REBAR ON N. SIDE (FOUND)

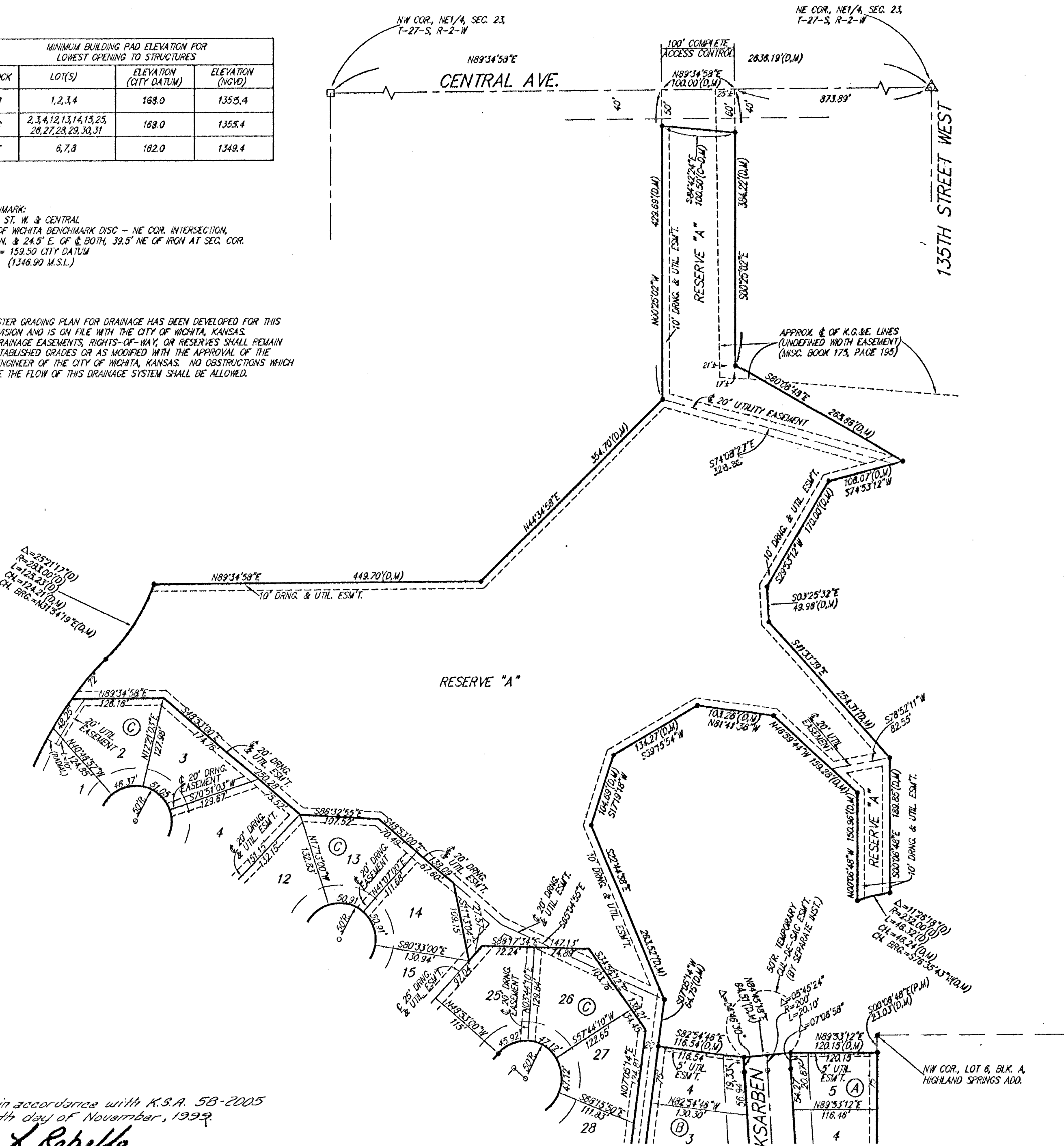
- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (C-P) = CALCULATED PER PLATTED INFO.



BLOCK	LOT(S)	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
B	1,2,3,4	168.0	1355.4
C	2,3,4,12,13,14,15,25,26,27,28,29,30,31	168.0	1355.4
F	6,7,8	162.0	1348.4

BENCHMARK:  
135TH ST. N. & CENTRAL  
CITY OF WICHITA BENCHMARK DISC - NE COR. INTERSECTION  
32.8' N. & 24.3' E. OF 6.0014, 38.5' NE OF IRON AT SEC. COR.  
ELEV = 159.50 CITY DATUM (1346.90 M.S.L.)

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) SS Sedgwick County) We, Baughman Company, P.A. Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "HIGHLAND SPRINGS 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the NE1/4 of Sec. 23, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, further described as follows: Commencing at the NE corner of Lot 21, Block A, Highland Springs Addition, Wichita, Sedgwick County, Kansas; thence S89°43'32"W along the north line of said Block A, 625.00 feet to the NW corner of Lot 6 in said Block A; thence S00°06'48"E along the west line of said Block A, 23.03 feet to a point of beginning; thence continuing S00°06'48"E along the west line of said Block A, 480.05 feet to the SW corner of Lot 1 in said Block A; thence northwesterly along the northeasterly line of Highland Springs as dedicated in said Highland Springs Addition, said northeasterly line being a curve to the right, having a central angle of 07°17'40" and a radius of 592.00 feet, an arc distance of 75.37 feet, (having a chord length of 75.32 feet bearing N56°07'49"W); thence S34°42'33"W, 66.07 feet to the most easterly corner of Lot 9, Block B, in said Highland Springs Addition; thence northwesterly along the north line of said Block B, said north line being a curve to the right, having a central angle of 06°17'50" and a radius of 658.00 feet, an arc distance of 72.32 feet, (having a chord length of 72.28 feet bearing N49°36'58"W), to the P.R.C. of a curve to the left; thence northwesterly and westerly along said curve, having a central angle of 43°46'12" and a radius of 217.00 feet, an arc distance of 165.77 feet, (having a chord length of 161.77 feet bearing N63°21'09"W), to the P.T. of said curve; thence S89°45'45"W along the north line of said Block B, 117.79 feet to the deflection corner in the rear line of Lot 7 in said Block B; thence S30°38'28"W along the west line of said Block B, 146.14 feet to the deflection corner in the rear line of Lot 6 in said Block B, said deflection corner being the P.C. of a curve to the right; thence southerly and southwesterly along said curve, having a central angle of 41°49'57" and a radius of 240.79 feet, an arc distance of 175.80 feet, (having a chord length of 171.93 feet bearing S20°40'44"W), to the P.T. of said curve; thence S41°35'42"W along a line of Reserve "A" in said Highland Springs Addition, 3.02 feet to the most westerly corner of said Reserve "A"; thence S48°53'00"E along a line of said Reserve "A", 466.63 feet to a deflection corner in said line; thence S43°44'18"E along a line of said Reserve "A", 296.52 feet to a deflection corner in said line; thence S41°35'42"W along a line of said Reserve "A", 180.34 feet to a corner of said Reserve "A", said corner being on the south line of said NE1/4; thence S89°52'09"W along the south line of said NE1/4, 1857.71 feet to the SW corner of said NE1/4; thence N00°18'55"W along the west line of said NE1/4, 880.00 feet; thence N89°41'05"E, 192.02 feet; thence S00°18'55"E, 15.00 feet; thence N89°41'05"E, 243.05 feet; thence N41°35'42"E, 546.46 feet; thence N43°53'00"W, 14.69 feet to the P.C. of a curve to the right; thence northwesterly along said curve, having a central angle of 35°24'50" and a radius of 258.00 feet, an arc distance of 159.47 feet, (having a chord length of 156.94 feet bearing N31°10'35"W), to the P.C.C. of a curve to the right; thence northerly along said curve, having a central angle of 23°55'20" and a radius of 533.00 feet, an arc distance of 222.54 feet, (having a chord length of 220.93 feet bearing N01°30'30"W); thence S82°39'58"E, 66.11 feet to a point on a curve to the right; thence northeasterly along said curve, having a central angle of 33°41'18" and a radius of 467.00 feet, an arc distance of 274.58 feet, (having a chord length of 270.65 feet bearing N27°44'18"E), to the P.R.C. of a curve to the left; thence northeasterly along said curve, having a central angle of 25°21'17" and a radius of 283.00 feet, an arc distance of 125.23 feet, (having a chord length of 124.21 feet bearing N31°54'19"E); thence N89°34'58"E, 449.70 feet; thence N44°34'58"E, 354.70 feet; thence N00°25'02"W, 429.69 feet to a point on the north line of said NE1/4; thence N89°34'58"E along the north line of said NE1/4, 100.00 feet; thence S00°25'02"E, 384.22 feet; thence S60°06'48"E, 265.66 feet; thence S74°53'12"W, 106.07 feet; thence S29°53'12"W, 170.00 feet; thence S03°25'32"E, 49.96 feet; thence S41°33'39"E, 254.31 feet; thence S00°06'48"E, 189.85 feet to a point on a curve to the left; thence southwesterly along said curve, having a central angle of 11°26'18" and a radius of 232.00 feet, an arc distance of 46.32 feet, (having a chord length of 46.24 feet bearing S76°35'43"W); thence N00°06'48"W, 150.96 feet; thence N46°59'44"W, 159.28 feet; thence N81°41'36"W, 103.26 feet; thence S39°15'54"W, 134.27 feet; thence S17°19'18"W, 104.69 feet; thence S22°44'58"E, 263.52 feet; thence S07°05'14"W, 64.75 feet; thence S82°54'46"E, 116.54 feet; thence N84°45'18"E, 64.51 feet; thence N89°33'12"E, 120.15 feet to the point of beginning, all being subject to road rights-of-way of record.

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 "HIGHLAND SPRINGS 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 easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for drainage purposes, ponds, landscaping, berms, open space, recreational areas, swimming pools and related facilities, sidewalks, and utilities as confined to easements. Reserve "B" is hereby reserved for landscaping, entry monuments, berms, open space, signage, and utilities. Reserve "C" is hereby reserved for landscaping, entry monuments, berms, open space, utilities as confined to easements, and pipelines as confined to easement. Reserve "D" is hereby reserved for landscaping, entry monuments, streets, utilities, and signage. Reserves "A", "B", "C", and "D" shall be owned and maintained by the homeowners association for the addition. All egress rights of access to or from Central Ave. over and across the north line of Reserve "A" 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.

Kelsey Development, Inc.

Paul E. Kelsey, President  
John E. Dugan Marilyn K. Dugan  
John E. Dugan Marilyn K. Dugan

State of Kansas) SS Sedgwick County) The foregoing instrument acknowledged before me, this 16<sup>th</sup> day of August, 1999, by Paul E. Kelsey, President of Kelsey Development, Inc., on behalf of the corporation.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appl. Expires 11-7-2001  
Judith M. Terhune, Notary Public  
JUDITH M. TERHUNE

State of Kansas) SS Sedgwick County) The foregoing instrument acknowledged before me, this 16<sup>th</sup> day of August, 1999, by John E. Dugan and Marilyn K. Dugan, husband and wife.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appl. Expires 11-7-2001  
Judith M. Terhune, Notary Public  
JUDITH M. TERHUNE

This plat of "HIGHLAND SPRINGS 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 29<sup>th</sup> day of April, 1999. Wichita-Sedgwick County Metropolitan Area Planning Commission

William C. Johnson, Chairman  
Marvin S. Krout, Secretary  
William C. Johnson Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 28<sup>th</sup> day of September, 1999.

Bob Knight, Mayor  
Pat Burnett, City Clerk  
Bob Knight Pat Burnett

Entered on transfer record this 19<sup>th</sup> day of April, 1999  
James Afford, County Clerk  
James Afford

State of Kansas) SS Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 20<sup>th</sup> day of April, 1999 at 10:16 o'clock A.M.; and is duly recorded.

Bill Meek, Register of Deeds  
Linda Kizore, Deputy  
Bill Meek Linda Kizore

Reviewed in accordance with K.S.A. 58-2005 on this 5th day of November, 1999.  
Linda L. Robello, L.S.#12146  
Deputy County Surveyor  
Sedgwick County, Kansas

Michael G. Conroy, Surveyor  
Michael G. Conroy

BAUGHMAN COMPANY P.A.  
ENGINEERING, SURVEYING, & PLANNING  
318-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211