

# ABILENE PLACE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "ABILENE PLACE 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 \_\_\_\_\_, 2020.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Michael C. Greene

\_\_\_\_\_, Secretary  
Scott A. Wadel

This plat approved and all dedications  
shown herein accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_, Mayor, City of Wichita  
Brandon J. Whipple

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

State of Kansas) SS  
Sedgwick County) We, Baughman Company, P.A., Surveyors in  
aforesaid state 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, Neville West 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 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 11), 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 S45°41'12"E, 45.25 feet; thence  
N89°18'48"E, 560.82 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 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.

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots, Blocks, Reserves, and Streets, 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 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  
indicated for street purposes, for drainage purposes, and for the  
construction and maintenance of all public utilities. The drainage  
easements are hereby granted to the public as indicated for drainage  
purposes. 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 streets  
are 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 City of Wichita, Kansas. Reserve "A" is reserved for open space,  
walking paths, landscaping, swimming pool and related appurtenances,  
pipelines as confined to easements, drainage purposes, and utilities as  
confined to easements. Reserves "B" and "C" are reserved for open  
space, walking paths, landscaping, lakes, drainage purposes, and utilities as  
confined to easements. Reserves "D", "E", and "F" are reserved for open  
space, landscaping, wall as confined to easement, drainage purposes, and  
utilities as confined to easements. Reserves "G", "H", "I", "J", "K", "L",  
and "M" are reserved for open space, landscaping, berms, drainage  
purposes, and utilities as confined to easements. Reserve "N" is reserved  
for open space, entry monuments, landscaping, drainage purposes, and  
utilities. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L",  
"M", and "N" shall be owned and maintained by the homeowners  
association for the addition. 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

\_\_\_\_\_, President  
Paul E. Kelsey

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before  
me, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Paul E. Kelsey, President of the  
Kick "N" DEVELOPMENT CORP., a Kansas corporation, on behalf of the  
corporation.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Tricia L. Robella, P.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2020.

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

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 \_\_\_\_\_ day  
of \_\_\_\_\_, 2020 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Tonya Buckingham

\_\_\_\_\_, Deputy  
Kenly Zehring

FOR REFERENCE ONLY

SHEET  
25 of 25

## ABILENE PLACE ADDITION

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

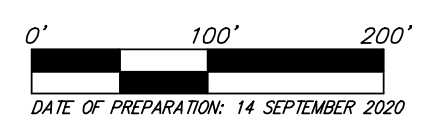
E:\Projects\Abilene Place Addition, 2018-P540\Plat\Drawings\Abilene Place Addition\_F.dwg:RKR

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "SAVOY" CAP (FOUND)
- = #4 REBAR W/ "PEC" CAP (FOUND)
- = #4 REBAR W/ "5-76" CAP (FOUND)
- ⊗ = #4 REBAR (FOUND) (ORIGIN UNKNOWN)
- ⊠ = #4 REBAR IN THIMBLE (FOUND)
- (M) = MEASURED
- (D) = DESCRIBED
- (CM) = CALCULATED FROM MEASURED INFO.
- (CS) = PLATTED INFO. FROM GODDARD SCHOOL 2ND ADDITION
- (CNS) = CALCULATED INFO. FROM GODDARD SCHOOL 2ND ADDITION
- (NW) = PLATTED INFO. FROM NEVILLE WEST ADDITION
- (CNW) = CALCULATED INFO. FROM NEVILLE WEST ADDITION

NOTE:  
ADDITIONAL BUILDING SETBACK REQUIREMENTS  
AND RESTRICTIONS PER NEVILLE PROPERTY  
COMMUNITY UNIT PLAN DP-241.

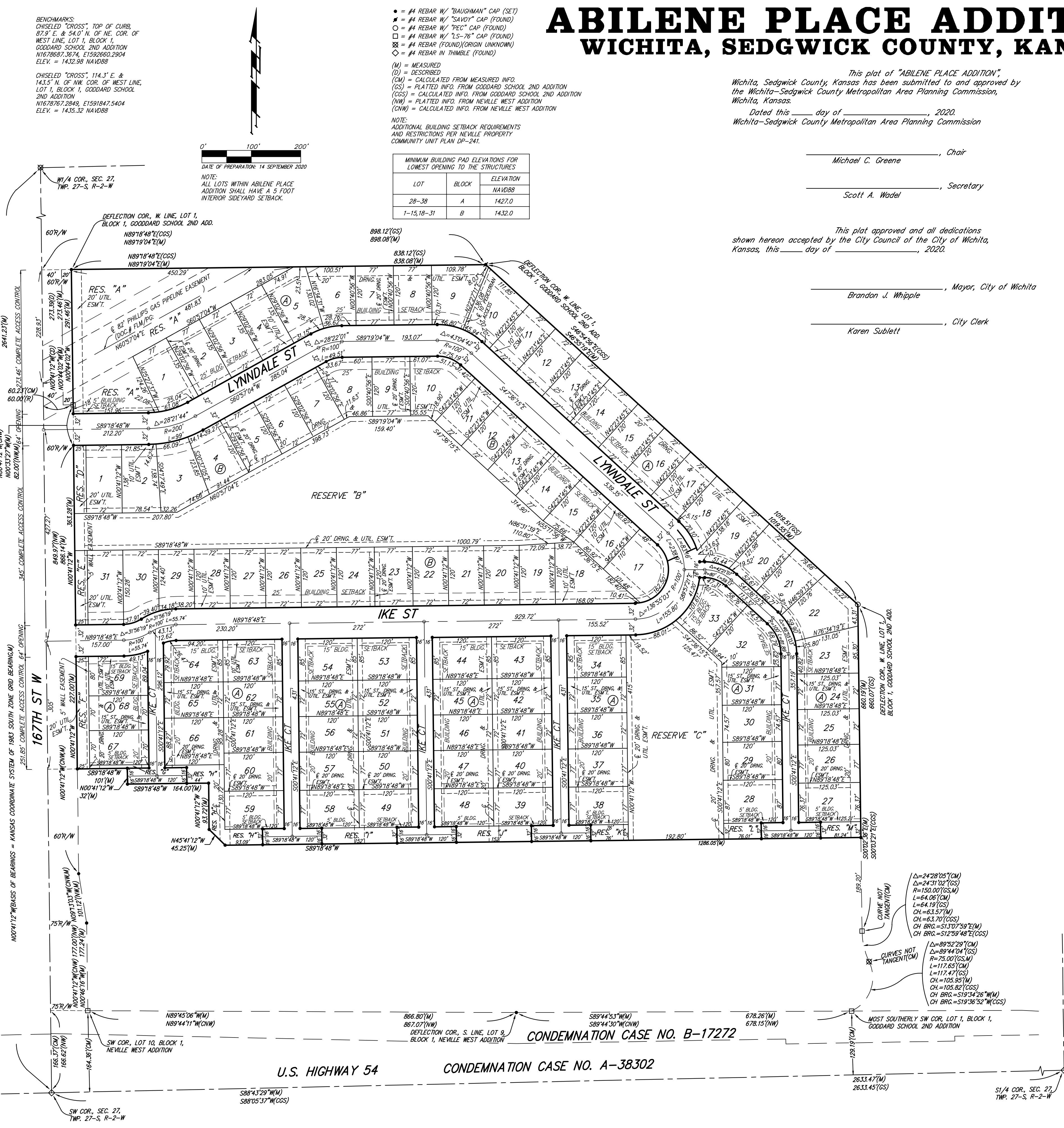
| LOT         | BLOCK | ELEVATION<br>NAVD88 |
|-------------|-------|---------------------|
| 28-38       | A     | 1427.0              |
| 1-15, 18-31 | B     | 1432.0              |

MINIMUM BUILDING PAD ELEVATIONS FOR  
LOWEST OPENING TO THE STRUCTURES



DATE OF PREPARATION: 14 SEPTEMBER 2020

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



Existing public easements and dedications  
being vacated by virtue of K.S.A. 12-512b, as amended.  
Baughman Company, P.A.

\_\_\_\_\_, Surveyor  
Michael G. Conroy

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

CONDEMNATION CASE NO. B-17272

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 all  
drainage ways 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.