

D-1005 - Country Place Estates, a
Kansas Partnership, dedicates
public utility easements in Lot 48
Block 1, Country Place Estates.
Generally located north of 13th
and east of Gatewood.

*Rec'd
3-19-81*

ACTION

S/D COMMITTEE accept DATE 3-19-81

M.A.P.C. accept 3-26-81

B.C.C./B.C.C. Accepted 4-7-81

MAP No. 6049B
SEC. No. 8
TWP. No. 27
RANGE 2E

DEDICATION REPORT AND PROGRESS

CASE No. D - 1005

ASSOCIATED CASE NO. _____

I. OFFER TO DEDICATE: Public Utility Easements in Lot 48 Block 1, Country Place Estates.
GENERALLY LOCATED: North of 13th and East of Gatewood

LEGALLY DESCRIBED AS: _____

DEDICATED BY: Country Place Estates, a Kansas Partnership

AGENT: _____

ADDRESS: _____

PURPOSE OF DEDICATION: _____

PHONE _____

II. SKETCH.

SEE ATTACH SHEET IN FILE _____ →

III. FILED 3-9-81

POSTED TO ATLAS _____

S/D COMM. ACTION 3-19-81 accept

M.A.P.C. ACTION 3-26-81 accept

B.C.C. ACTION 4-7-81 Accepted

PLACED ON RECORD _____

CITY CLERKS No. _____

MAPC CASE NO.D-1005

Dedication of easement for public utilities (while retaining the right to install private roads over the easements).

Dedicated by: Country Place Estates, a Kansas Partnership

Generally located: north of 13th and east of Gatewood

This dedication is given for the following reason:
to facilitate installation of public utilities

ACTION: Accept the dedication and instruct the City Clerk to file with the Register of Deeds.

BILL RECORDING FEE TO: Country Place Estates, Atten: Nestor R. Weigand, Jr.
Address : P.O. Box 4048
Wichita, Ks. 67204

Extra

EASEMENT

THIS EASEMENT made this 17th day of February, 1981, by and between COUNTRY PLACE ESTATES, a Kansas Partnership, of the First Part, and the CITY OF WICHITA, of the Second Part.

WITNESSETH: THAT First Party, in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto Second Party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer and all other public utilities, over, along, and under the following-described real estate situated in Sedgwick County, Kansas, to-wit:

PARTY OF THE FIRST PART HEREBY RESERVES THE RIGHT TO CONSTRUCT PRIVATE ROADWAY AND FIRELANE, PRIVATE STREET LIGHTS, PRIVATE DRIVEWAY ENTRANCES, PRIVATE SIDEWALKS AND ANY OTHER FACILITIES INCIDENTAL TO THE FIRST PARTY'S CONDOMINIUM DEVELOPMENT WITHIN THE BOUNDARIES OF THE EASEMENT GRANTED HEREBY. (See attached exhibits)

and Second Party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other public utilities.

IN WITNESS WHEREOF First Party has executed this Easement the day and year first above written.

COUNTRY PLACE ESTATES, a Kansas Partnership

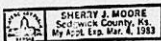
By Nestor R. Weigand, Jr.
Nestor R. Weigand, Jr., a Managing Partner

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this 17th day of February, 1981, by NESTOR R. WEIGAND, JR., a Managing Partner of COUNTRY PLACE ESTATES, a Kansas Partnership, on behalf of the Partnership.

Sherly J. Moore
Notary Public

My appointment expires:



LOT 48, COUNTRY PLACE ESTATES

TRACT "A-1" (A CONTINUATION OF PREVIOUSLY RECORDED TRACT "A", FILM 398, PAGE 1173)

A TRACT OF LAND FOR PRIVATE ROADWAY AND FIRELANE, PRIVATE STREET LIGHTS, PRIVATE DRIVEWAY ENTRANCES, PRIVATE SIDEWALKS AND ANY OTHER FACILITIES INSTALLED IN THE DEVELOPMENT OF THE CONDOMINIUM PROJECT, AND FOR UTILITY PURPOSES DESCRIBED AS A 45 FOOT UTILITY EASEMENT IN LOT 48, BLOCK 1, COUNTRY PLACE ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, 22.50 FEET RIGHT AND 22.50 FEET LEFT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN A CURVE TO THE RIGHT HAVING A RADIUS OF 262.50 FEET, ALSO BEING STA. 8+90.67 OF PREVIOUSLY RECORDED TRACT "A" (SEE NOTE ABOVE); THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 262.50 FEET AND THROUGH A CENTRAL ANGLE OF 25°31'45", AN ARC DISTANCE OF 116.96 FEET TO THE P.T. (STA. 10+07.63) OF SAID CURVE; THENCE BEARING N 50°53'12" E A DISTANCE OF 184.20 FEET TO THE P.C. (STA. 11+91.83) OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 162.50 FEET AND THROUGH A CENTRAL ANGLE OF 51°00'00", AN ARC DISTANCE OF 144.64 FEET TO THE P.T. (STA. 13+36.47) OF SAID CURVE; THENCE BEARING N 0°06'48" W, A DISTANCE OF 118.36 FEET (STA. 14+54.83), AT THIS POINT TRACT CHANGES FROM 22.50 FEET LEFT TO 72.50 FEET LEFT, THENCE BEARING N 0°06'48" W, A DISTANCE OF 80.00 FEET (STA. 15+34.83) AT THIS POINT TRACT CHANGES FROM 72.50 FEET LEFT TO 67.50 FEET LEFT AND FROM 22.50 FEET RIGHT TO 17.50 FEET RIGHT, THENCE BEARING N 0°06'48" W A DISTANCE OF 50.14 FEET TO THE END OF TRACT.

(SEE ATTACHED SHEET)

LOT 48, COUNTRY PLACE ESTATES

TRACT "C-1" (A CONTINUATION OF PREVIOUSLY RECORDED TRACT "C", FILM 398, PAGE 1175)

A TRACT OF LAND FOR PRIVATE ROADWAY AND FIRELANE, PRIVATE STREET LIGHTS, PRIVATE DRIVEWAY ENTRANCES, PRIVATE SIDEWALKS AND ANY OTHER FACILITIES INSTALLED IN THE DEVELOPMENT OF THE CONDOMINIUM PROJECT, AND FOR UTILITY PURPOSES DESCRIBED AS A 45-FOOT UTILITY EASEMENT IN LOT 48, BLOCK 1, COUNTRY PLACE ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, 22.50 FEET RIGHT AND 22.50 FEET LEFT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT STATION 1+34.40 OF PREVIOUSLY RECORDED TRACT "C" (SEE NOTE ABOVE); THENCE BEARING N 0°06'48" W, A DISTANCE OF 83.00 FEET TO THE P.C. (STA. 2+17.40) OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 154.00 FEET AND THROUGH A CENTRAL ANGLE OF 39°00'00", AN ARC DISTANCE OF 104.82 FEET TO THE P.T. (STA. 3+22.22) OF SAID CURVE; THENCE BEARING N 39°06'48" W, A DISTANCE OF 5.00 FEET (STA. 3+27.22), AT THIS POINT TRACT CHANGES FROM 22.50 FEET RIGHT TO 57.50 FEET RIGHT, THENCE BEARING N 39°06'48" W, A DISTANCE OF 15.00 FEET (STA. 3+42.22), AT THIS POINT TRACT IS 72.50 FEET RIGHT AND 22.50 FEET LEFT; THENCE BEARING N 39°06'48" W, A DISTANCE OF 95.00 FEET (STA. 4+37.22), TRACT IS 72.50 FEET RIGHT AND 22.50 FEET LEFT; THENCE BEARING N 39°06'48" W, A DISTANCE OF 15.00 FEET (STA. 4+52.22), AT THIS POINT TRACT IS 57.50 FEET RIGHT AND 7.50 FEET LEFT, THIS ALSO BEING THE END OF TRACT.

(SEE ATTACHED SKETCH)

LOT 48, COUNTRY PLACE ESTATES

TRACT "E"

A TRACT OF LAND FOR PRIVATE ROADWAY AND FIRELANE, PRIVATE STREET LIGHTS, PRIVATE DRIVEWAY ENTRANCES, PRIVATE SIDEWALKS AND ANY OTHER FACILITIES INSTALLED IN THE DEVELOPMENT OF THE CONDOMINIUM PROJECT, AND FOR UTILITY PURPOSES DESCRIBED AS A 50 FOOT UTILITY EASEMENT IN LOT 48, BLOCK 1, COUNTRY PLACE ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, 27.50 FEET RIGHT AND 22.50 FEET LEFT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT STATION 9+67.64 OF PREVIOUSLY DESCRIBED EASEMENT "A-1", SAID POINT ALSO BEING STATION 0+00 FOR TRACT "E"; THENCE BEARING N 45° 06' 48" W A DISTANCE OF 152.75 FEET TO THE P.C. (STA. 1+52.75) OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 237.50 FEET AND THROUGH A CENTRAL ANGLE OF 45° 00' 00", AN ARC DISTANCE OF 186.53 FEET TO THE P.T. (STA 3+39.28) OF SAID CURVE; THENCE BEARING N 0° 06' 48" W A DISTANCE OF 141.25 FEET (STA 4+80.53) AT THIS POINT TRACT CHANGES FROM 27.50 FEET RIGHT TO 102.50 FEET RIGHT; THENCE BEARING N 0° 06' 48" W A DISTANCE OF 100.00 FEET, (STA 5+80.53) TO THE END OF TRACT. ALSO THAT PORTION OF LOT 48, BLOCK 1, COUNTRY PLACE ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE AND 945.87 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 48; THENCE ALONG SAID WEST LINE BEARING N 0° 06' 48" W A DISTANCE OF 167.94 FEET THENCE BEARING N 89° 53' 12" E A DISTANCE OF 5.0 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT HAVING A CHORD BEARING S 20° 13' 50" E AND A RADIUS OF 260.00 FEET THROUGH A CENTRAL ANGLE OF 40° 14' 04" AN ARC DISTANCE OF 182.58 FEET; THENCE BEARING S 89° 53' 12" W A DISTANCE OF 66.51 FEET TO THE POINT OF BEGINNING.

(SEE ATTACHED SKETCH)

LOT 48, COUNTRY PLACE ESTATES

TRACT "G"

A TRACT OF LAND FOR PRIVATE ROADWAY AND FIRELANE, PRIVATE STREET LIGHTS, PRIVATE DRIVEWAY ENTRANCES, PRIVATE SIDEWALKS AND ANY OTHER FACILITIES INSTALLED IN THE DEVELOPMENT OF THE CONDOMINIUM PROJECT, AND FOR UTILITY PURPOSES DESCRIBED AS A UTILITY EASEMENT IN LOT 48, BLOCK 1 COUNTRY PLACE ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS:

THE EAST 10 FEET OF THE WEST 20 FEET OF THE SOUTH 445 FEET OF THE NORTH 854 FEET OF SAID LOT 48. EXCEPT THOSE PORTIONS OF PREVIOUSLY RECORDED TRACT "D", (FILM 398, PAGE 1176) AND "F" (FILM 398, PAGE 1177) AND PREVIOUSLY DESCRIBED TRACT "E".

(SEE ATTACHED SKETCH)

THE CITY OF WICHITA

OFFICE OF Department of Engineering

DATE February 27, 1981

TO Louise Olivarez, Senior Planner

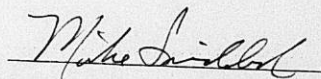
FROM Mike Lindebak, Program Development Engineer

SUBJECT Country Place Estates

with greater retention of the right to install private roads over the easements
Easements for private roads, etc. in Lot 48, Block 1, Country Place Estates for subdivision approval and subsequent recording are attached.

Don Schneider is in the process of recording sanitary sewer easements in the above described tract. Don will provide you with a copy of the easements of the sanitary sewer.

If you have any questions, please contact me.



Mike Lindebak
Program Development Engineer

ML:ck

Attachments

RECEIVED

MAR 2 1981

METROPOLITAN PLANNING

ROUTE _____

copy

E A S E M E N T

THIS EASEMENT made this 17th day of February, 1981,
by and between COUNTRY PLACE ESTATES, a Kansas Partnership, of the
First Part, and the CITY OF WICHITA, of the Second Part.

WITNESSETH: THAT First Party, in consideration of the sum of
ONE DOLLAR (\$1.00) and other valuable consideration, the receipt
whereof is hereby acknowledged, do hereby grant and convey unto
Second Party a perpetual right-of-way and easement for the purpose
of constructing, maintaining, and repairing sewer and all other
public utilities, over, along, and under the following-described
real estate situated in Sedgwick County, Kansas, to-wit:

PARTY OF THE FIRST PART HEREBY RESERVES THE RIGHT TO CON-
STRUCT PRIVATE ROADWAY AND FIRELANE, PRIVATE STREET LIGHTS,
PRIVATE DRIVEWAY ENTRANCES, PRIVATE SIDEWALKS AND ANY OTHER
FACILITIES INCIDENTAL TO THE FIRST PARTY'S CONDOMINIUM
DEVELOPMENT WITHIN THE BOUNDARIES OF THE EASEMENT GRANTED
HEREBY. (See attached exhibits)

and Second Party is hereby granted the right to enter upon said prem-
ises at any time for the purpose of constructing, operating, maintain-
ing, and repairing such sewer and all other public utilities.

IN WITNESS WHEREOF First Party has executed this Easement the
day and year first above written.

COUNTRY PLACE ESTATES, a Kansas
Partnership

By *Nestor R. Weigand, Jr.*
Nestor R. Weigand, Jr., a
Managing Partner

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this 17th
day of February, 1981, by NESTOR R. WEIGAND, JR., a Managing
Partner of COUNTRY PLACE ESTATES, a Kansas Partnership, on behalf of
the Partnership.

Sherry J. Moore
Notary Public

My appointment expires:



LOT 48, COUNTRY PLACE ESTATES

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LOT 48, COUNTRY PLACE ESTATES

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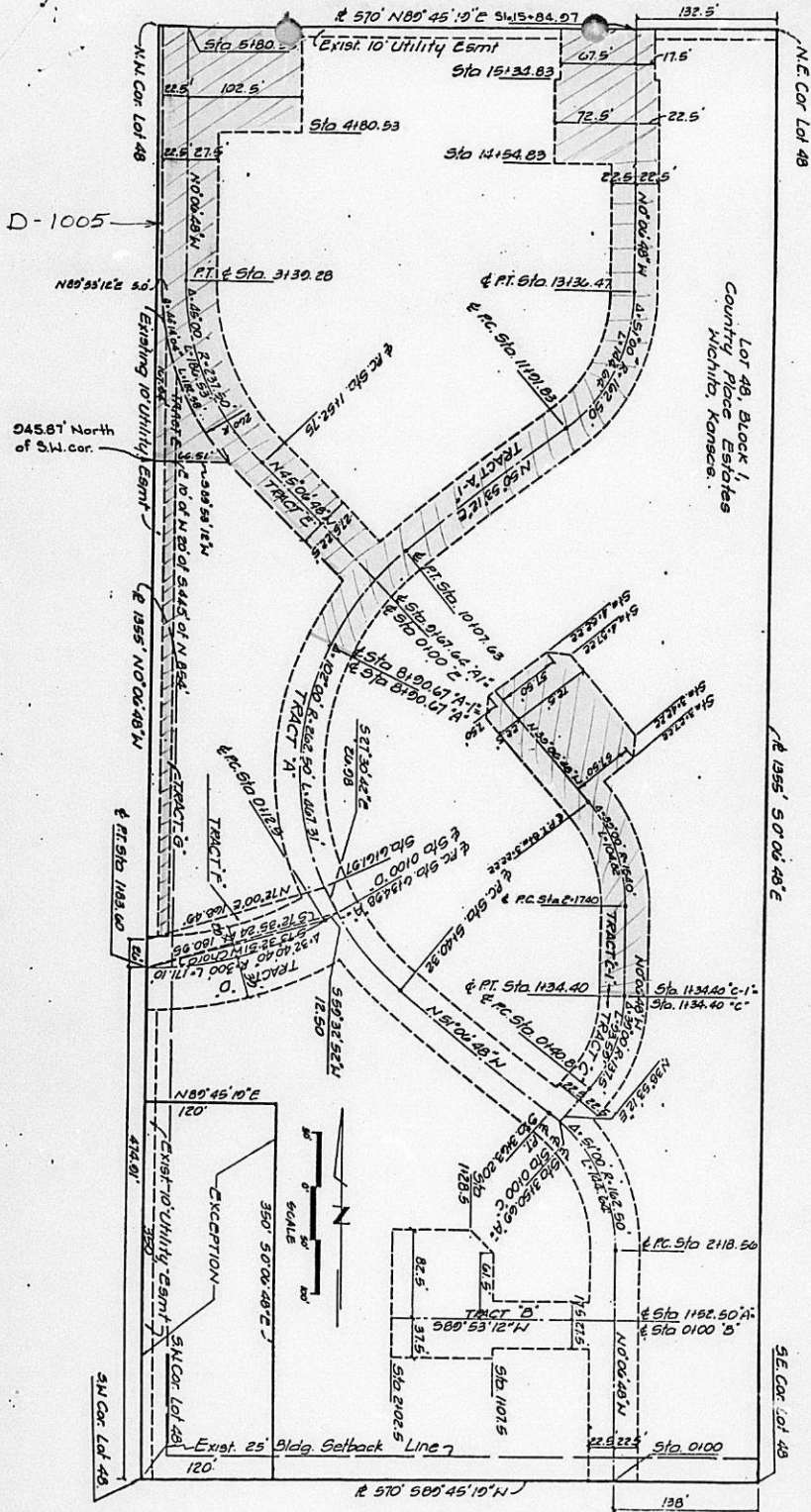
LOT 48, COUNTRY PLACE ESTATES

TRACT "G"

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THE EAST 10 FEET OF THE WEST 20 FEET OF THE SOUTH 445 FEET OF THE NORTH 854 FEET OF SAID LOT 48. EXCEPT THOSE PORTIONS OF PREVIOUSLY RECORDED TRACT "D", (FILM 398, PAGE 1176) AND "F" (FILM 398, PAGE 1177) AND PREVIOUSLY DESCRIBED TRACT "E".

(SEE ATTACHED SKETCH)



D-1005

045.87' North of S.W. cor.

EXCEPTION

Exist. 10' Utility Easmt

Exist. 25' Bldg. Setback Line

Lot 48, Block 1, Country Place Estates, Michiko, Kansas.

R 570° 50' 45" 10" N

R 195° 50' 00" 48' E

S.W. Cor. Lot 48

N.E. Cor. Lot 48

M.N. Cor. Lot 48

S.W. Cor. Lot 48

N 80° 45' 10" E

120'

350' 50" 00" 48" E

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EASEMENT

398 - 1172

THIS EASEMENT made this 20th day of August, 1979

by and between D. L. Van Buskirk and Country Place Estates a Partnership

of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first part, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining, and repairing sewer and all other public utilities, over, along and under the following described real estate situated in Sedgewick County, Kansas, to wit:

(See attached exhibits.)

PARTY OF THE FIRST PART HEREBY RESERVES THE RIGHT TO CONSTRUCT PRIVATE ROADWAY AND FIRELANE, PRIVATE STREET LIGHTS, PRIVATE DRIVEWAY ENTRANCES, PRIVATE SIDEWALKS AND ANY OTHER FACILITIES INCIDENTAL TO THE FIRST PARTY'S CONDOMINIUM DEVELOPMENT WITHIN THE BOUNDARIES OF THE EASEMENT GRANTED HEREBY.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and other public utilities.

IN WITNESS WHEREOF: The said first parties have signed these presents this day of August, 1979.

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
DEC 5 1979
1 70368
BETTE F. MCCART
REGISTER OF DEEDS

D. L. Van Buskirk
Ed Ritchie D. L. VAN BUSKIRK
E. D. RITCHIE

NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS

Personally appeared before me a notary public in and for the County and State of Kansas the said D. L. Van Buskirk and Country Place Estates by E. D. Ritchie

and said person s who executed the foregoing instrument of writing and said person s duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 20th day of August, 1979.

Lucille M. Owen
Notary Public



Expires Jan 22, 1981
PEC
A Sanchez
1440 English

Copy of recorded easmts.
to South of the easmts
being granted by this
case. X

LOT 48 - COUNTRY PLACE ESTATES

FILE 398 - 1173

TRACT "A"

A TRACT OF LAND FOR PRIVATE ROADWAY AND FIRELANE, PRIVATE STREET LIGHTS, PRIVATE DRIVEWAY ENTRANCES, PRIVATE SIDEWALKS AND ANY OTHER FACILITIES INSTALLED IN THE DEVELOPMENT OF THE CONDOMINIUM PROJECT, AND FOR UTILITY PURPOSES, DESCRIBED AS A 45 FOOT TRACT CENTERED ON A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE AND 138.00 FEET WEST OF THE S.E. CORNER OF LOT 48, BLOCK 1 IN COUNTRY PLACE ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS; SAID POINT ALSO BEING STATION (0+00) AND SAID SOUTH LINE OF LOT 48 HAVING A BEARING OF S 89° 45' 19" W; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 48 BEARING N 0° 06' 48" W A DISTANCE OF 218.56 FEET TO THE P.C. STA (2+18.56) OF A CURVE TO THE LEFT, THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 162.50 FEET AND THROUGH A CENTRAL ANGLE OF 51° 00' 00" AN ARC DISTANCE OF 144.64 FEET TO THE P.T. STA (3+63.20) OF SAID CURVE, THENCE BEARING N 51° 06' 48" W A DISTANCE OF 177.12 FEET TO THE P.C. STA (5+40.32) OF A CURVE TO THE RIGHT, THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 262.50 FEET AND THROUGH A CENTRAL ANGLE OF 76° 28' 15", AN ARC DISTANCE OF 350.35 FEET TO THE END OF TRACT.

(SEE ATTACHED SKETCH)

x

LOT 48, COUNTRY PLACE ESTATES

FILM 398 ~~AL~~ 1174

TRACT "B"

A TRACT OF LAND FOR PRIVATE ROADWAY AND FIRELANE, PRIVATE STREET LIGHTS, PRIVATE DRIVEWAY ENTRANCES, PRIVATE SIDEWALKS AND ANY OTHER FACILITIES INSTALLED IN THE DEVELOPMENT OF THE CONDOMINIUM PROJECT, AND FOR UTILITY PURPOSES DESCRIBED AS A 45 FOOT UTILITY EASEMENT, IN LOT 48, BLOCK 1, IN COUNTRY PLACE ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, 17.50 FEET ON THE RIGHT AND 27.50 FEET LEFT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT AT STATION (1+02.50) OF PREVIOUSLY DESCRIBED TRACT "A" SAID POINT ALSO BEING STA (0+00) FOR TRACT "B", THENCE PERPENDICULAR TO THE CENTERLINE OF TRACT "A" BEARING S 89° 53' 12" W A DISTANCE OF 107.50 FEET TO STA (1+07.50). AT THIS STATION TRACT CHANGES FROM 17.5 FEET RIGHT TO 61.50 FEET RIGHT, AND FROM 27.50 FEET LEFT TO 37.50 FEET LEFT. THENCE BEARING S 89° 53' 12" W A DISTANCE OF 21.00 FEET TO STA (1+28.50) AT THIS STATION EASEMENT IS 92.50 FEET RIGHT AND 37.50 FEET LEFT; THENCE BEARING S 89° 53' 12" W 82.50 FEET RIGHT AND 37.50 FEET LEFT A DISTANCE OF 74.00 FEET TO STA (2+02.50) AND TO THE END OF TRACT.

(SEE ATTACHED SKETCH)

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LOT 48, COUNTRY PLACE ESTATES

FILM 398 REC 1175

TRACT "C"

A TRACT OF LAND FOR PRIVATE ROADWAY AND FIRELANE, PRIVATE STREET LIGHTS, PRIVATE DRIVEWAY ENTRANCES, PRIVATE SIDEWALKS AND ANY OTHER FACILITIES INSTALLED IN THE DEVELOPMENT OF THE CONDOMINIUM PROJECT, AND FOR UTILITY PURPOSES DESCRIBED AS A 45 FOOT UTILITY EASEMENT IN LOT 48, BLOCK 1, COUNTRY PLACE ESTATES, WICHITA SEDGWICK COUNTY KANSAS, 22.50 FEET RIGHT AND 22.50 FEET LEFT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT STATION 3+50.69 OF PREVIOUSLY DESCRIBED TRACT "A", SAID POINT ALSO BEING STATION (0+00) FOR TRACT "C"; THENCE BEARING N 38° 53' 12" E A DISTANCE OF 40.81 FEET TO THE P.C. STA (0+40.81) OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 137.50 FEET AND THROUGH A CENTRAL ANGLE OF 39° 00' 00", AN ARC DISTANCE OF 93.59 FEET TO THE END OF TRACT.

(SEE ATTACHED SKETCH)

x

LOT 48 COUNTRY PLACE ESTATES

DM 398 · 1176

TRACT "D"

A TRACT OF LAND FOR PRIVATE ROADWAY AND FIRELANE, PRIVATE STREET LIGHTS, PRIVATE DRIVEWAY ENTRANCES, PRIVATE SIDEWALKS AND ANY OTHER FACILITIES INSTALLED IN THE DEVELOPMENT OF THE CONDOMINIUM PROJECT, AND FOR UTILITY PURPOSES DESCRIBED AS A 68 FOOT UTILITY EASEMENT IN LOT 48, BLOCK 1, IN COUNTRY PLACE ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS 39.00 FEET LEFT AND 29.00 FEET RIGHT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT AT STATION (6+34.98) OF PREVIOUSLY DESCRIBED TRACT "A", SAID POINT ALSO BEING STA (0+00) FOR TRACT "D"; THENCE BEARING S 59° 32' 52" W A DISTANCE OF 12.50 FEET TO A P.I. AND ALSO THE P.C. STA (0+12.50) OF A CURVE TO THE RIGHT WHOSE CHORD HAS A BEARING OF S 73° 32' 51" W, THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 32° 40' 40", AN ARC DISTANCE OF 171.10 FEET TO THE P.T. STA (1+83.60) AT A POINT IN THE WEST LINE AND 474.91 FEET NORTH OF THE S.W. CORNER OF SAID LOT 48.

(SEE ATTACHED SKETCH)

NOTE: TRACT "E" DELETED.

x

LOT 48 - COUNTRY PLACE ESTATES

PL 398 1177

TRACT "F"

A TRACT OF LAND FOR PRIVATE ROADWAY AND FIRELANE, PRIVATE STREET LIGHTS, PRIVATE DRIVEWAY ENTRANCES, PRIVATE SIDEWALKS AND ANY OTHER FACILITIES INSTALLED IN THE DEVELOPMENT OF THE CONDOMINIUM PROJECT, AND FOR UTILITY PURPOSES DESCRIBED AS A UTILITY EASEMENT IN LOT 48, BLOCK 1 COUNTRY PLACE ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS DESCRIBED AS:

BEGINNING AT A POINT IN THE WEST LINE AND 474.91 NORTH OF THE S.W. CORNER OF SAID LOT 48; THENCE BEARING N 0° 06' 48" W ALONG THE WEST LINE OF SAID LOT 48 A DISTANCE OF 26.00 FEET; THENCE BEARING N 72° 00' 00" E A DISTANCE OF 168.49 FEET TO STA (6+61.97) ON CENTERLINE TRACT "A"; THENCE BEARING S 27° 30' 42" E A DISTANCE OF 26.98 FEET TO STA (6+34.98) ON TRACT "A" AND STA (0+00) ON TRACT "D"; THENCE BEARING S 72° 35' 24" W A DISTANCE OF 180.95 FEET TO THE POINT OF BEGINNING. EXCEPT THOSE PORTIONS OF TRACT "A" AND TRACT "D" WITHIN THE ABOVE DESCRIBED EASEMENT.

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LOT 48 - COUNTRY PLACE ESTATES

FILM 398 A:1178

TRACT "G"

A TRACT OF LAND FOR PRIVATE ROADWAY AND FIRELANE, PRIVATE STREET LIGHTS, PRIVATE DRIVEWAY ENTRANCES, PRIVATE SIDEWALKS AND ANY OTHER FACILITIES INSTALLED IN THE DEVELOPMENT OF THE CONDOMINIUM PROJECT, AND FOR UTILITY PURPOSES DESCRIBED AS A UTILITY EASEMENT IN LOT 48, BLOCK 1 COUNTRY PLACE ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS:

THE EAST 10 FEET OF THE WEST 20 FEET OF THE SOUTH 614 FEET OF THE NORTH 854 FEET OF SAID LOT 48. EXCEPT THOSE PORTIONS OF TRACT "D", "E", AND "F" WITHIN THE ABOVE DESCRIBED TRACT.

x