

ABILENE PLACE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "SAVOY" 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

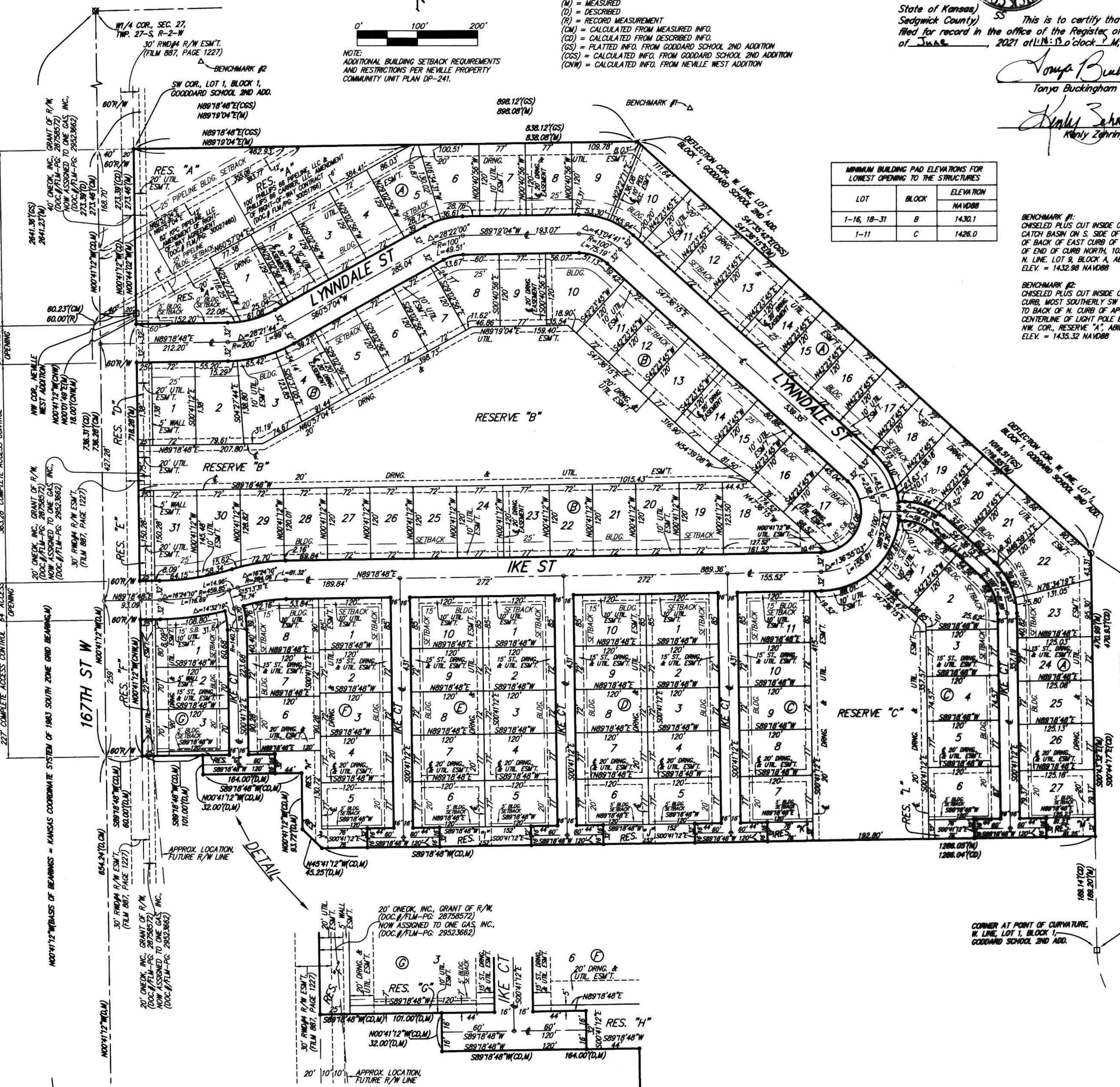
NOTE:
 ALL LOTS WITHIN ABILENE PLACE
 ADDITION SHALL HAVE A 5 FOOT
 MINIMUM INTERIOR SIDEYARD SETBACK.

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

BENCHMARK #2:
 CHISELED PLUS CUT 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' N5W TO
 CENTERLINE OF LIGHT POLE BASE, 114.3' E & 143.5' N. OF
 HWY COR., RESERVE "A", ABILENE PLACE ADD.
 ELEV. = 1435.32 NAVD88



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 drainage 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.

State of Kansas) SS
 of June 9th day on transfer record this 9th day
 of June 2021 at 11:13:00 a.m. and is duly recorded.
 Tonya Buckingham, Register of Deeds
 Kelly Zehring, Deputy

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 "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", 77.55 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, 580.82 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
 vacated 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.

Michael G. Conroy, P.S., Surveyor

We, the undersigned holders of a mortgage on the
 above described property, do hereby consent to this plat of "ABILENE
 PLACE ADDITION", Wichita, Sedgwick County, Kansas.
 Legacy Bank
 Kelly Ponce, SVP

State of Kansas) SS
 Sedgwick County) The foregoing instrument acknowledged before
 me, this 9th day of April, 2021, by Kelly Ponce, SVP
 of Legacy Bank, on behalf of the bank.
 Tricia L. Robello, Notary Public

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 "ABILENE
 PLACE ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
 are hereby granted to the public as indicated for the construction and
 maintenance of all public utilities. The drainage easements are hereby
 granted to the public as indicated for drainage purposes. The drainage
 and utility easements are hereby granted to the public as indicated for
 drainage purposes and for the construction and maintenance of all public
 utilities. The street, drainage, and utility easements are hereby granted to
 the public as indicated for street purposes, for drainage purposes, and for
 the construction and maintenance of all public utilities. No private
 drainage systems shall be located within public drainage easements unless
 a Residential Drainage Relief Permit is obtained from the City of Wichita
 Public Works & Utilities Department. The wall easements are hereby
 granted as indicated for the construction and maintenance of private
 screening walls and utility main lines and service lines shall be allowed to
 cross these easements. The pedestrian access easement is hereby
 granted to the public as indicated for pedestrian access purposes and no
 fences or other obstructions shall be constructed or placed within this
 easement. The streets are hereby dedicated to and for the use of the
 public. Reserve "A" is hereby reserved for open space, landscaping,
 drainage purposes, berms, walking paths, sidewalks, entry monuments,
 signage, parking, swimming pools and related appurtenances, water lines
 and related appurtenances as confined to easement, pipelines and related
 appurtenances as confined to easements, and utilities as confined to
 easements. Reserve "B" is hereby reserved for open space, landscaping,
 drainage purposes, berms, lakes, walking paths, water lines and related
 appurtenances as confined to easement, pipelines and related
 appurtenances as confined to easement, and utilities as confined to
 easements. Reserve "C" is hereby reserved for open space, landscaping,
 drainage purposes, berms, lakes, walking paths, and utilities as confined to
 easements. Reserves "D", "E", and "F" are hereby reserved for open
 space, landscaping, drainage purposes, walls as confined to easements,
 water lines and related appurtenances as confined to easement, pipelines
 and related appurtenances as confined to easement, and utilities as
 confined to easements. Reserves "G" and "H" are hereby reserved for
 open space, landscaping, drainage purposes, berms, streets as confined to
 easement, and utilities as confined to easements. Reserves "I", "J", "K",
 "L", and "M" are hereby reserved for open space, landscaping, drainage
 purposes, berms, and utilities as confined to easements. No regrading
 within abutting rights-of-way shall be allowed with the construction of the
 berms allowed within Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J",
 "K", "L", and "M" cannot impact access to or bury manholes or water
 valves and/or meters. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I",
 "J", "K", "L", and "M" shall be owned and maintained by the homeowners
 association for the addition. 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.
 Kick'N' Development Corp.,
 a Kansas corporation
 Paul E. Kelsey, President

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

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

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