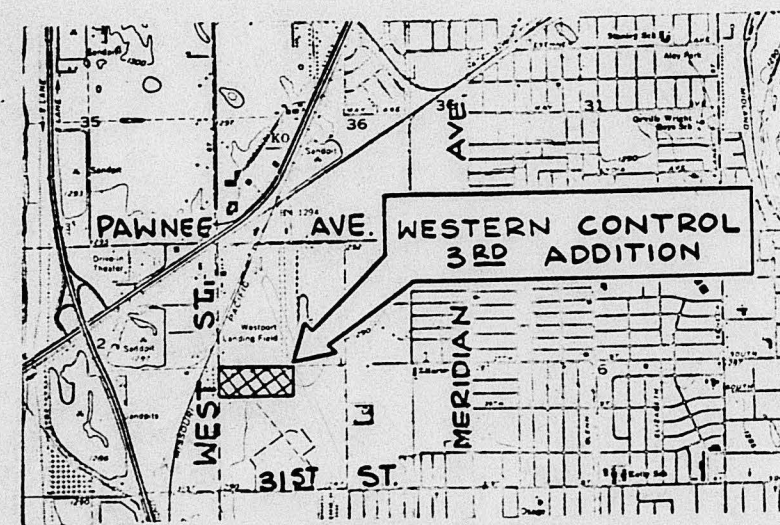
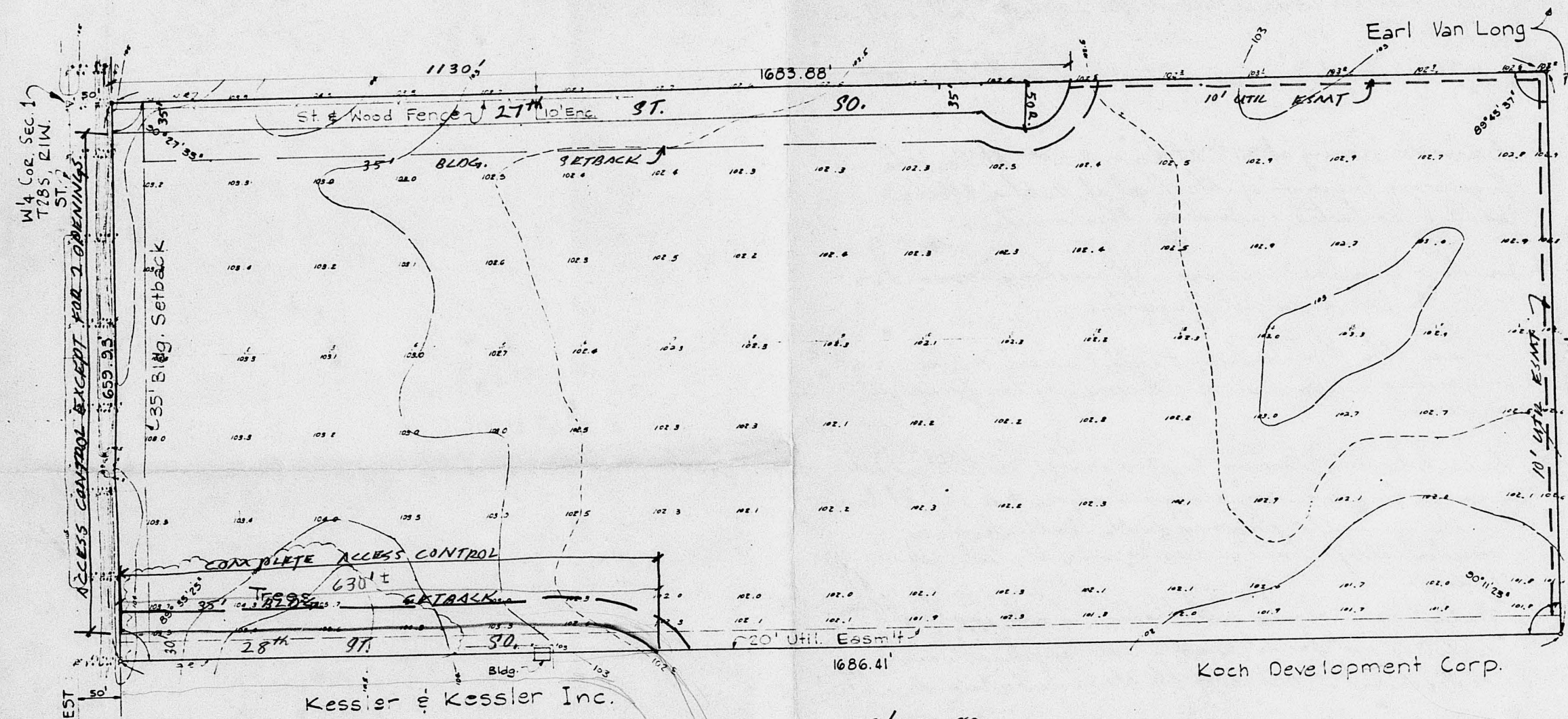


w

PRELIMINARY PLAT
OFFICE COPY
DO NOT REMOVE
SD 72-83

PRELIMINARY PLAT OF
WESTERN CONTROL THIRD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



Legal Description: The N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ of Sec. 1, T28S, R1W except the east 14 acres thereof, Sedgwick County, Kansas.

SCALE 1"=100'
TOPG. AUG. 1972

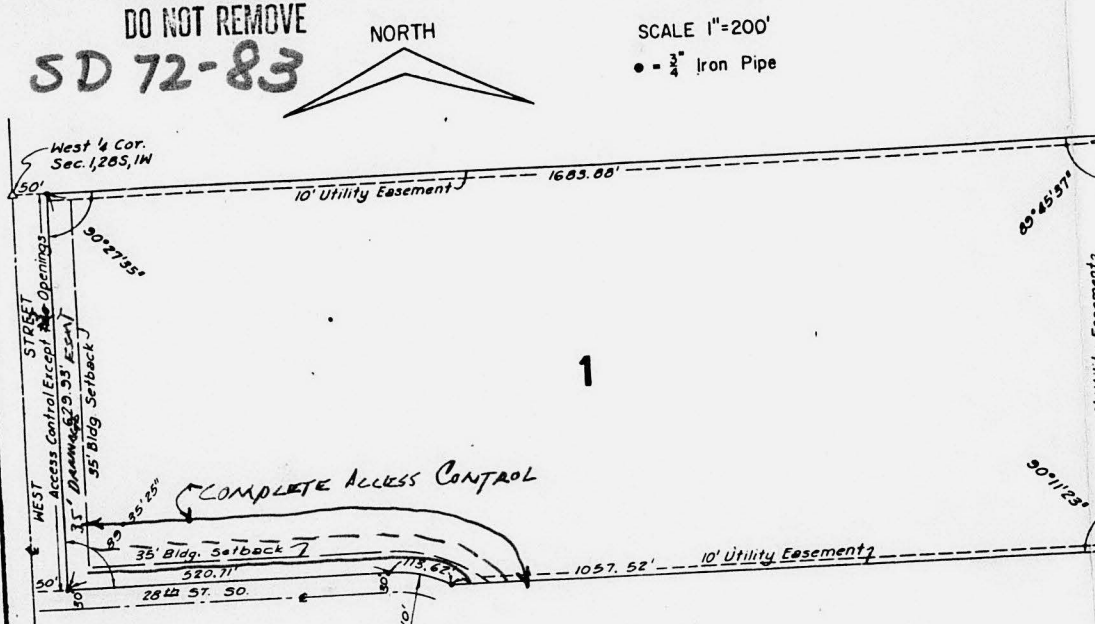
B. M. A railroad spike in a power pole 100' south and 30' west of the W $\frac{1}{2}$ Sec. 1, T28S, R1W, Elev. 105.34

8-25-72 240-B-201

WESTERN CONTROL THIRD ADDITION

FINAL PLAT
OFFICE COPY
DO NOT REMOVE
SD 72-83

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) S. S.
County of Sedgwick)
I, Wilmer Freund, a Licensed Professional Engineer and Registered Land Surveyor in the aforesaid County and State, do hereby certify that I have surveyed and platted WESTERN CONTROL THIRD ADDITION, Wichita, Sedgwick County, Kansas, into a lot and street and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 1, T28S, R1W except the East 14 acres thereof, Sedgwick County, Kansas.

1972 Wilmer Freund, P. E.

Know all men by these presents that we, the undersigned, owners of the land described in the engineer's certificate, have caused the same to be surveyed and platted into a lot and street, the same to be known as WESTERN CONTROL THIRD ADDITION, Wichita, Sedgwick County, Kansas. Said street is hereby dedicated to and for the use of the public. Easements as indicated hereon are hereby granted for the construction and maintenance of public utilities. All abutting rights of access to or from West Street over and across the west line of Lot 1 are hereby granted to the City of Wichita, provided, however, that Lot 1 shall have access to West Street at the locations as shall be determined by the City Engineer of the City of Wichita, Kansas, all abutting rights of access to or from West Street over and across the south line of Lot 1 are hereby granted to the City of Wichita.

Oliver A. Witterman, Secretary Charles Koch, Vice President

9/10/72-83
approved subject to:

- A. Changing on the face of the plat a certain... to reflect... of the... control... to West St. to reflect... of the... Commission Expires
- B. Reducing on the plat and within... complete access... to 25'... This plat submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this... day of... 1972.
- C. Increasing a 35' driveway easement adjacent to West St. Contact & signature of Alvin J. Kennessy, Chairman Robert V. ...
- D. Adjust the 30'... for 25'... north and south... This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this... day of... 1972.
- E. ... to guarantee the extension of sanitary sewer... to access subject property... Elmer S. Petiga, Commissioner
- F. Contact with... of the... This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this... day of... 1972.
- G. Submit to the Planning Dept. a copy of the... provide for... of lot 1 in the event the property... residentially.

Entered on transfer record this... day of... 1972.

H. Resolving in 30 days... Marie Warden, County Clerk
Note: see letter dated 10-6-72 C.L.N.

This is to certify that this instrument was filed for record in the Register of Deeds Office, at... o'clock... M, on the... day of... 1972.

Pearl Gilbert, Deputy John Hale, Register of Deeds

REVISED 9-25-72
Sept. 25, 1972 240-B-301

- A. Indicating 35' dedication for 27th St. So including south 1/2 of east-de-see and indicate a 35' building setback from said street.
- B. Indicating a 30' dedication for the north half of 28th St. So. and indicate a 35' building setback from said street.
- C. Indicating 35' building setbacks as shown.
- D. Indicating a 10' utility easement adjacent to the north and east line of the plat.
- E. Indicating "access control" except for 2 openings, adjacent to West St.
- F. Indicating "complete access control" adjacent to 28th St. So.
- G. Secure paving of 27th St. So and 28th St. So. The Engineering Division of the Dept. of Public Works shall be contacted regarding this matter.
- H. Install or guarantee extension of sanitary sewer and water to serve subject property.
- I. Contact the Maintenance-Flood Control Office regarding submission of a drainage plan for subject property.
- J. Submit to the Planning Dept. a covenant which shall provide for screening along and adjacent to 28th St. So. in the event the property to the south develops residentially. Said screening may be plant material and/or fencing.
- K. Install or guarantee installation of all applicable utilities and facilities which are applicable and as described in Art. 8. of the MAPC Subdivision Regulations.
- L. Requirements for a final plat of the MAPC Subdivision Regulations.

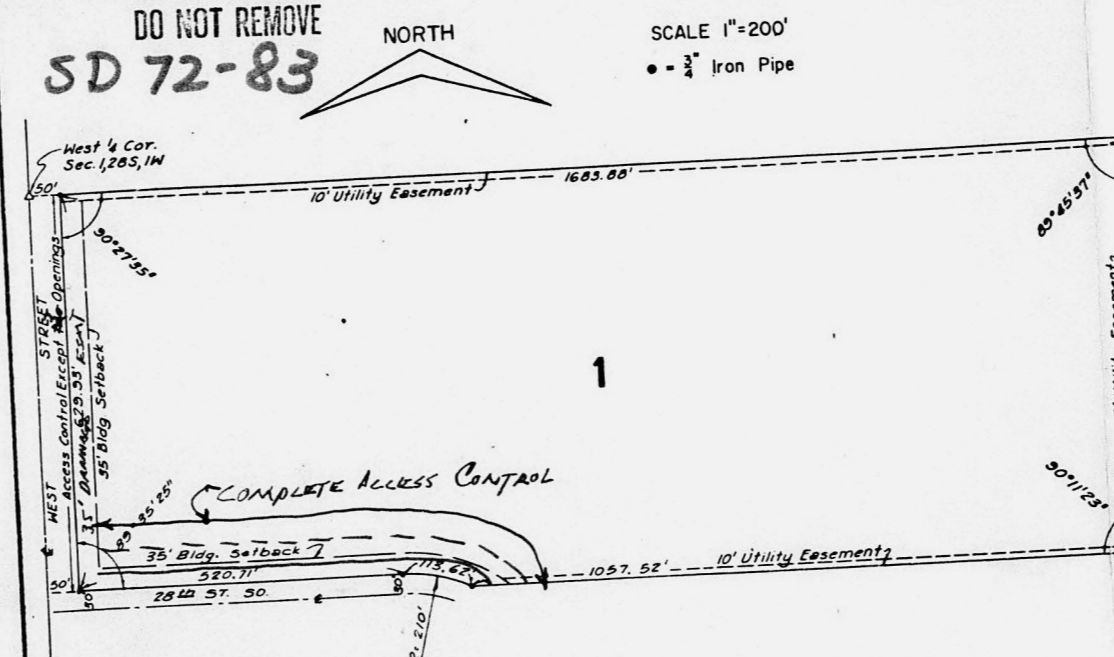
Note: see letter date 9-12-72
CLN



WESTERN CONTROL THIRD ADDITION

FINAL PLAT
OFFICE COPY
DO NOT REMOVE
SD 72-83

WICHITA, SEDGWICK COUNTY, KANSAS
9/10 72-83
approved subject to:



State of Kansas } S. S.
County of Sedgwick }
I, Wilner Freund, a Licensed Professional Engineer and Registered Land Surveyor in the aforesaid County and State, do hereby certify that I have surveyed and platted WESTERN CONTROL THIRD ADDITION, Wichita, Sedgwick County, Kansas, into a lot and street, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the N1/2 SW1 of Section 1, T28S, R1W except the East 1/4 acres thereof, Sedgwick County, Kansas.

1972 Wilner Freund, P. E.

Now all men by these presents that we, the undersigned, owners of the land described in the engineer's certificate, have caused the same to be surveyed and platted into a lot and street, the same to be known as WESTERN CONTROL THIRD ADDITION, Wichita, Sedgwick County, Kansas. Said street is hereby dedicated to and for the use of the public. Easements as indicated hereon are hereby granted for the construction and maintenance of public utilities. All abutters rights of access to or from West Street over and across the west line of lot 1 are hereby granted to the City of Wichita, provided, however, that lot 1 shall have access to West Street at the locations as shall be determined by the City Engineer of the City of Wichita, Kansas. All other easements of access to or from West Street shall be as set forth on the south line of lot 1 are hereby granted to the City of Wichita.

Oliver A. Witterman, Secretary Charles Koch, Vice President

State of Kansas } S. S.
County of Sedgwick }
Be it remembered that on this _____ day of _____, 1972, before me a Notary Public in and for said County and State, came Charles Koch, Vice President, and Oliver A. Witterman, Secretary, officers of Koch Development Corporation, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

A. Changing on the face of the plat a utility easement to the utility easement control notations to West St. to include opening to the utility easement.

B. Indicating on the plat and within the plat a utility easement completed to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this _____ day of _____, 1972.

C. Indicating a 35' driveway easement adjacent to West St. Contact & opening easement to the owner in which Robert V. ... Alvin J. Hennessy, Chairman

D. Adjust the 30' dedication for 28th St. northward to the ... approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____, 1972.

E. Install or guarantee extension of sanitary sewer and water to serve subject property. Elmer S. ... Mayor

F. Contact ... Mitchell of the Maintenance Flood Control Office regarding submission of a drainage plan for subject property. This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas this _____ day of _____, 1972.

G. Submit to the Planning Dept. a covenant which shall provide for screening along and adjacent to the south line of lot 1 in the event the property to the south develops residentially. Elmer S. ... Commissioner

Entered on transfer record this _____ day of _____, 1972.

H. Recording in 30 days ... Marie Warden, County Clerk
Note: see letter dated 10-6-72
CLN

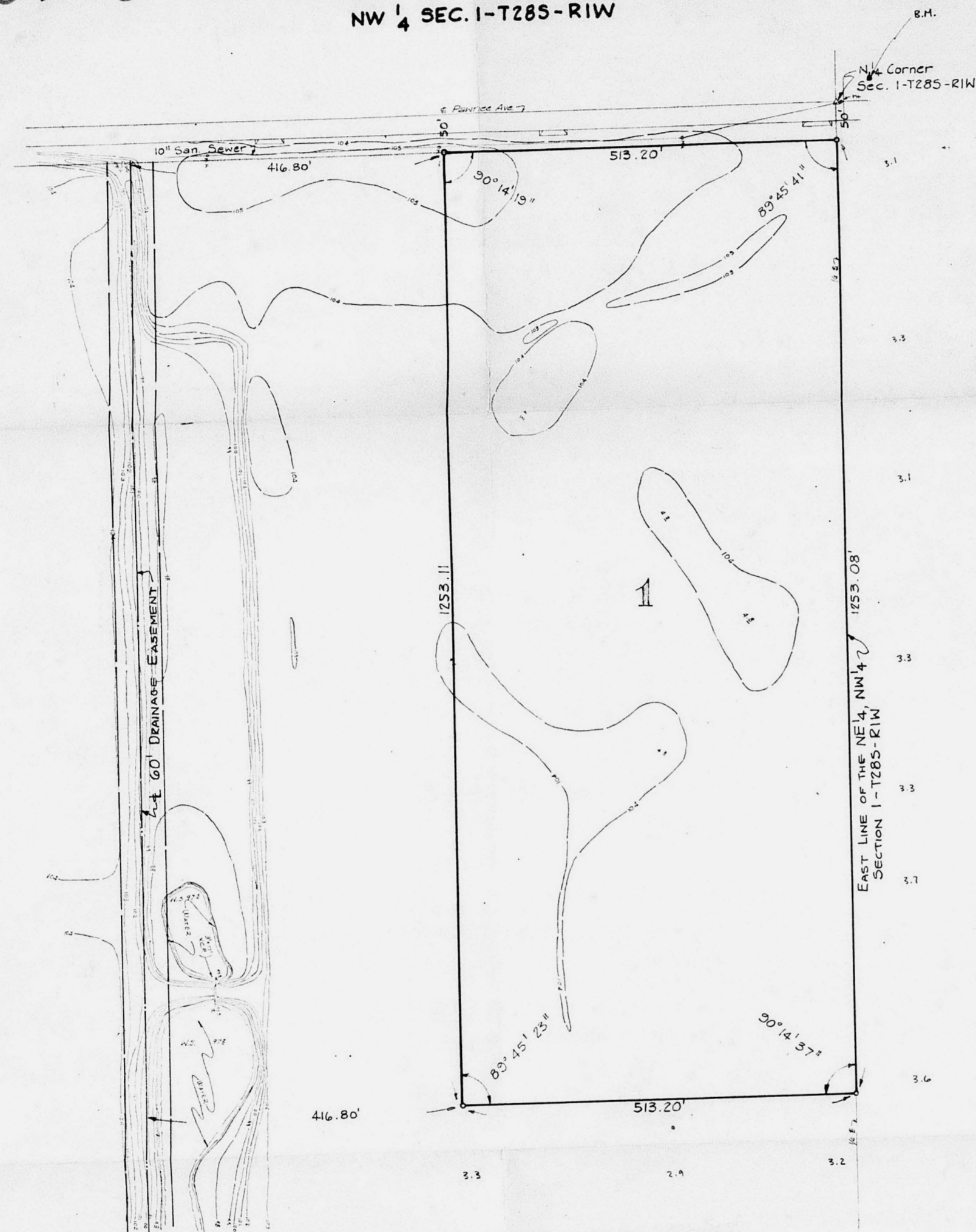
State of Kansas } S. S.
County of Sedgwick }
This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock _____ M., on the _____ day of _____, 1972.

Pearl Silbert, Deputy John Nite, Register of Deeds

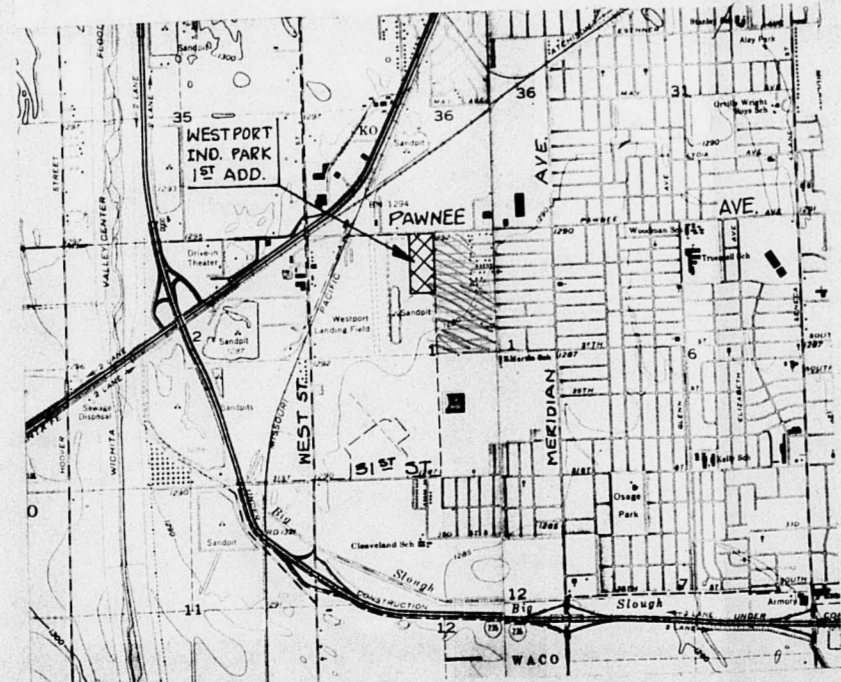
REVISED 9-25-72
Sept. 25, 1972 240-8-301

PRELIMINARY PLAT
OFFICE COPY
 DO NOT REMOVE
 SD 71-86

PRELIMINARY PLAT OF
**WESTPORT INDUSTRIAL PARK
 FIRST ADDITION**
 WICHITA, SEDGWICK COUNTY, KANSAS
 NW 1/4 SEC. 1-T28S-R1W



The east Five Hundred Thirteen and Twenty Hundredths (513.20) Feet of the NE 1/4, NW 1/4, Section 1, T28S, R1W of the 6th P.M., Sedgwick County, Kansas.



VICINITY MAP

SCALE 1" = 100'
 2/10/71-86
 approved see letter dated 12-21-71

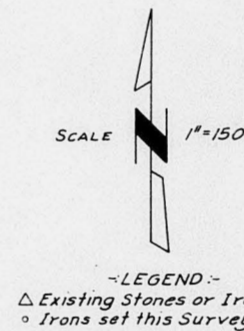
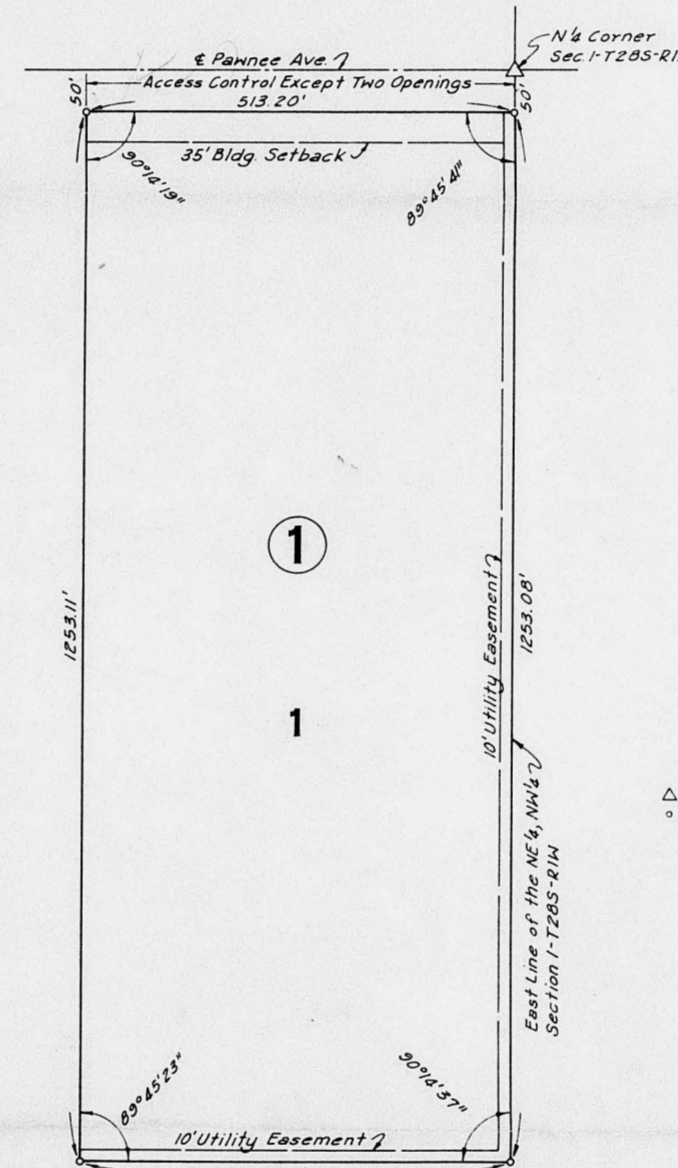
B.M. RR 5PK IN POWER POLE
 44' E & 29' N of N 1/4 CORNER
 ELEV. 103.83

TOPO NOV, 1971

**WESTPORT INDUSTRIAL PARK
 FIRST ADDITION**
 WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT
OFFICE COPY
 DO NOT REMOVE
 SD 71-86

NW 1/4 SEC. 1-T28S-R1W



LEGEND
 Existing Stones or Irons
 = Irons set this Survey

State of Kansas) S.S. I, Wilmer Freund, a Licensed Professional Engineer and Registered
 County of Sedgwick) Land Surveyor in the aforesaid County and State, do hereby certify that I have surveyed and
 platted WESTPORT INDUSTRIAL PARK FIRST ADDITION, Wichita, Sedgwick County, Kansas, into a
 block and a lot and that the accompanying plat is a true and correct exhibit of the property
 surveyed, described as the East Five Hundred Thirteen and Twenty Hundredths (513.20) Feet of
 the NE 1/4 Section 1, T28S, R1W of the 6th P.M., Sedgwick County, Kansas.

1971

Wilmer Freund, P.E.

Know all men by these presents that we, the undersigned, owners of the land described in the
 engineer's plat, have caused the same to be surveyed and platted into a block and a
 lot, the same to be known as WESTPORT INDUSTRIAL PARK FIRST ADDITION, Wichita, Sedgwick County,
 Kansas. Easements indicated hereon are hereby granted for the construction and maintenance of
 public utilities. The street is hereby dedicated to and for the use of the public. All abut-
 ters rights of access to or from Pawnee Avenue over and across the north line of Lot 1 are
 hereby granted to the City of Wichita, provided however, that Lot 1 shall have access to Pawnee
 Avenue at two locations as shall be determined by the City Engineer of the City of Wichita,
 Kansas.

Maudie Minnie Long Earl Van Meter Long, Jr.

State of Kansas) S.S. Be it remembered that on this _____ day of _____, 1971, before
 me, a Notary Public in and for said County and State, came Earl Van Meter Long, Jr., and
 Maudie Minnie Long, husband and wife, to me personally known to be the same persons who exe-
 cuted the foregoing instrument of writing and duly acknowledged the execution of same. In
 testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year
 above written.

2/10/71-86

My Commission expires _____

approved subject to:

Elmer H. Carlton, Jr., Notary Public

This plat of WESTPORT INDUSTRIAL PARK FIRST ADDITION has been submitted to and approved by
 the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this _____ day of _____, 1971.

- Label the st. E-W being dedicated for Pawnee Ave.
- Amend the engineer's plat to show section.

Robert A. Lakin, Secretary Floyd R. Souders, Chairman

- The applicant shall submit a private drainage easement in accordance with the requirements of the previously submitted and approved drainage plan for subject property. THIS plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____, 1971.

- Contact the Engineering Division of the Dept. of Public Works and make satisfactory arrangements and guarantee for connection to sanitary sewer.

Ralph C. Eberly, City Clerk Jack H. Greene, Mayor

This plat approved and all dedications shown hereon accepted by the Board of County Com-
 missioners of Sedgwick County, Kansas, this _____ day of _____, 1971.

- Recording in 30 days

ATTEST: Elmer S. Peters, Chairman

Note: see letter dated 12-21-71
 C.L.N.

Marte Warden, County Clerk Earl E. Rush, Commissioner

Tom Scott, Commissioner

Entered on transfer record this _____ day of _____, 1971.

Marte Warden, County Clerk

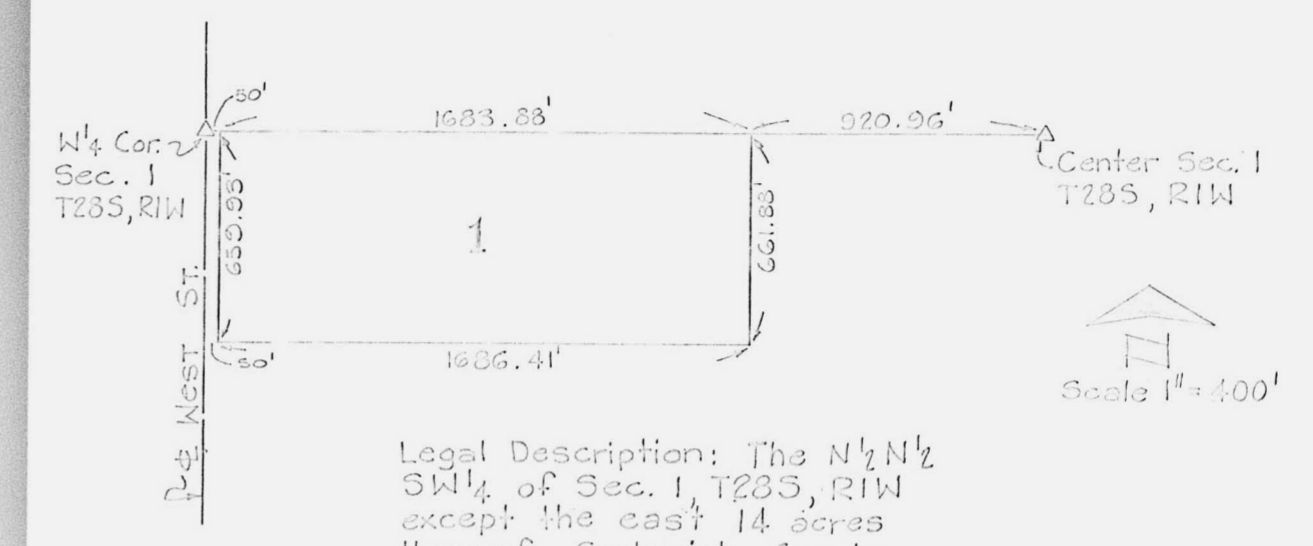
State of Kansas) S.S. This is to certify that this instrument was filed for record
 County of Sedgwick) in the Register of Deeds Office, at _____ o'clock _____ M, on the _____ day of _____, 1971.

Pearl Gilbert, Deputy John Hale, Register of Deeds

DWG. 239-A-301
 DEC 6 1971 December 6, 1971

SD 72-83

SKETCH PLAT OF
WESTERN CONTROL
3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



Legal Description: The N $\frac{1}{2}$ N $\frac{1}{2}$
SW $\frac{1}{4}$ of Sec. 1, T28S, R1W
except the east 14 acres
thereof, Sedgwick County
Kansas.

SKETCH PLAT

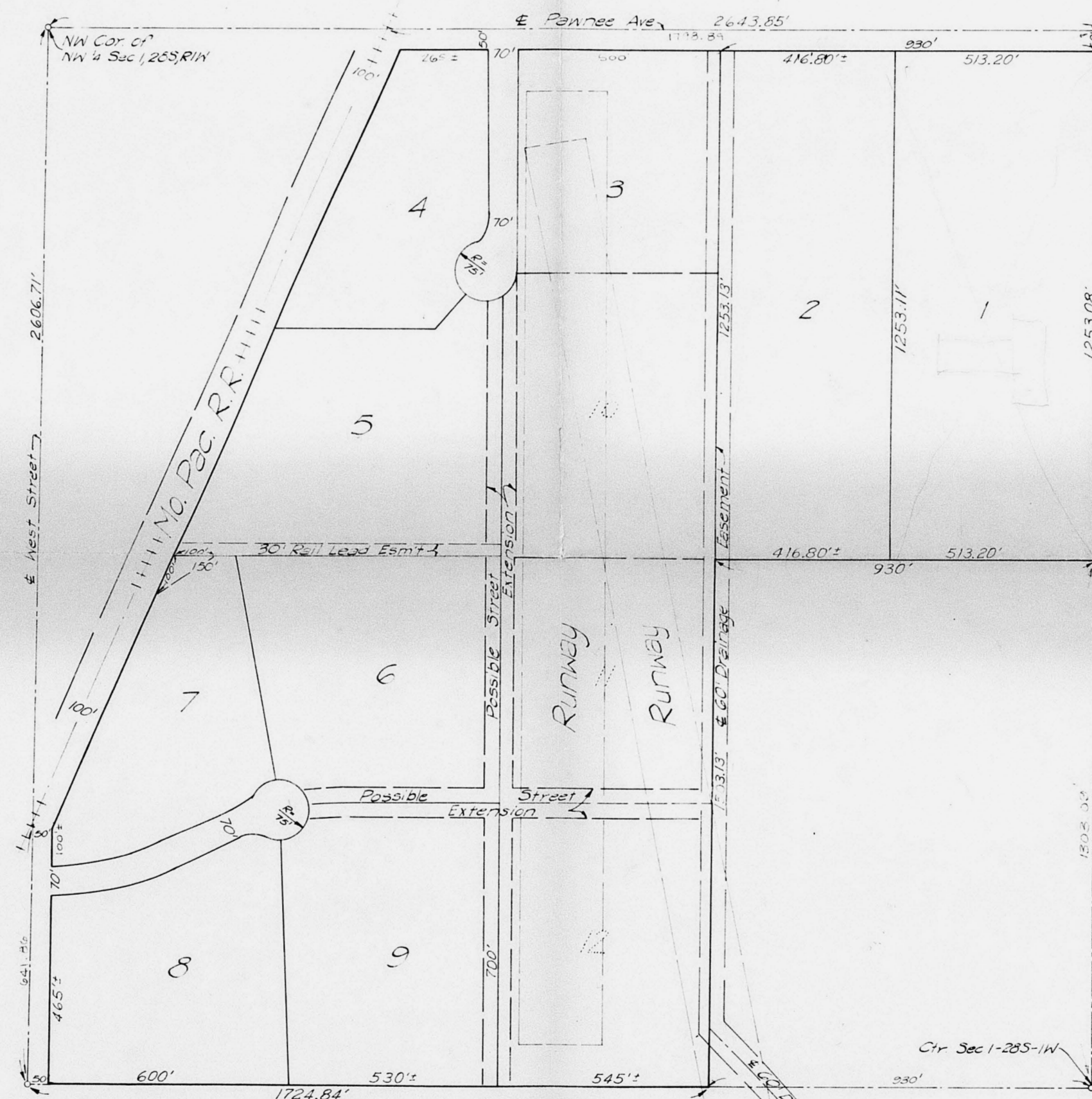
SKETCH PLAT OF

OFFICE COPY WESTPORT INDUSTRIAL PARK

DO NOT REMOVE
SD 71-86

WICHITA, SEDGWICK COUNTY, KANSAS

NW 1/4 SEC. 1-T28S-R1W



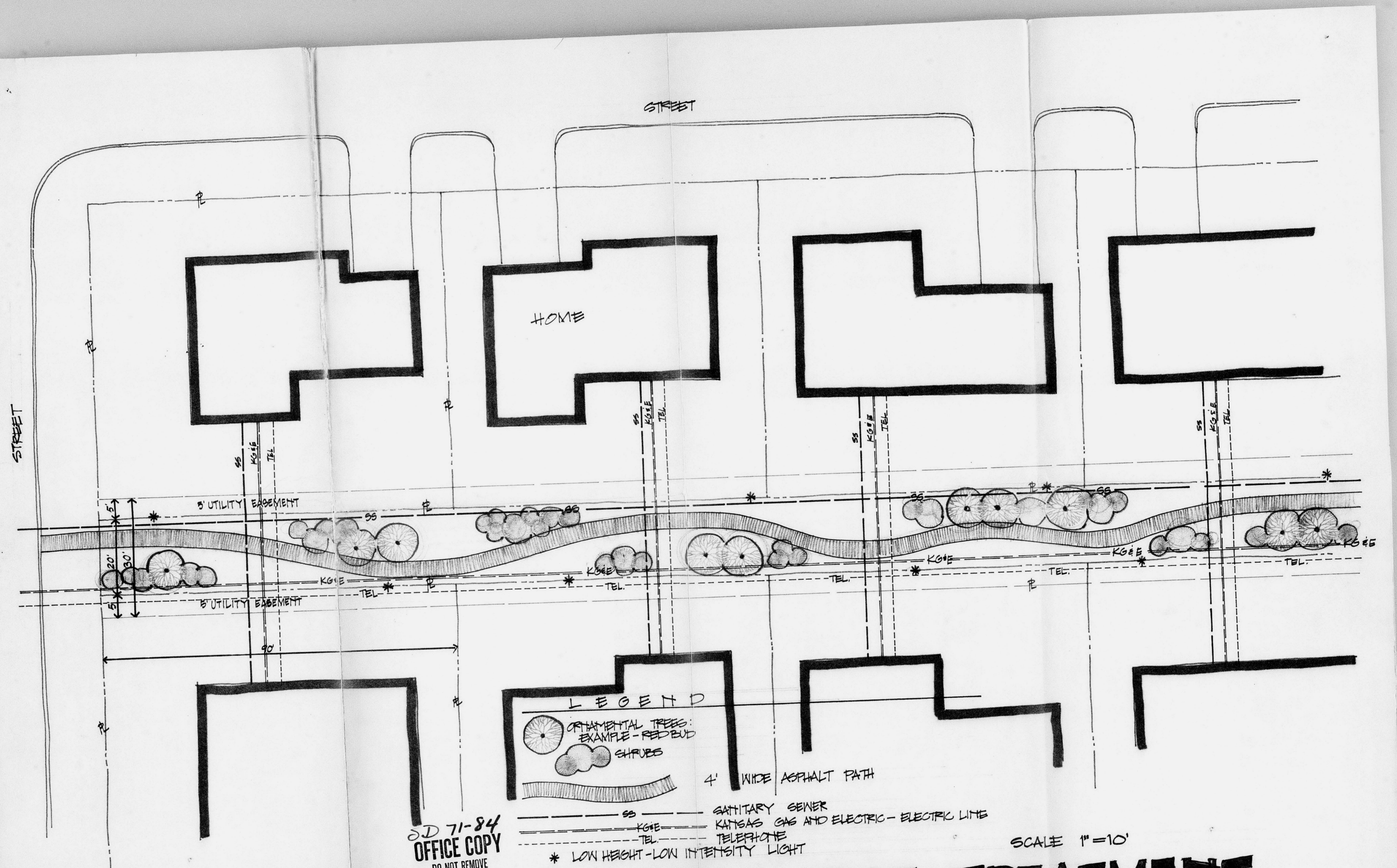
NW 1/4 Sec. 1 - T28S - R1W exc. the S1/2 of the East 930' and exc. that part lying West of the East Right-of-Way Line of the Missouri Pacific Railroad.

416.8
- 70.0
346.8

173

SCALE
1" = 200'

28S-A-10
Nov. 7, 1971



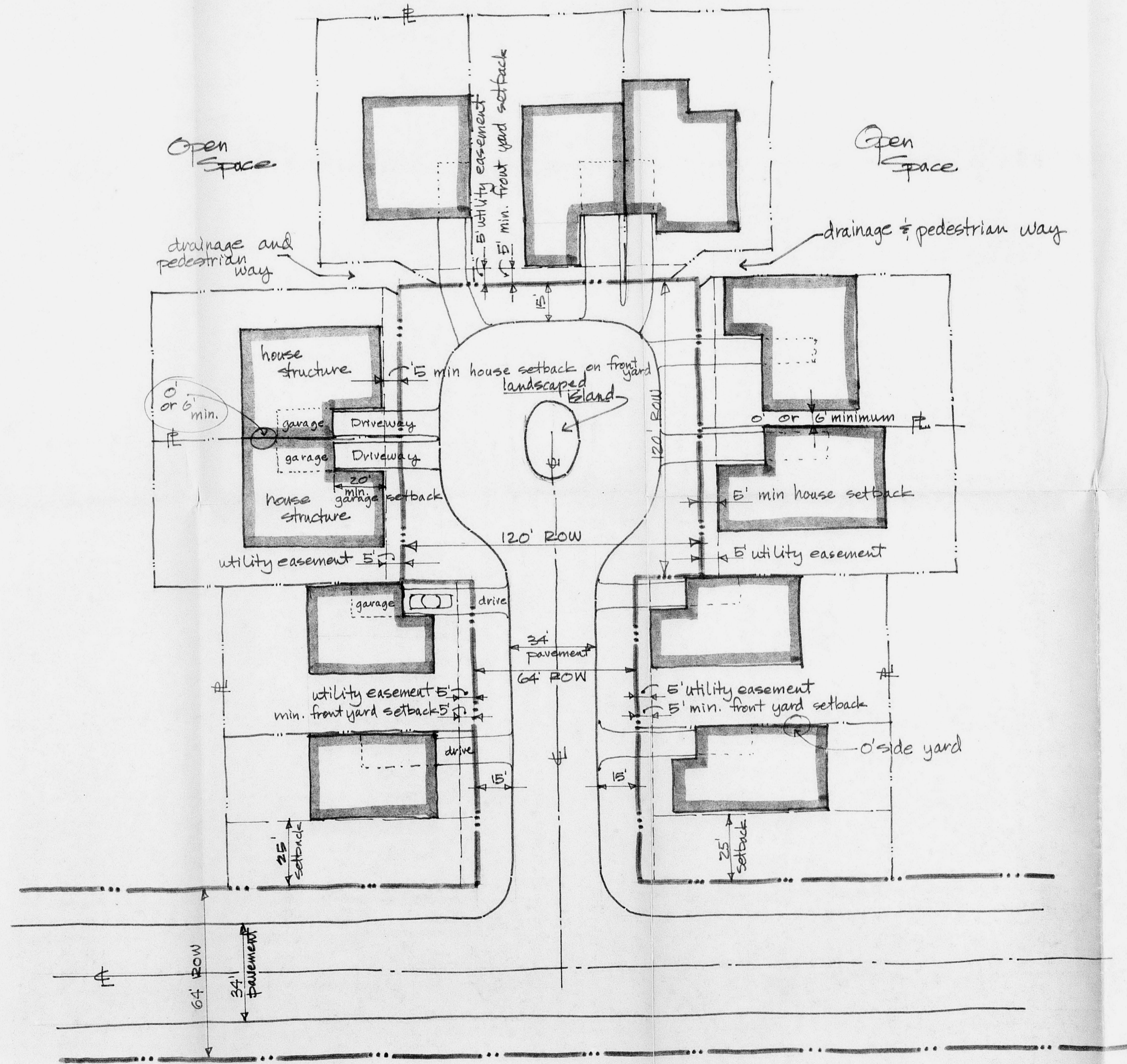
SD 71-84
 OFFICE COPY
 DO NOT REMOVE
TYPICAL
 PREPARED FOR WILLO - ESQUE

LEGEND

- ORNAMENTAL TREES: EXAMPLE - RED BUD
- SHRUBS
- 4' WIDE ASPHALT PATH
- SANITARY SEWER
- GAS AND ELECTRIC - ELECTRIC LINE
- TELEPHONE
- * LOW HEIGHT - LOW INTENSITY LIGHT

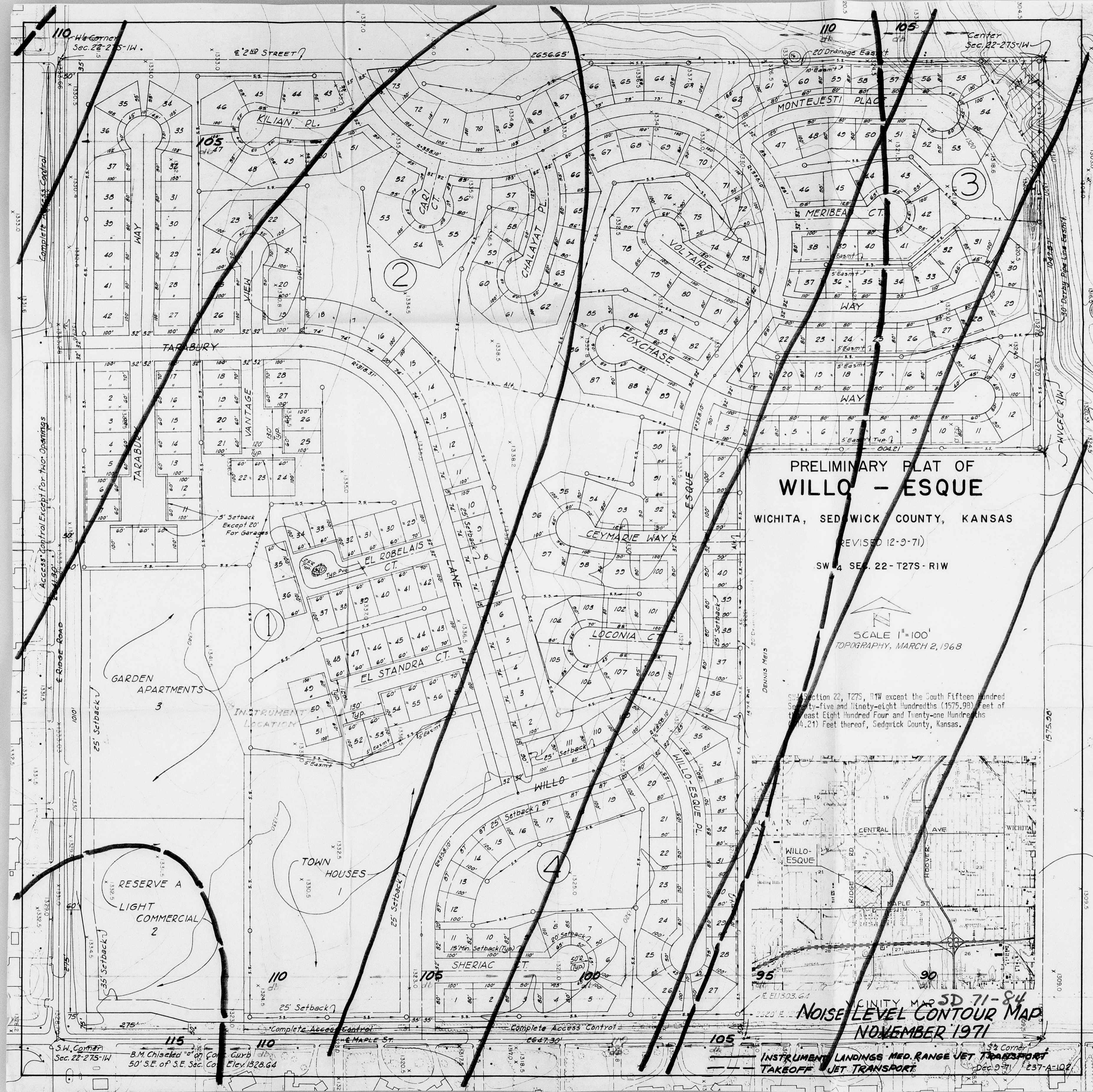
SCALE 1" = 10'

30' EASEMENT TREATMENT
 DEVELOPER: L.C. INVESTMENTS



scale 1" = 20'

PROJECT: WILLO-ESQUE C.U.P.
 L.C. INVESTMENTS
 SHEET NUMBER: 2 OF 2 SHEETS
 SHEET TITLE: Fatio Thomas C.U.P. site layout
 DATE: 7/29/71
 REVISIONS:
 otlinger-smith
 Professional Consultants / Landscape Architects
 625 First National Bank Building
 Wichita, Kansas



**PRELIMINARY PLAT OF
WILLO - ESQUE**

WICHITA, SEDWICK COUNTY, KANSAS

(REVISED 12-9-71)

SW 1/4 SEC. 22 - T27S - R1W

SCALE 1" = 100'
TOPOGRAPHY, MARCH 2, 1968

SW 1/4 Section 22, T27S, R1W except the South Fifteen Hundred Seventy-five and Ninety-eight Hundredths (1575.98) feet of the East Eight Hundred Four and Twenty-one Hundredths (804.21) Feet thereof, Sedwick County, Kansas.

CINITY MAP SD 71-84
NOISE LEVEL CONTOUR MAP
NOVEMBER 1971

INSTRUMENT LANDING MED. RANGE JET TRANSPORT
TAKEOFF JET TRANSPORT

110 W. Corner
Sec. 22 - T27S - R1W.

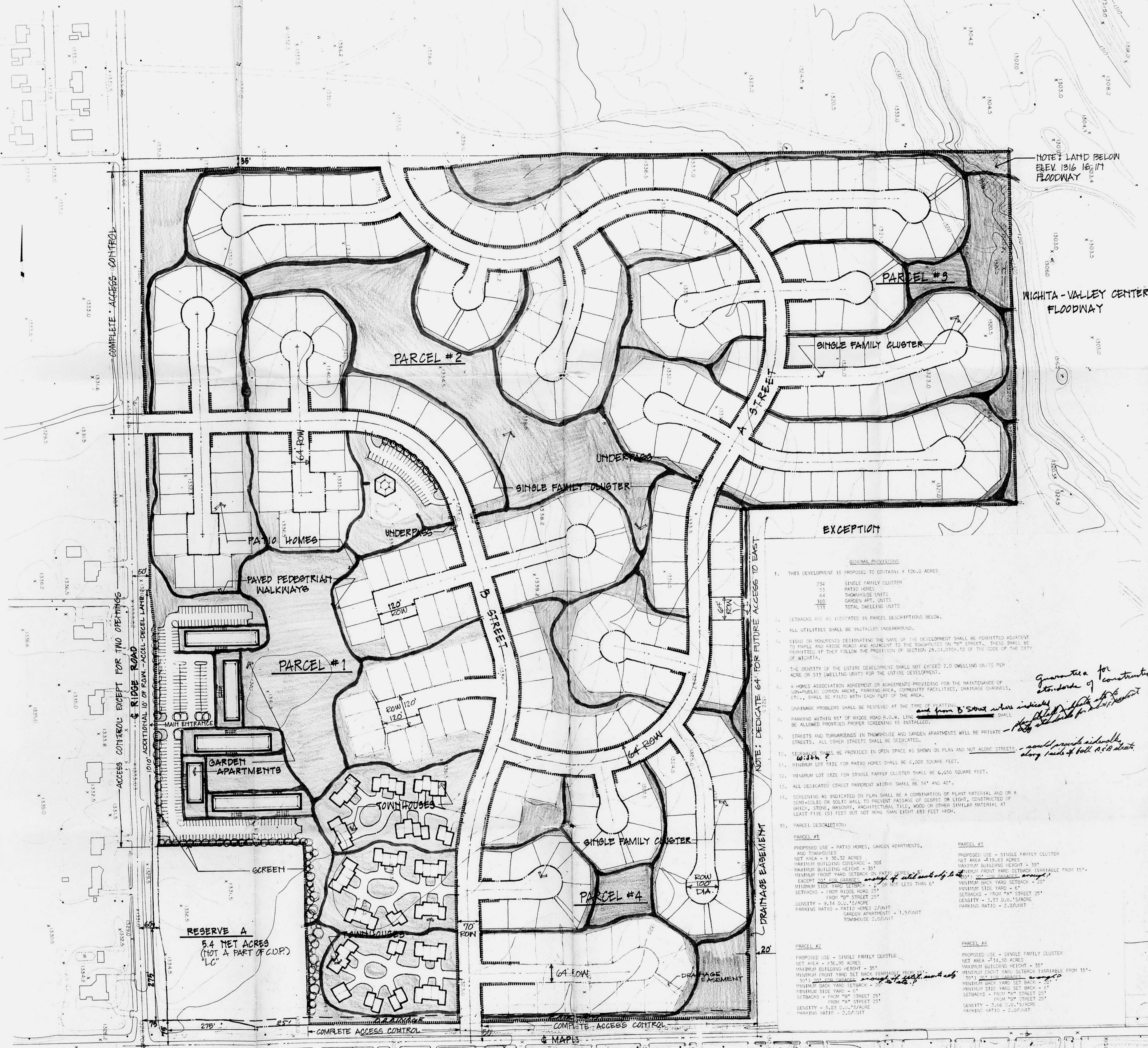
Center
Sec. 22 - T27S - R1W

S.W. Corner
Sec. 22 - T27S - R1W

B.M. Chisled
50' S.E. of S.E. Cor.
Elev. 1328.64

S.E. Corner
Elev. 1327.10

BY 2-1 11/10 AM 10/10/10 10/10/10



NOTE: LAND BELOW ELEV. 1316 IS IN FLOODWAY

WICHITA - VALLEY CENTER FLOODWAY

EXCEPTION

- GENERAL PROVISIONS
- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 126.0 ACRES
 - 234 SINGLE FAMILY CLUSTER
 - 53 PATIO HOMES
 - 64 TOWNHOUSE UNITS
 - 160 GARDEN APPT. UNITS
 - 377 TOTAL DWELLING UNITS
 - SETBACKS ARE AS INDICATED IN PARCEL DESCRIPTIONS BELOW.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - SEWS OR MONUMENTS DESIGNATING THE LIMITS OF THE DEVELOPMENT SHALL BE PERMITTED ADJACENT TO MAPLE AND RIDGE ROADS AND ADJACENT TO THE TOWNHOUSE ROW STREET. THESE SHALL BE PERMITTED IF THEY FOLLOW THE PROVISIONS OF SECTION 25.04.070(1), (2) OF THE CODE OF THE CITY OF WICHITA.
 - THE DENSITY OF THE ENTIRE DEVELOPMENT SHALL NOT EXCEED 7.0 DWELLING UNITS PER ACRE OR 511 DWELLING UNITS PER THE ENTIRE DEVELOPMENT.
 - A HOME ASSOCIATION AGREEMENT OR AGREEMENTS PROVIDING FOR THE MAINTENANCE OF COMMON AREAS, PARKING AREA, COMMUNITY FACILITIES, SHARING CHANNELS, ETC., SHALL BE FILED WITH EACH PLAT OF THE AREA.
 - DRYWEATHER PROBLEMS SHALL BE RESOLVED AT THE TIME OF PLATTING.
 - PARKING WITHIN 15' OF RIDGE ROAD R.O.W. LINE AND FROM B STREET WHERE INDICATED SHALL BE ALLOWED PROVIDED PROPER SCREENING IS INSTALLED.
 - STREETS AND TURNAROUNDS IN TOWNHOUSE AND GARDEN APARTMENTS WILL BE PRIVATE STREETS. ALL OTHER STREETS SHALL BE DEDICATED.
 - SCREENING SHALL BE PROVIDED IN OPEN SPACE AS SHOWN ON PLAN AND NOT ALONG STREETS.
 - MINIMUM LOT SIZE FOR PATIO HOMES SHALL BE 6,000 SQUARE FEET.
 - MINIMUM LOT SIZE FOR SINGLE FAMILY CLUSTER SHALL BE 6,650 SQUARE FEET.
 - ALL UNPAVED STREET PAVEMENT WIDTHS SHALL BE 34' AND 40'.
 - SCREENING AS INDICATED ON PLAN SHALL BE A COMBINATION OF PLANT MATERIAL AND OR A CONCRETE OR SOLID WALL TO PREVENT PASSAGE OF DEBRIS OR LIGHT, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE, WOOD OR OTHER SIMILAR MATERIAL AT LEAST FIVE (5) FEET BUT NOT MORE THAN EIGHT (8) FEET HIGH.
 - PARCEL DESCRIPTION:

PARCEL #1	PARCEL #2	PARCEL #3	PARCEL #4
PROPOSED USE - PATIO HOMES, GARDEN APARTMENTS, AND TOWNHOUSES	PROPOSED USE - SINGLE FAMILY CLUSTER	PROPOSED USE - SINGLE FAMILY CLUSTER	PROPOSED USE - SINGLE FAMILY CLUSTER
NET AREA - 4.30 ACRES	NET AREA - 11.0 ACRES	NET AREA - 11.0 ACRES	NET AREA - 11.0 ACRES
MAXIMUM BUILDING HEIGHT - 35'	MAXIMUM BUILDING HEIGHT - 35'	MAXIMUM BUILDING HEIGHT - 35'	MAXIMUM BUILDING HEIGHT - 35'
MINIMUM FRONT YARD SETBACK (VARIABLE FROM 15'-10')	MINIMUM FRONT YARD SETBACK (VARIABLE FROM 15'-10')	MINIMUM FRONT YARD SETBACK (VARIABLE FROM 15'-10')	MINIMUM FRONT YARD SETBACK (VARIABLE FROM 15'-10')
MINIMUM SIDE YARD SETBACK - 5'	MINIMUM SIDE YARD SETBACK - 5'	MINIMUM SIDE YARD SETBACK - 5'	MINIMUM SIDE YARD SETBACK - 5'
MINIMUM BACK YARD SETBACK - 20'	MINIMUM BACK YARD SETBACK - 20'	MINIMUM BACK YARD SETBACK - 20'	MINIMUM BACK YARD SETBACK - 20'
MINIMUM SIDE YARD SETBACK - 5'	MINIMUM SIDE YARD SETBACK - 5'	MINIMUM SIDE YARD SETBACK - 5'	MINIMUM SIDE YARD SETBACK - 5'
MINIMUM SIDE YARD SETBACK - 5'	MINIMUM SIDE YARD SETBACK - 5'	MINIMUM SIDE YARD SETBACK - 5'	MINIMUM SIDE YARD SETBACK - 5'
MINIMUM SIDE YARD SETBACK - 5'	MINIMUM SIDE YARD SETBACK - 5'	MINIMUM SIDE YARD SETBACK - 5'	MINIMUM SIDE YARD SETBACK - 5'
DENSITY - 0.14 D.U./ACRE	DENSITY - 1.51 D.U./ACRE	DENSITY - 1.51 D.U./ACRE	DENSITY - 1.51 D.U./ACRE
PARKING RATIO - PATIO HOMES 27/UNIT GARDEN APARTMENTS - 1.5/UNIT TOWNHOUSE 2.0/UNIT	PARKING RATIO - 2.0/UNIT	PARKING RATIO - 2.0/UNIT	PARKING RATIO - 2.0/UNIT

Guarantee for construction standards of construction
should provide sidewalk along south of both A & B street

NOTE: DEDICATE 64' FOR FUTURE ACCESS TO EAST DRAINAGE EASEMENT

COMPLETE ACCESS CONTROL

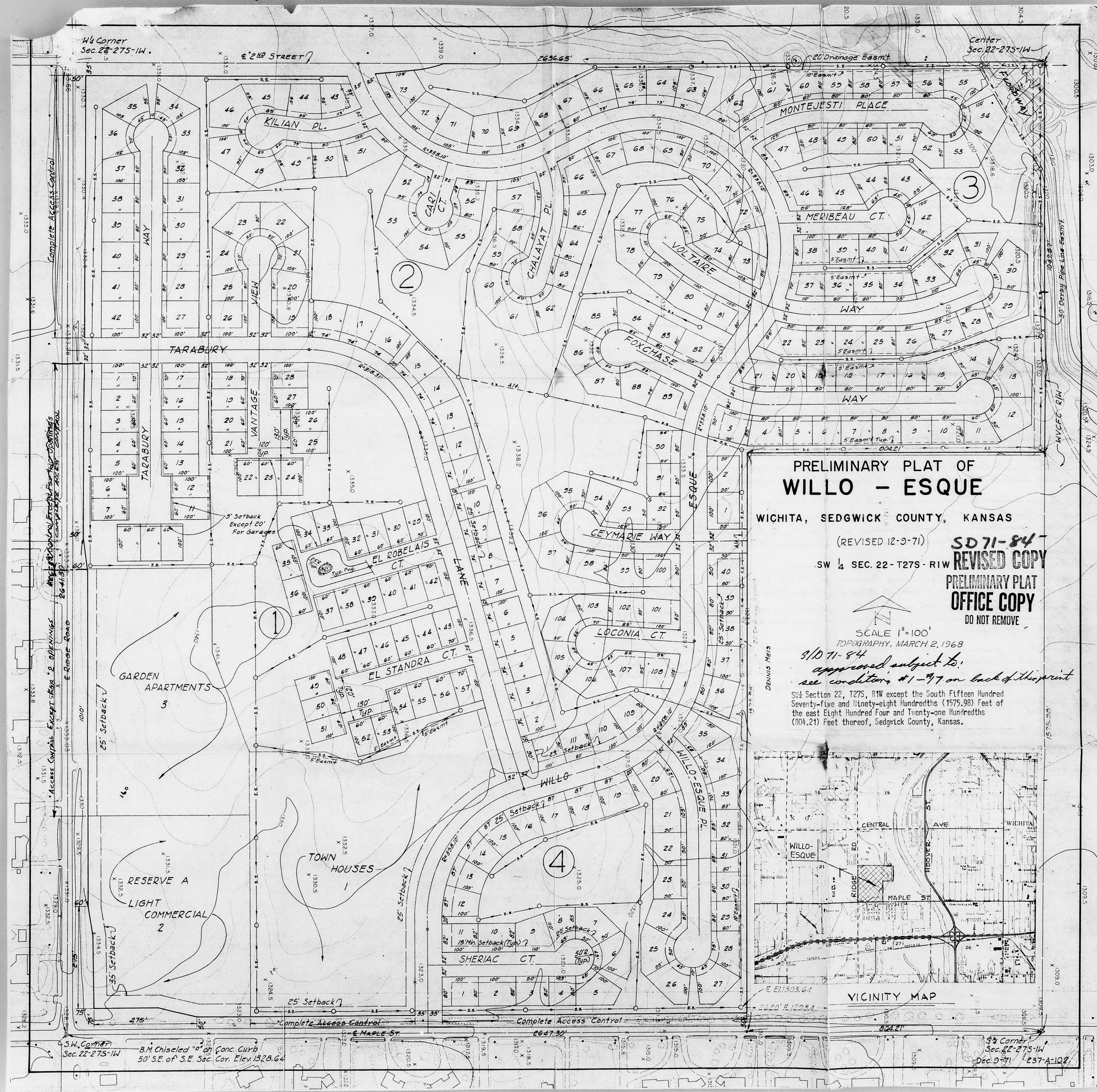
ACCESS CONTROL EXCEPT FOR TWO OPENINGS

RESERVE A 5.4 NET ACRES (NOT A PART OF C.O.P.)

SD 71-84
 REVISED PRELIMINARY
 NORTH
 SCALE 1" = 100'
 2' CONTOUR INTERVAL

PROPOSED DEVELOPMENT PLAN FOR WILLO-ESQUE OFFICE COPY
 DEVELOPER: L.C. INVESTMENTS, INC. WICHITA, KANSAS
 PLANNER: OBLINGER-SMITH CORP. ENGINEER: R.S. DELAMATER CONSULTING ENGINEER
 DO NOT REMOVE

PROJECT COMMUNITY UNIT PLAT	SHEET TITLE C.U.P.	REVISIONS 9-28-71	oblinger-smith Planning Consultants / Landscape Architects 629 First National Bank Building Wichita, Kansas
SHEET NUMBER 1 OF 2 SHEETS	DATE JULY 19, 1971		



**PRELIMINARY PLAT OF
WILLO - ESQUE**

WICHITA, SEDGWICK COUNTY, KANSAS

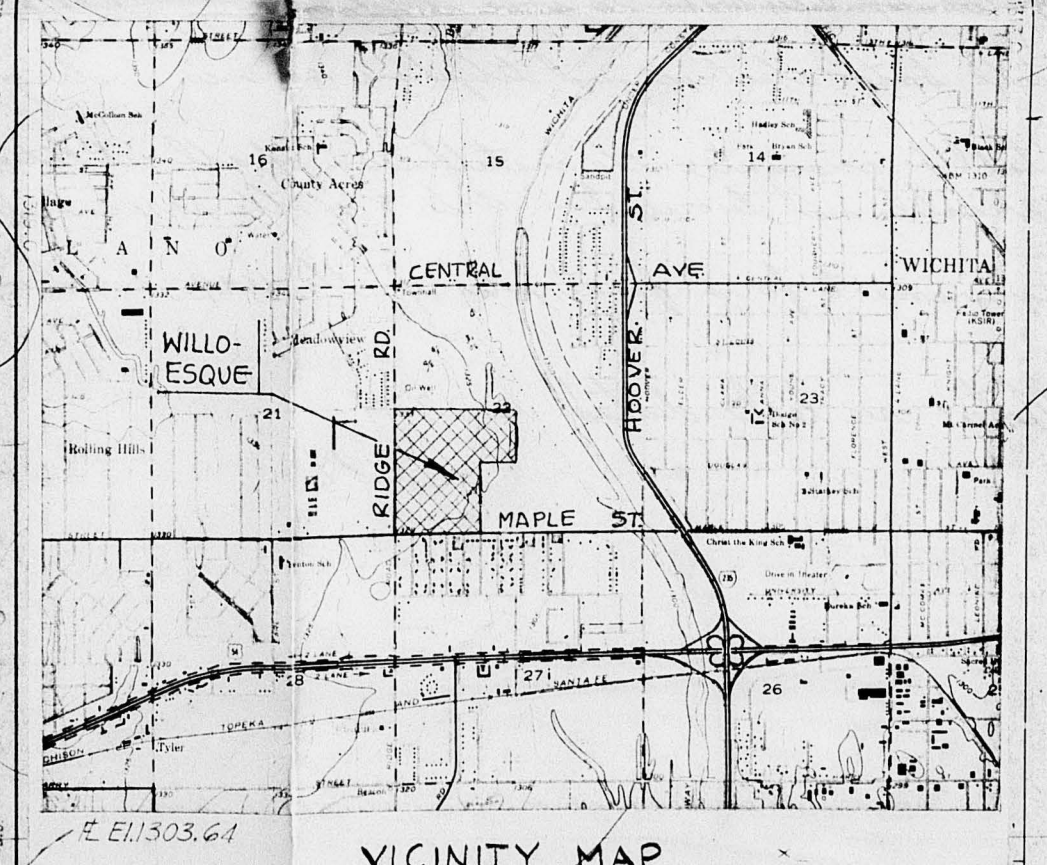
(REVISED 12-3-71)

SW 1/4 SEC. 22-275-14W
SD 71-84
 REVISED COPY
 PRELIMINARY PLAT
 OFFICE COPY
 DO NOT REMOVE

SCALE 1"=100'
 TOPOGRAPHY, MARCH 2, 1968

8/10/71-84
 approved subject to:
 see conditions #1-77 on back of this print

SW 1/4 Section 22, T27S, R1W except the South Fifteen Hundred Seventy-five and Ninety-eight Hundredths (1575.98) Feet of the east Eight Hundred Four and Twenty-one Hundredths (804.21) Feet thereof, Sedgwick County, Kansas.



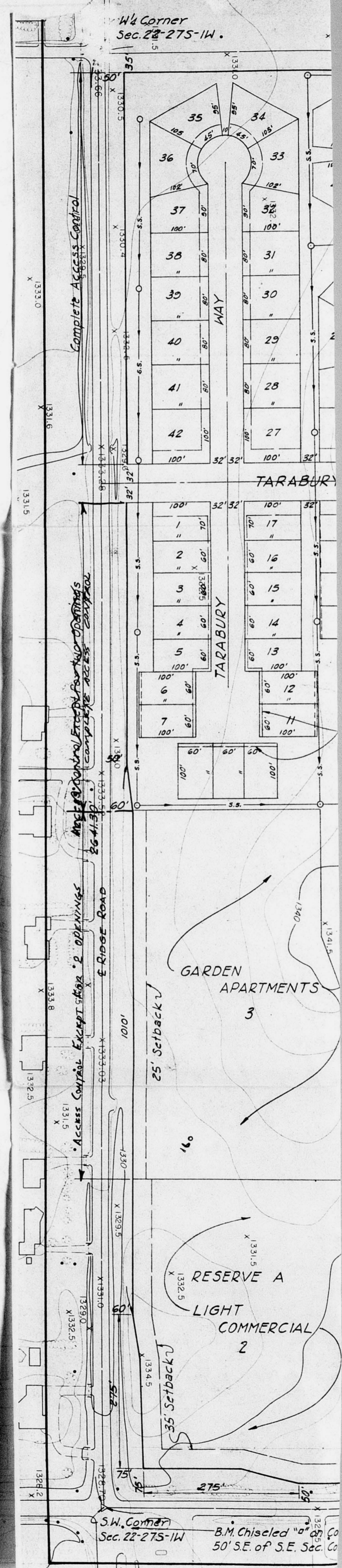
VICINITY MAP

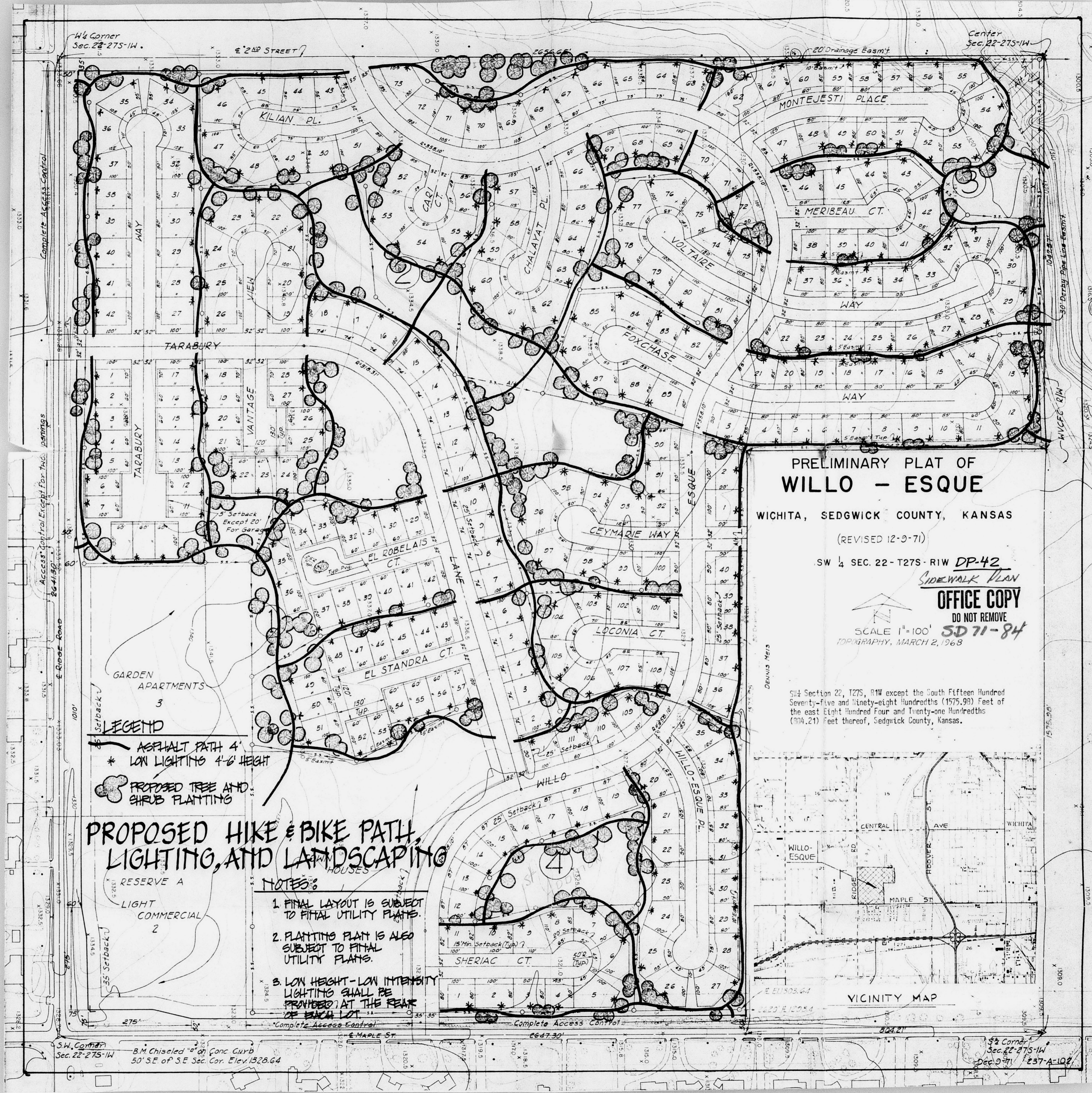
S.W. Corner Sec. 22-275-14W
 B.M. Chiseled "0" on Conc. Curb
 50' S.E. of S.E. Cor. Elev. 1328.64

S.E. Corner Sec. 22-275-14W
 Dec. 9, 1971 237-A-102

1. Prior to the preparation of the first final plat, the appropriateness of the preliminary plat design shall be determined based on arriving upon an acceptable drainage plan with the Department of Public Works which can function within the street and/or open space system as proposed.
2. Continue to work with the Planning Department on the construction standards, navigational easement and Home Association agreement which, when agreed upon in final form, shall be executed and forwarded with the final plat to the Board of City Commissioners.
3. The applicant shall continue to work with Bob Vison of the Dept. of Public Works relative to indicating proper street names within the plat. Revisions are necessary to utilize the same name for streets which are logical extensions or continuation of other existing streets of the approximate same alignment.
4. The applicants and/or their representatives shall continue to work with the Engineering Division of the Dept. of Public Works, K. G. J. & Co., Inc., Southwestern Bell relative to establishing an adequate overall utility easement network, indicating the appropriate portions thereof on the first final plat.
5. The applicant shall consult and work with Guy Moorfield of the Soil Conservation Service relative to seeding plans and recommended precautions to control wind and water erosion during construction.
6. The applicant shall arrange for release of its 30' pipeline easement indicated along the east property line, if such easement is found to be no longer necessary; or, the applicant shall arrange for its right of crossing said easement with other utilities. In the event such easement is to remain, the applicant shall absorb all costs of lowering the pipe line to permit other utility crossings, if necessary.
7. The cross-hatched area in the northeast corner of the preliminary plat shall be indicated as a "Loadway" and its accompanying wording, obtainable from the Flood Control Office, shall be included within the plat's text of the first plat of that area.
8. The applicant shall contact M. L. Mitchell of the Maintenance of Flood Control Office, relative to the description of a drainage easement adjacent to the north side of Maple that is to be granted by separate instrument.
9. The notation of "access control except 2 openings" indicated along the east line of Ridge Road, shall be amended so as to be adjacent to lot 3, proposed for garden apartments. "Complete access control" shall be indicated along the east side of Ridge Road from the north line of said lot 3 to the south line of Tarabury Lane.
10. Prior to final platting the "light commercial" area, lot 2, the applicant shall contact the Traffic Engineering Division of the Dept. of Public Works relative to indicating access controls to Maple & Ridge Road adjacent to that lot.
11. Install or guarantee the installation of paving of the streets, including appropriate & associated drainage improvements, in accordance with the specifications of the City Engineer.
12. Install or guarantee the installation of sidewalks on the south side of second St., east side of Ridge Rd., the north side of Maple, the private sidewalks in accordance with a sidewalk plan to be approved by the Planning Commission, and any other public sidewalks adjacent to the streets, if required.
13. Install or guarantee the extension of sanitary sewer to serve all lots being platted.
14. Contact the Water Dept. and make satisfactory arrangements or guarantee for the extension of city water to serve all lots being platted.
15. Install both electric and telephone service underground.
16. Install or guarantee the installation of all utilities & facilities which are applicable and described in Art. 8 of the MAPC Subdivision Regulations.
17. Requirements for a final plat of the MAPC Subdivision Regulations.

Note: see letter dated 12-23-71
 CLN





**PRELIMINARY PLAT OF
WILLO - ESQUE**

WICHITA, SEDGWICK COUNTY, KANSAS

(REVISED 12-9-71)

SW 1/4 SEC. 22-T27S-R1W **DP-42**

SIDEWALK PLAN

OFFICE COPY

DO NOT REMOVE

SD 71-84

SCALE 1" = 100'

DRAINAGE, MARCH 2, 1968

SW 1/4 Section 22, T27S, R1W except the South Fifteen Hundred Seventy-five and Ninety-eight Hundredths (1575.98) Feet of the east Eight Hundred Four and Twenty-one Hundredths (804.21) Feet thereof, Sedgwick County, Kansas.

**PROPOSED HIKE & BIKE PATH,
LIGHTING, AND LANDSCAPING**

- ASPHALT PATH 4'
- * LOW LIGHTING 4'-6" HEIGHT
- PROPOSED TREE AND SHRUB PLANTING

NOTES:

1. FINAL LAYOUT IS SUBJECT TO FINAL UTILITY PLANS.
2. PLANTING PLAN IS ALSO SUBJECT TO FINAL UTILITY PLANS.
3. LOW HEIGHT-LOW INTENSITY LIGHTING SHALL BE PROVIDED AT THE REAR OF EACH LOT.

RESERVE A
LIGHT COMMERCIAL
2

S.W. Corner Sec. 22-T27S-R1W B.M. Chiseled "C" on Conc. Curb 50' SE of SE Sec. Cor. Elev. 1328.64

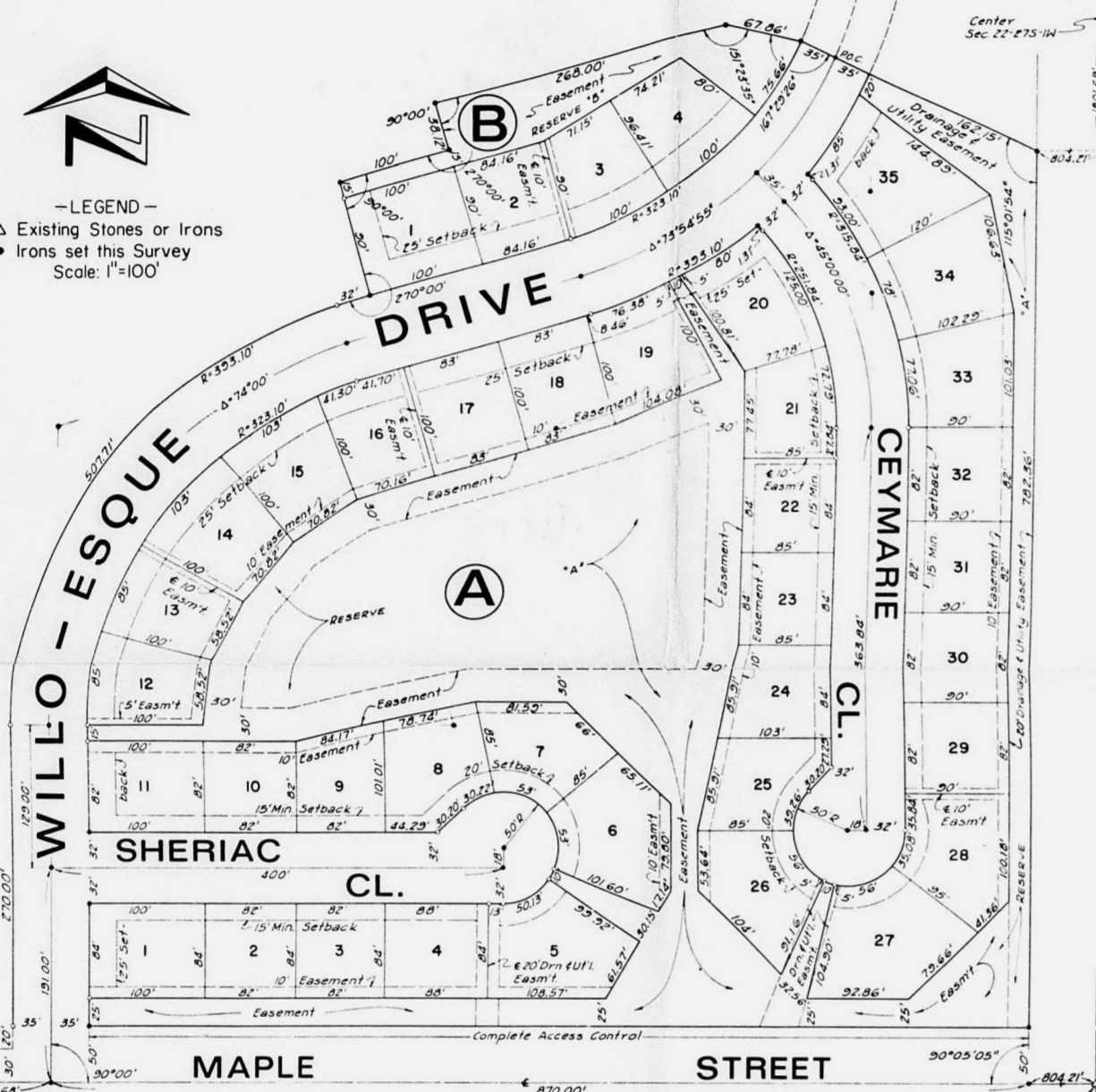
SW Corner Sec. 22-T27S-R1W Dec. 9, 71 237-A-102

COPY
DEAD - FILE
APPROVED FOR RECORDING
RECORDED ON 3-13-72
SD 71-84

WILLO - ESQUE FIRST

WICHITA, SEDGWICK COUNTY, KANSAS

SW 1/4 SEC. 22-T27S - R1W



LEGEND
Existing Stones or Irons
Irons set this Survey
Scale 1"=100'

Know all men by these presents that we, the undersigned, owners of the land described in the engineer's certificate, have caused the same to be surveyed and platted into blocks, lots, streets and reserves, the same to be known as WILLO-ESQUE FIRST, Wichita, Sedgwick County, Kansas. Said streets are hereby dedicated to and for the use of the public. Easements as indicated hereon are hereby granted for the construction and maintenance of public utilities. Drainage easements as indicated hereon are hereby dedicated for the construction and maintenance of drainage facilities. Reserves A and B are for open space uses subject to the terms of the Willo-Esque Homeowners Association. All abutting rights of access to or from Maple Street over and across the North Line of said Maple Street are hereby granted to the City of Wichita, Kansas.

RESERVE SAVINGS AND LOAN ASSOCIATION L. C. INVESTMENT, INC.

G. R. Monroe, President Ronald F. Lane, President
Rosemary Murray, Secretary-Treasurer Archie D. Conduff, Secretary

State of Kansas) S.S. Be it remembered that on this 7 day of Feb., 1972, before me, a Notary Public in and for said County and State, came Ronald F. Lane and Archie D. Conduff, officers of L. C. Investment, Inc., and G. R. Monroe and Rosemary Murray, officers of Reserve Savings and Loan Association, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission expires April 10, 1975. Elmer H. Gurton, Jr., Notary Public

This plat of WILLO-ESQUE FIRST has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 27 day of January, 1972.

Robert A. Lakin, Secretary
Floyd R. Sanders, Chairman
Wichita-Sedgwick County Metropolitan Area Planning Commission

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this 25 day of January, 1972.

Ralph C. Eberly, City Clerk Jack H. Greene, Mayor

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 25 day of January, 1972.

ATTEST:
Earl E. Rush, Chairman
Marie Warden, County Clerk Elmer S. Peters, Commissioner
Tom Scott, Commissioner

Entered on transfer record this 25 day of January, 1972.

State of Kansas) S.S. This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock _____ M., on the _____ day of _____, 1972.

Pearl Gilbert, Deputy John Hale, Register of Deeds
December 20, 1971 ONS. 237-A-201

State of Kansas) S.S. I, Wilner Freund, a Licensed Professional Engineer and Registered Land Surveyor in the aforesaid County and State, do hereby certify that I have surveyed and platted WILLO-ESQUE FIRST, Wichita, Sedgwick County, Kansas, into blocks, lots, streets and reserves, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as: Beginning at a point Eight Hundred Four and Twenty-one Hundredths (804.21) Feet west of the southeast corner of the Southwest Quarter, Section 22, T27S, R1W; thence west on the south line of said Southwest Quarter a distance of Nine Hundred Five (905) Feet; thence north at right angle to said south line a distance of Three Hundred Twenty (320) Feet to a point of curve; thence on a curve to the right having a delta angle of 74°00' and a radius of Three Hundred Ninety-three and Ten Hundredths (393.10) Feet a distance of Five Hundred Seven and Seventy-one Hundredths (507.71) Feet to a point of tangency; thence continuing on said tangent a distance of Thirty-two (32) Feet; thence north-northwesterly at right angle to said tangent a distance of One Hundred Five (105) Feet; thence east-northeasterly at right angle a distance of One Hundred (100) Feet; thence north-northeasterly at right angle a distance of Thirty-eight and Twelve Hundredths (38.12) Feet; thence east-northeasterly at right angle a distance of Two Hundred Sixty-eight (268) Feet; thence east-southeasterly with a deflection angle to the right of 28°30'29" a distance of Sixty-seven and Eighty-six Hundredths (67.86) Feet; thence southeasterly with a deflection angle to the right of 12°30'34" a distance of Two Hundred Thirty-two and Five Hundredths (232.15) Feet to a point which point is Eight Hundred Four and Twenty-one Hundredths (804.21) Feet west and Eight Hundred Thirty-two and Thirty-six Hundredths (832.36) Feet north of the southeast corner of said Southwest Quarter; thence south a distance of Eight Hundred Thirty-two and Thirty-six Hundredths (832.36) Feet to point of beginning, all in the Southwest Quarter, Section 22, T27S, R1W of the Sixth P.M., said tract containing 13.4 acres, more or less.

February 2, 1972
Wilner Freund, P.E.

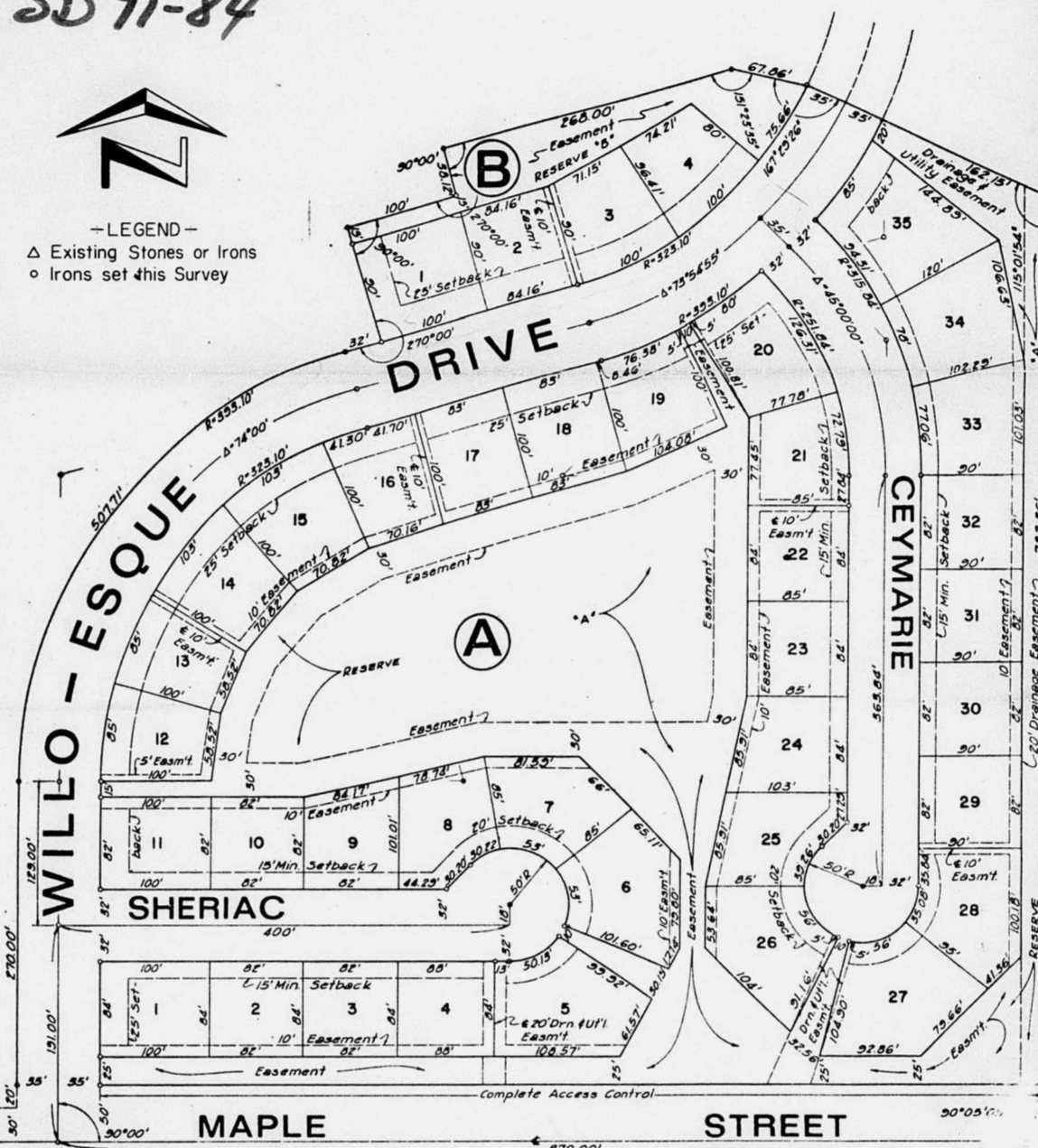


FINAL PLAT
OFFICE COPY
DO NOT REMOVE
SUPERSEDED
SD 71-84

WILLO - ESQUE FIRST

WICHITA, SEDGWICK COUNTY, KANSAS

SW 1/4 SEC. 22-T27S - R1W



LEGEND
Existing Stones or Irons
Irons set this Survey

SD 71-84
Approved subject to:

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G. R. Monroe, President Ronald F. Lane, President
Rosemary Murray, Secretary-Treasurer Archie D. Conduff, Secretary

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My Commission expires April 10, 1975. Elmer H. Gurton, Jr., Notary Public

This plat of WILLO-ESQUE FIRST has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 27 day of January, 1972.

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Floyd R. Sanders, Chairman
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