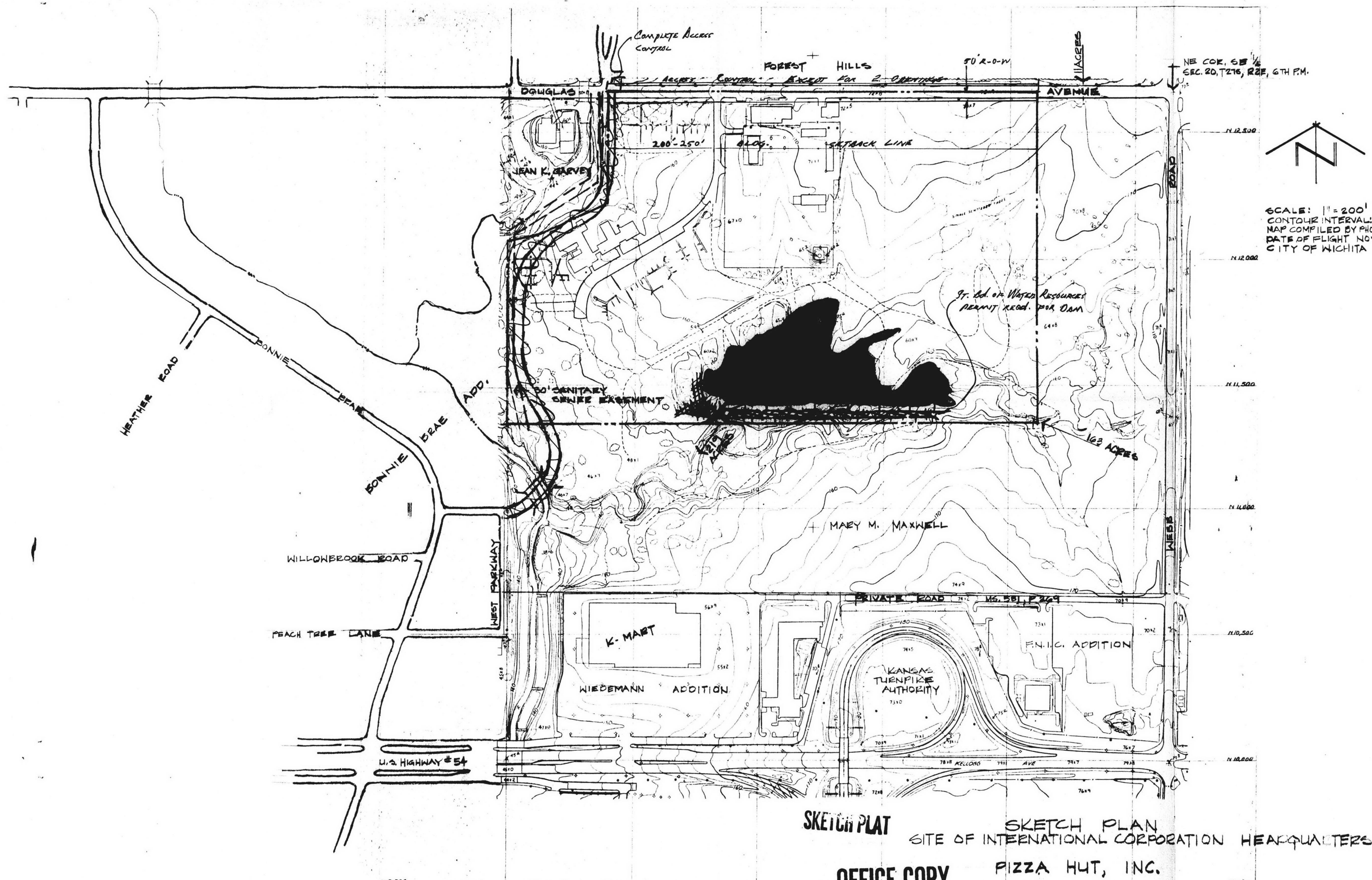
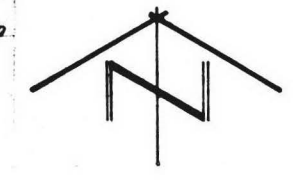


P



SKETCH PLAT
 OFFICE COPY
 DO NOT REMOVE
 SKETCH PLAN
 SITE OF INTERNATIONAL CORPORATION HEADQUARTERS
 PIZZA HUT, INC.

S/D 75-44



SCALE: 1" = 200'
 CONTOUR INTERVAL 2 FEET
 MAP COMPILED BY PHOTOGRAMMETRY
 DATE OF FLIGHT NOV. 24, 1974
 CITY OF WICHITA DATUM

HALL & ASSOCIATES
 LAND SURVEYORS
 WICHITA, KANSAS 67207
 TELEPHONE 316-855-2304

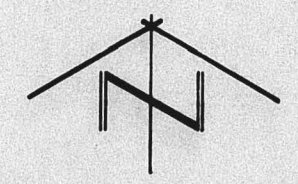
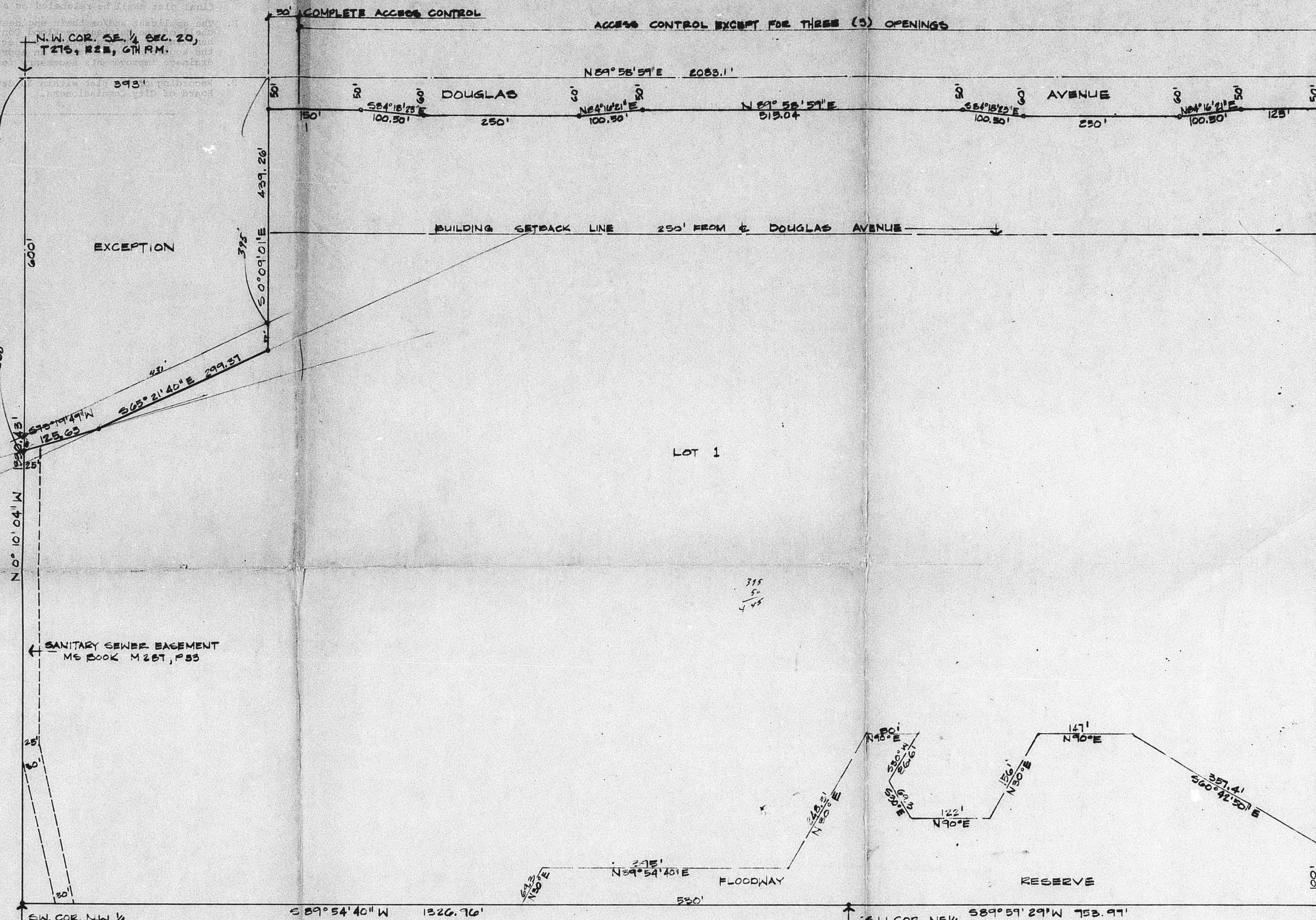
PROJECT NO.	DATE
LOCATION	DATE
DRAWN BY	DATE
CHECKED BY	DATE

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

S/D 75-44
S/D 75-44 approved
subject to conditions
inserted first in letter
dated 4/1/75. See back.

PHI Addition Wichita, Sedgwick County, Kansas



SCALE: 1" = 100'
EXISTING MONUMENTS
= IRON PIPES SET

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1975.

Earl B. Rush _____ Chairman
John Hale _____ Commissioner
Tom Scott _____ Commissioner
ATTEST: George Pierce _____ County Clerk

STATE OF KANSAS SS
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____.

Bette F. McCard _____ Register of Deeds
Earl B. Gilbert _____ Deputy

Entered on the Transfer Records this _____ day of _____.

George Pierce _____ County Clerk

STATE OF KANSAS SS
COUNTY OF SEDGWICK

I, John J. Hall, Land Surveyor in said State and County, hereby certify that I have surveyed and plotted "PHI ADDITION", Wichita, Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of said survey, being more particularly described as follows:

The West 23 acres of the Northeast Quarter of the Southeast Quarter of Section 20, Township 27 South, Range 2 East of the Sixth Principal Meridian in Sedgwick County, Kansas, together with the Northeast Quarter of said Southeast Quarter Section except that part thereof described as follows: BEGINNING at the Northwest Corner of said Southeast Quarter Section;

thence N 89° 58' 59" E, a distance of 393 feet;

thence S 0° 09' 01" E, a distance of 439.26 feet;

thence S 65° 21' 40" W, a distance of 299.37 feet;

thence S 73° 19' 49" W, a distance of 125.63 feet, more or less, to the West line of said Quarter Section;

thence N 0° 10' 04" W, a distance of 600 feet, more or less, to the POINT OF BEGINNING.

John J. Hall LS # 391

STATE OF KANSAS SS
COUNTY OF SEDGWICK

Know all men by these presents that Pizza Hut, Inc. has caused the land described in the surveyor's certificate to be platted into a lot and a street to be known as "PHI ADDITION", Wichita, Sedgwick County, Kansas. Utility easements as shown on the plat are hereby granted for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutter's rights of access to or from Douglas 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 Douglas Avenue at three locations as shall be determined by the City Engineer of the City of Wichita. The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body, exercising jurisdiction, elects to assume responsibility for maintenance and improvement of the easement, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel, or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control office or their successors in office. Minimum Building Pad Elevation to be 150 City of Wichita Datum.

PIZZA HUT, INC.

Frank L. Carney _____ President and Chairman of the Board
Farris S. Farha _____ Senior Vice President, Administration
Gerald T. Aaron _____ Secretary and General Counsel

STATE OF KANSAS SS
COUNTY OF SEDGWICK

The foregoing instrument was acknowledged before me this _____ day of _____, 1975, by Frank L. Carney, President and Chairman of the Board, Farris S. Farha, Senior Vice-President, Administration, and Gerald T. Aaron, Secretary and General Counsel, of Pizza Hut, Inc., a Delaware corporation, on behalf of the corporation.

My Commission Expires: _____ Wanda Sharp, Notary Public

This plat of "PHI ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1975.

WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

David Bayouth _____ Chairman
Robert A. Larkin _____ Secretary

This plat approved and all dedication shown hereon accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1975.

Connie A. Peters _____ Mayor
Donald C. Gilrick _____ City Clerk

STATE OF KANSAS SS
COUNTY OF SEDGWICK

I, John J. Hall, Land Surveyor in said State and County, hereby certify that I have surveyed and platted "PHI ADDITION", Wichita, Sedgewick County, Kansas, and the accompanying plat is a true and correct exhibit of said survey, being more particularly described as follows:

The West 27 acres of the Northeast Quarter of the Southeast Quarter of Section 29, Township 27 South, Range 2 East of the 6th Principal Meridian in Sedgewick County, Kansas, together with the Northwest Quarter of said Southeast Quarter Section except that part thereof described as follows: BEGINNING at the Northwest Corner of said Southeast Quarter Section;

thence N 89° 01' 00" E, on the North line of said Quarter Section, a distance of 393.76 feet;

thence S 0° 09' 00" E, a distance of 439.26 feet;

thence S 65° 21' 40" W, a distance of 299.37 feet;

thence S 75° 19' 49" W, a distance of 125.63 feet, more or less, to the West line of said Quarter Section;

thence N 0° 10' 00" W, a distance of 600 feet, more or less, to the POINT OF BEGINNING.

John J. Hall LS # 361

STATE OF KANSAS SS
COUNTY OF SEDGWICK

Know all men by these presents that Pizza Hut, Inc. has caused the land described in the surveyor's certificate to be platted into a lot and a street to be known as "PHI ADDITION", Wichita, Sedgewick County, Kansas. Utility easements as shown on the plat are hereby granted for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutter's rights of access to or from Douglas 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 Douglas Avenue at three locations as shall be determined by the City Engineer of the City of Wichita. The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body, exercising jurisdiction, elects to assume responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel, or other work be carried on without the permission of the Wichita-Sedgewick County Flood Control Office or their successors of office. Minimum Building Pad Elevation to be 159 City of Wichita Datum.

PIZZA HUT, INC.

Frank L. Carney	President and Chairman of the Board
Farris S. Farna	Senior Vice President, Administration
Donald T. Aaron	Secretary and General Counsel

STATE OF KANSAS SS
COUNTY OF SEDGWICK

The foregoing instrument was acknowledged before me this _____ day of _____, 1975, by Frank L. Carney, President and Chairman of the Board, Farris S. Farna, Senior Vice President, Administration, and Donald T. Aaron, Secretary and General Counsel, of Pizza Hut, Inc., a Delaware corporation, on behalf of the corporation.

My Commission Expires: _____ Wanda Sharp, Notary Public

This plat of "PHI ADDITION" has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1975.

WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

David Bayouth	Chairman
Robert A. Kakin	Secretary

This plat approved and all dedication shown hereon accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1975.

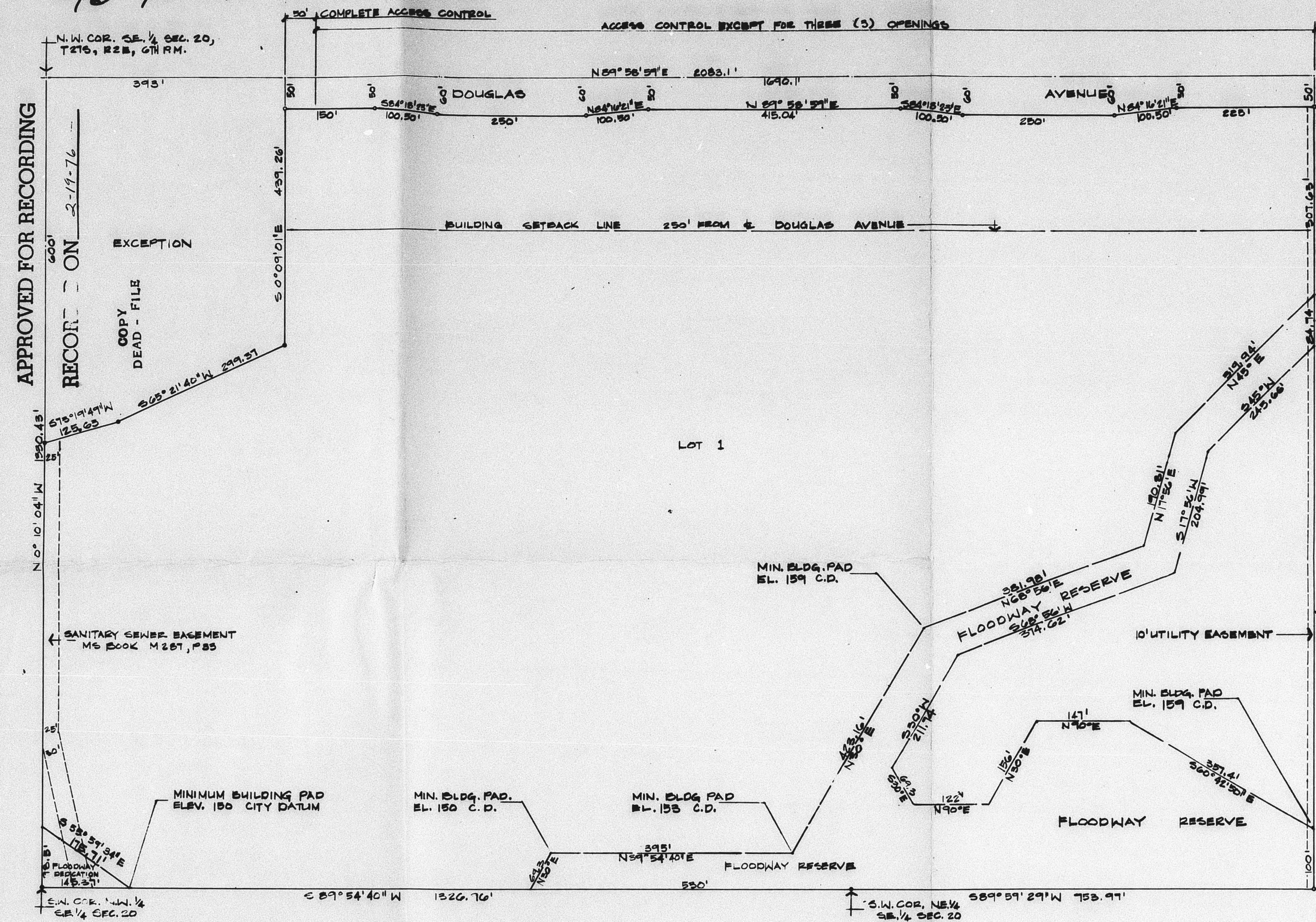
Conrad A. Peters	Mayor
Donald C. Dieck	City Clerk

Wichita Sedgewick

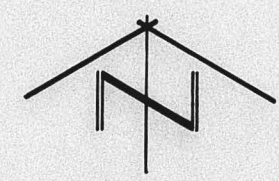
- OFFICE COPY
- The applicants shall guarantee the installation of the deceleration lanes on Douglas Avenue.
 - The applicants shall guarantee the installation of a sidewalk adjacent to the south side of Douglas Avenue.
 - A 10-foot utility easement shall be labeled adjacent to the east line of the plat.
 - The floodway indicated at the southwest corner of the revised final plat shall be relabeled as a "floodway dedication".
 - The applicant and/or their engineer shall meet with N. S. Mitchell of the Maintenance-Flood Control Office relative to handling of the drainage on subject property and if required, the applicant shall submit an appropriate guarantee for any drainage improvements necessary for handling of said drainage.
 - Recording of the plat within 30 days after approval by the Board of City Commissioners.

PHI Addition Wichita, Sedgwick County, Kansas

S/D 75-44



APPROVED FOR RECORDING
RECORD - ON 2-17-76
COPY DEAD - FILE



SCALE: 1" = 100'
•• EXISTING MONUMENTS
•• 1/2" = 100' PIPES ETC

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1975.

Chairman
Earl E. Rush
Commissioner
John Hale
Commissioner
Tom Scott
County Clerk
George Pierce

STATE OF KANSAS
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1975.

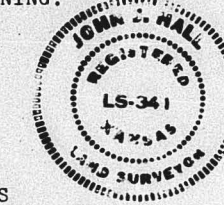
Register of Deeds
Bette F. McCard
Deputy
Pearl B. Gilbert
Entered on the Transfer Records this _____ day of _____, 1975.
County Clerk
George Pierce

STATE OF KANSAS
COUNTY OF SEDGWICK

I, John J. Hall, Land Surveyor in said State and County, hereby certify that I have surveyed and platted "PHI ADDITION", Wichita, Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of said survey, being more particularly described as follows:

The West 23 acres of the Northeast Quarter of the Southeast Quarter of Section 20, Township 27 South, Range 2 East of the Sixth Principal Meridian in Sedgwick County, Kansas, together with the Northwest Quarter of said Southeast Quarter Section except that part thereof described as follows:

BEGINNING at the Northwest Corner of said Southeast Quarter Section;
Thence N 89° 58' 59" E, on the North line of said Quarter Section, a distance of 393 feet;
thence S 0° 09' 01" E, a distance of 439.26 feet;
thence S 65° 21' 40" W, a distance of 299.37 feet;
thence S 73° 19' 49" W, a distance of 125.63 feet, more or less, to the West line of said Quarter Section;
thence N 0° 10' 04" W, a distance of 600 feet, more or less, to the POINT OF BEGINNING.



John J. Hall LS # 341

STATE OF KANSAS
COUNTY OF SEDGWICK

Know all men by these presents that Pizza Hut, Inc. has caused the land described in the surveyor's certificate to be platted into a lot and a floodway dedication and a street to be known as "PHI ADDITION", Wichita, Sedgwick County, Kansas. Utility easements as shown on the plat are hereby granted for the construction and maintenance of all public utilities. The floodway dedication and the street are hereby dedicated to and for the use of the public. All abutter's rights of access to or from Douglas 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 Douglas Avenue at three locations except the West 50 feet thereof as shall be determined by the City Engineer of the City of Wichita. The floodway reserve shall be the responsibility of the owners of the property in the subdivision until such time as the governing body, exercising jurisdiction, elects to assume responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway reserve, nor shall any fill, change of grade, creation of channel, or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control office or their successors of office. Minimum Building Pad Elevations to be as shown on the plat.

PIZZA HUT, INC.
President and Chairman of the Board
Frank L. Carney
Senior Vice President, Administration
Farris S. Farha
Secretary and General Counsel
Gerald T. Aaron

STATE OF KANSAS
COUNTY OF SEDGWICK

The foregoing instrument was acknowledged before me this _____ day of _____, 1975, by Frank L. Carney, President and Chairman of the Board, Farris S. Farha, Senior Vice-President, Administration, and Gerald T. Aaron, Secretary and General Counsel, of Pizza Hut, Inc., a Delaware corporation, on behalf of the corporation.

My Commission Expires _____ Wanda Sharp, Notary Public

This plat of "PHI ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of DECEMBER, 1975.

WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Chairman
David Bayouth
Secretary
Robert A. Lakin

This plat approved and all dedication shown hereon accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1975.

Mayor
Gonnie A. Peters
City Clerk
Donald T. Giesick

APPROVED FOR RECORDING

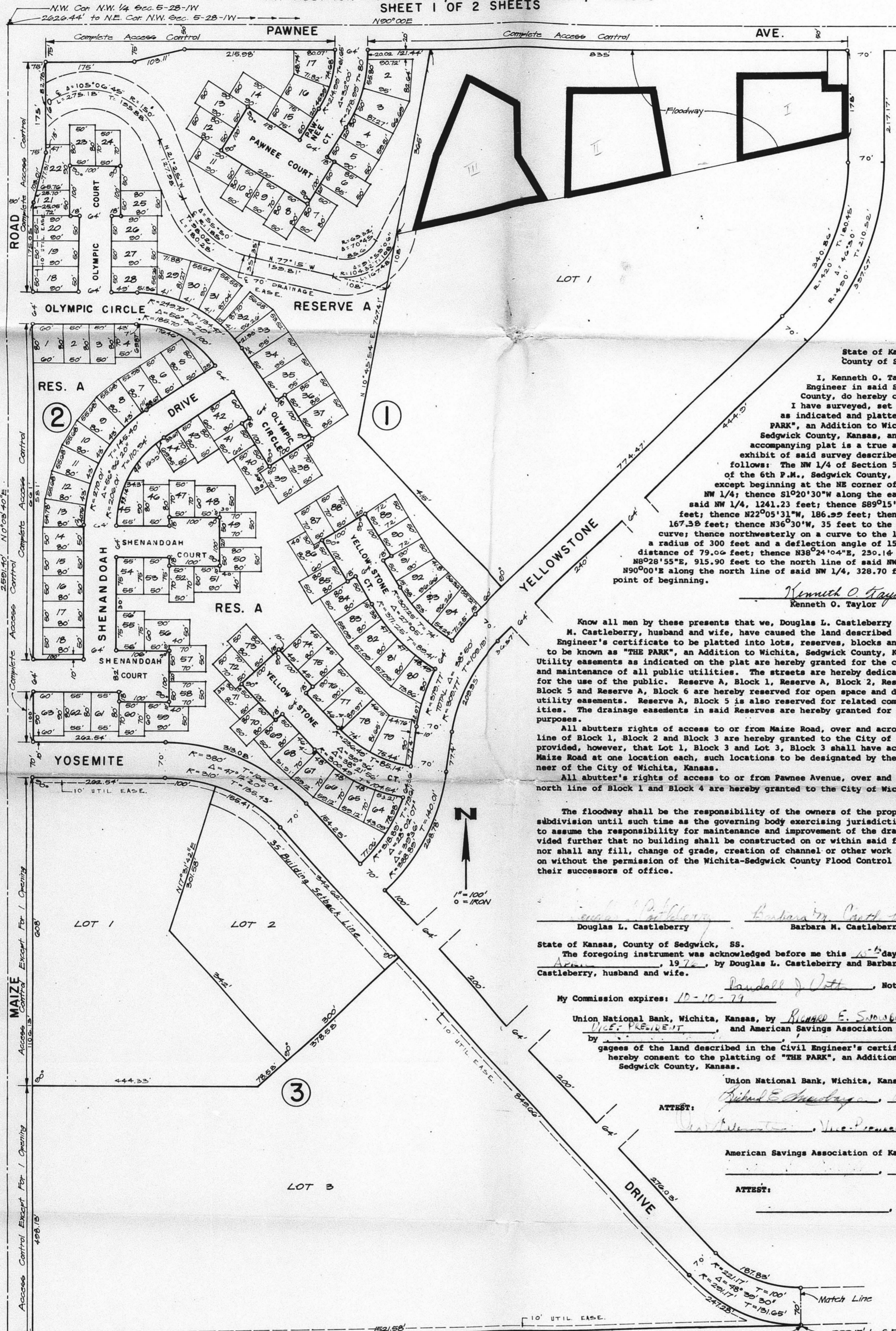
COPY DEAD - FILE

S/D 75-53

RECORDED ON August 12, 1976

THE PARK

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
SHEET 1 OF 2 SHEETS



State of Kansas) ss
County of Sedgwick)
I, Kenneth O. Taylor, Civil Engineer in said State and County, do hereby certify that I have surveyed, set monuments as indicated and platted "THE PARK", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: The NW 1/4 of Section 5, T28S, R10W of the 6th P.M., Sedgwick County, Kansas, except beginning at the SE corner of said NW 1/4; thence S10°20'30"W along the east line of said NW 1/4, 1241.23 feet; thence S89°15'37"W, 297.23 feet; thence S22°05'31"W, 186.52 feet; thence S53°30'W, 167.35 feet; thence S36°30'W, 35 feet to the P.C. of a curve; thence northwesterly on a curve to the left having a radius of 300 feet and a deflection angle of 15°05'50", a distance of 79.00 feet; thence N10°24'00"E, 230.16 feet; thence N80°28'55"E, 915.90 feet to the north line of said NW 1/4; thence N90°00"E along the north line of said NW 1/4, 328.70 feet to the point of beginning.

Kenneth O. Taylor
Kenneth O. Taylor

Know all men by these presents that we, Douglas L. Castleberry and Barbara M. Castleberry, husband and wife, have caused the land described in the Civil Engineer's certificate to be platted into lots, reserves, blocks and streets to be known as "THE PARK", an Addition to Wichita, Sedgwick County, Kansas. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve A, Block 1, Reserve A, Block 2, Reserve A, Block 5 and Reserve A, Block 6 are hereby reserved for open space and drainage and utility easements. Reserve A, Block 5 is also reserved for related community facilities. The drainage easements in said Reserves are hereby granted for drainage purposes.

All abutter's rights of access to or from Maize Road, over and across the west line of Block 1, Block 2 and Block 3 are hereby granted to the City of Wichita, provided, however, that Lot 1, Block 3 and Lot 3, Block 3 shall have access to Maize Road at one location each, such locations to be designated by the City Engineer of the City of Wichita, Kansas.

All abutter's rights of access to or from Pawnee Avenue, over and across the north line of Block 1 and Block 4 are hereby granted to the City of Wichita.

The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried out without the permission of the Wichita-Sedgwick County Flood Control Office or their successors of office.

Douglas L. Castleberry
Barbara M. Castleberry

State of Kansas, County of Sedgwick, SS.
The foregoing instrument was acknowledged before me this 12th day of August, 1976, by Douglas L. Castleberry and Barbara M. Castleberry, husband and wife.

Randall J. Voth
Notary Public

My Commission expires: 10-10-77

Union National Bank, Wichita, Kansas, by Richard E. Samsberger, Vice President, and American Savings Association of Kansas, hereby consent to the platting of "THE PARK", an Addition to Wichita, Sedgwick County, Kansas.

Union National Bank, Wichita, Kansas
American Savings Association of Kansas

ATTEST:
ATTEST:

This plat of "THE PARK", an Addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 18th day of March, 1976.

Wichita-Sedgwick County Metropolitan Area Planning Commission
By David Bayouth, Chairman
Robert A. Lakin, Secretary
Robert A. Lakin

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners of the City of Wichita, Kansas, this 7th day of 1976.

JAMES M. DONNELLY, Mayor
Donald C. Giesick, City Clerk

State of Kansas, County of Sedgwick, SS.
The foregoing instrument was acknowledged before me this 12th day of August, 1976, by Richard E. Samsberger of Union National Bank, Wichita, Kansas, a Kansas corporation, on behalf of the corporation.

My Commission expires: 10-10-77
Notary Public

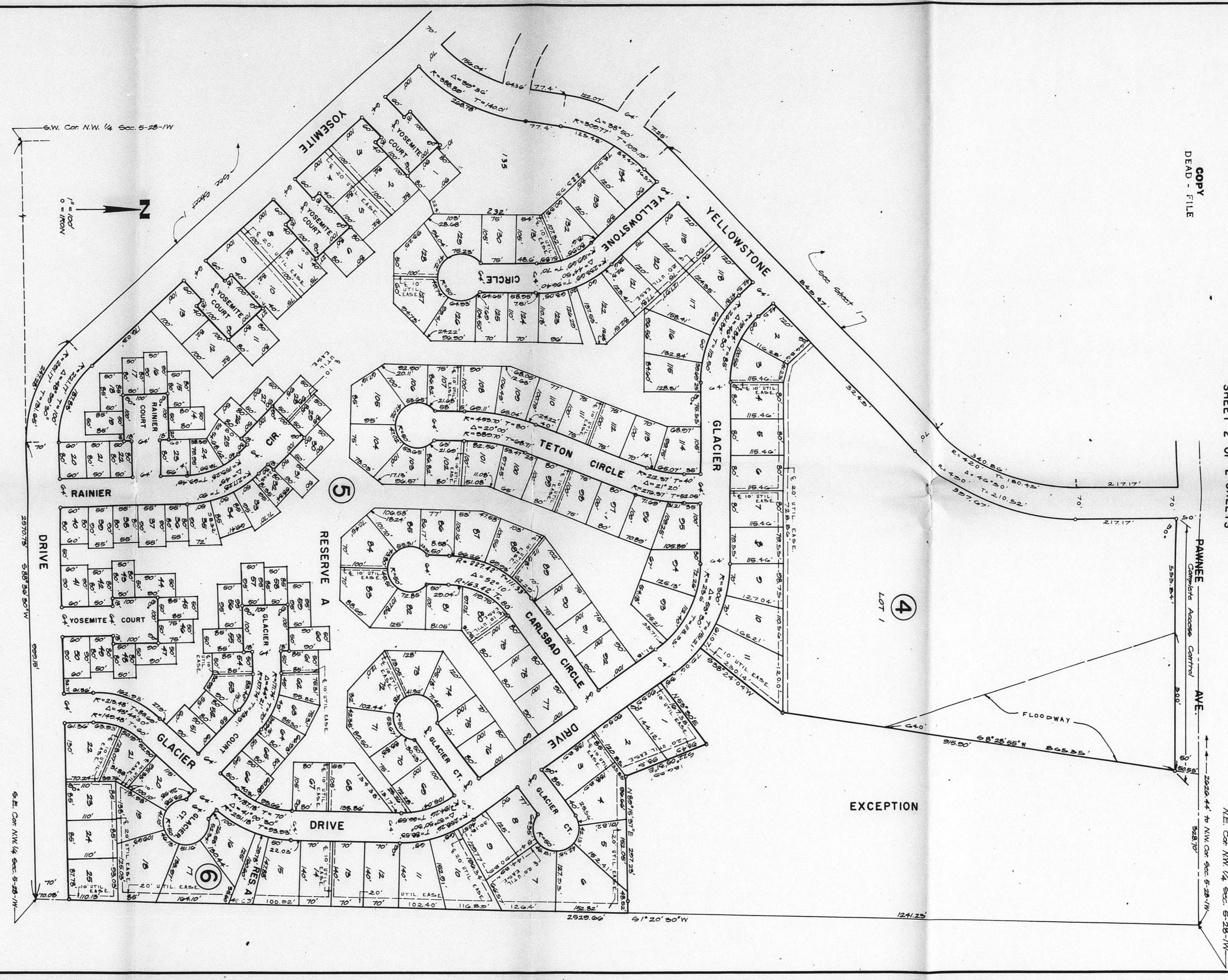
State of Kansas, County of Sedgwick, SS.
The foregoing instrument was acknowledged before me this 7th day of 1976, by Richard E. Samsberger of American Savings Association of Kansas, a Kansas corporation, on behalf of the corporation.

My Commission expires: _____
Notary Public

COPY
DEAD - FILE

THE PARK
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
SHEET 2 OF 2 SHEETS

N.E. Cor. NW 1/4 Sec. 5-28-11W



This plat approved and all dedications shown herein accepted by the board of
County Commissioners of Sedgwick County, Kansas, this _____ day of _____
19____.

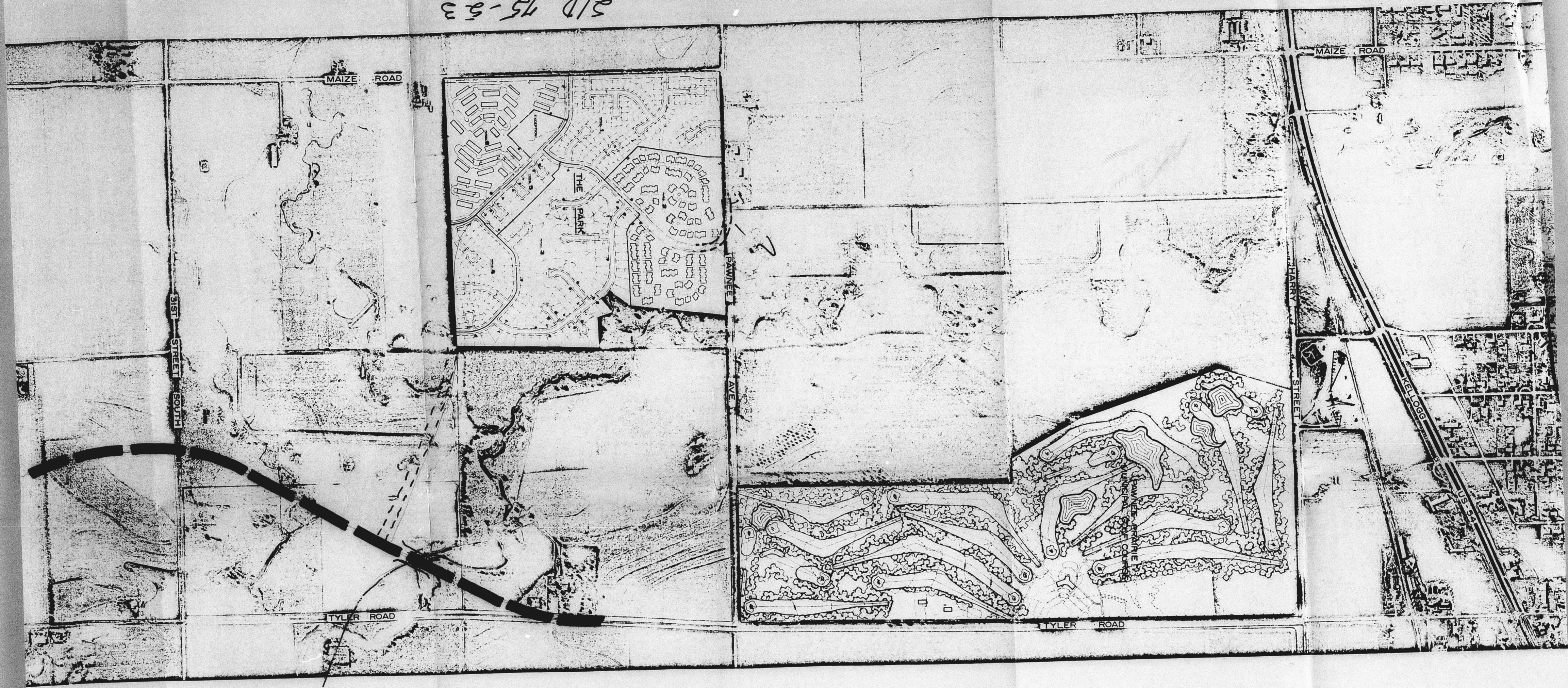
JOHN HALE, Chairman
EARL S. SMITH, Commissioner
TOM SPOFF, Commissioner

George Hester, County Clerk
Filed on transfer record this _____ day of _____, 19____.
George Hester, County Clerk

State of Kansas, County of Sedgwick, SS.
This is to certify that this instrument was filed for record in the Register
of Deeds Office, at _____ o'clock _____, on this _____ day of _____,
19____.

WALTER F. HICKERT, Registrar of Deeds
PRE KETTLER, Deputy

31D 45-53



APPROVED
DRAINAGE
PLAN



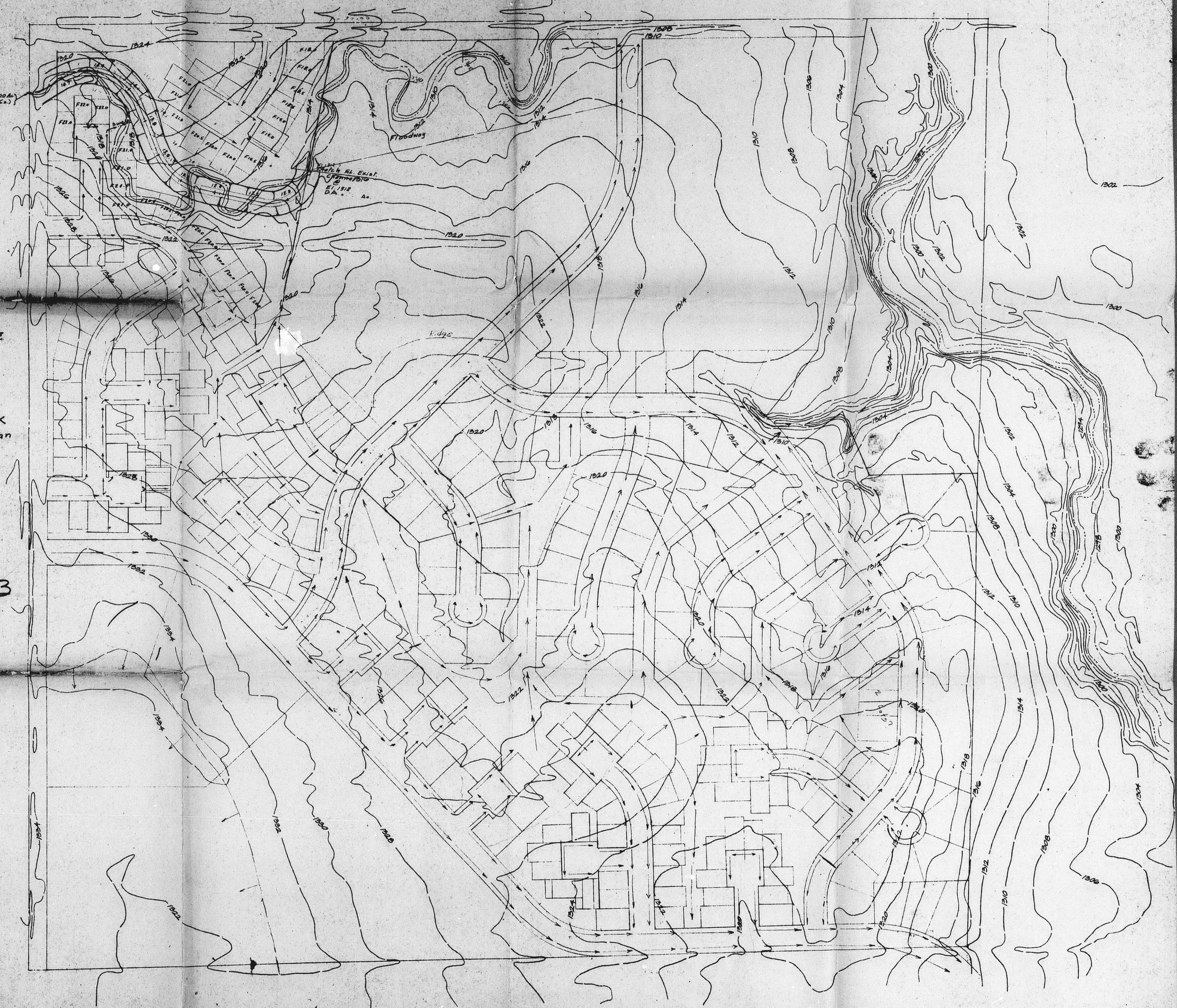
1"=100'

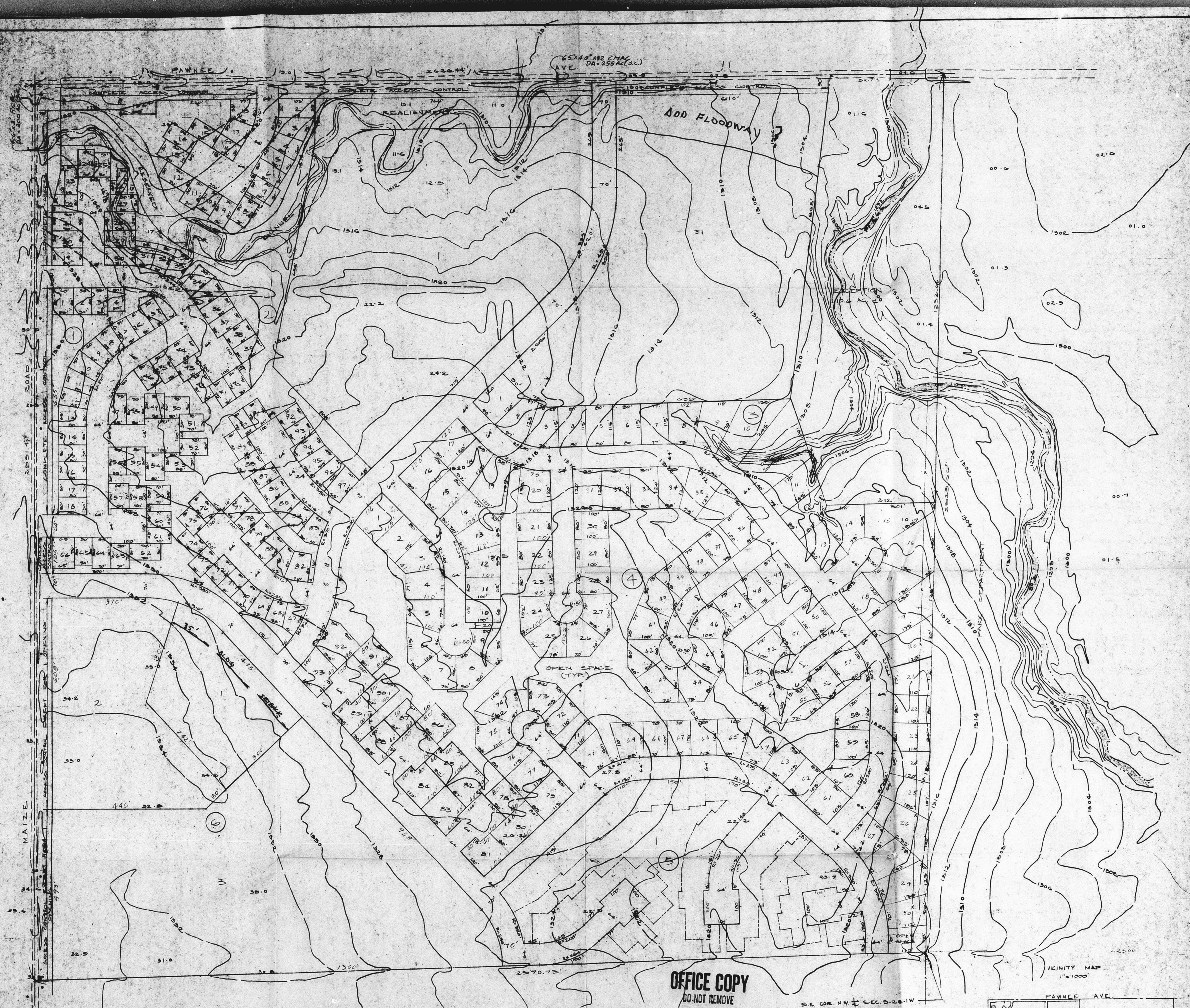
THE PARK
Drainage Plan

K. O. Taylor
Feb. 1976

OFFICE COPY
DO NOT REMOVE

S/D 75-53



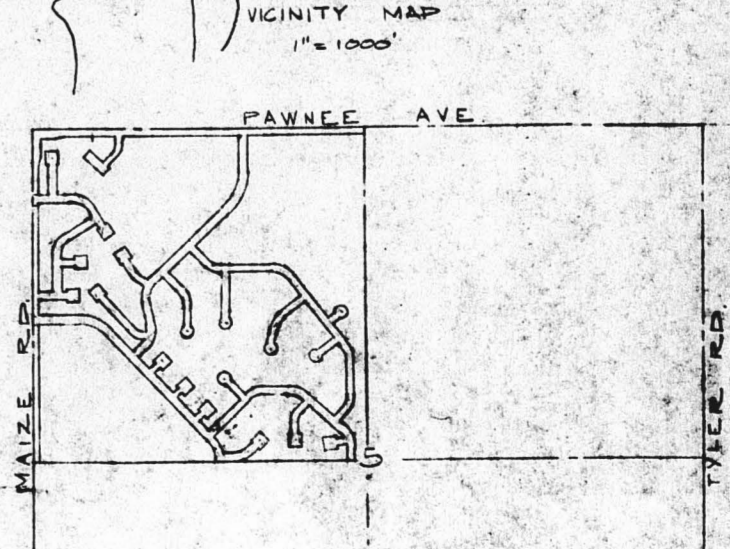


NOTE: OPEN SPACE FOR EASEMENTS & DRAINAGE
 TOPO FROM AERIAL PHOTOGRAPHY

S/D 75-53
 approved subject to:
 see comments on back
 of this sheet.



OFFICE COPY
 DO NOT REMOVE
 PRELIMINARY PLAT
 S/D 75-53 PRELIMINARY PLAT
 THE PARK
 FOR DOUGLAS CASTLEBERRY
 K.O. TAYLOR, P.E.
 JUNE 23, 1975



210 75-53

THE PARK
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
SHEET 2 OF 2 SHEETS

N.E. Cor. NW 1/4, Sec. 5-28-1W

LOT	BLOCK	MINIMUM PAD ELEVATION
1	1	1314.0
2 & 3	1	1318.0
4 & 5	1	1318.5
6 & 7	1	1319.0
8 & 9	1	1319.5
10	1	1320.5
12, 13 & 14	1	1321.0
22, 23 & 24	1	1322.0
25, 26, 27 & 28	1	1323.0
29, 30 & 31	1	1320.5
32, 33, 34, 35, 36 & 37	1	1320.0
1, 2, 3, 4, 5, 6 & 7	6	1312.0



This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ___ day of _____, 19__.

State of Kansas, County of Sedgwick, SS.
This is to certify that this instrument was filed for record in the Register of Deeds Office, at ___ o'clock ___ a.m., on the ___ day of _____, 19__.

Chairman

Commissioner

Commissioner

Commissioner

County Clerk
George Fierce

Register of Deeds
Betty F. McCart

Deputy
Pat Kettler

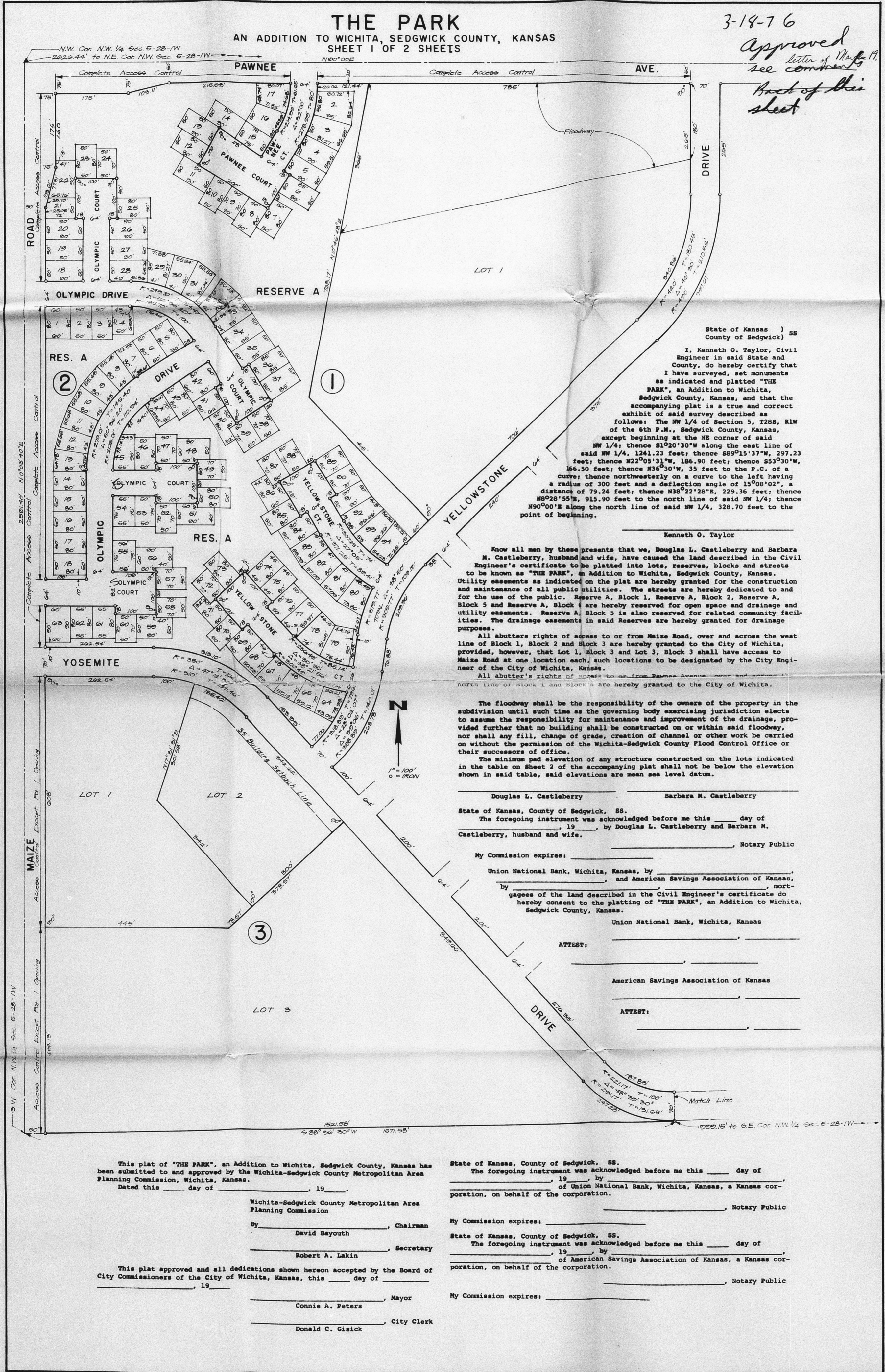
Entered on transfer record this ___ day of _____, 19__.

County Clerk
George Fierce

FINAL PLAT
OFFICE COPY 5/10 75-53
DO NOT REMOVE

3-18-76

Approved
Letter of Map 19, 1976
see commission
Back of this
sheet



State of Kansas)
County of Sedgwick)
I, Kenneth O. Taylor, Civil Engineer in said State and County, do hereby certify that I have surveyed, set monuments as indicated and platted "THE PARK", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: The NW 1/4 of Section 5, T28S, R1W of the 6th P.M., Sedgwick County, Kansas, except beginning at the NE corner of said NW 1/4; thence S12°20'30"W along the east line of said NW 1/4, 1241.23 feet; thence S89°15'37"W, 297.23 feet; thence S22°09'33"W, 186.90 feet; thence S53°30'W, 166.50 feet; thence S16°30'W, 35 feet to the P.C. of a curve; thence northwesterly on a curve to the left having a radius of 300 feet and a deflection angle of 15°00'02", a distance of 79.24 feet; thence N38°22'28"E, 229.36 feet; thence S89°28'55"W, 915.90 feet to the north line of said NW 1/4; thence S00°00'00"E along the north line of said NW 1/4, 328.70 feet to the point of beginning.

Kenneth O. Taylor
Know all men by these presents that we, Douglas L. Castleberry and Barbara M. Castleberry, husband and wife, have caused the land described in the Civil Engineer's certificate to be platted into lots, reserves, blocks and streets to be known as "THE PARK", an Addition to Wichita, Sedgwick County, Kansas. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve A, Block 1, Reserve A, Block 2, Reserve A, Block 3 and Reserve A, Block 4 are hereby reserved for open space and drainage and utility easements. Reserve A, Block 5 is also reserved for related community facilities. The drainage easements in said Reserves are hereby granted for drainage purposes. All abutter's rights of access to or from Maize Road, over and across the west line of Block 1, Block 2 and Block 3 are hereby granted to the City of Wichita, provided, however, that Lot 1, Block 3 and Lot 3, Block 3 shall have access to Maize Road at one location each, such locations to be designated by the City Engineer of the City of Wichita, Kansas. All abutter's rights of access to or from Pawnee Avenue, over and across the north line of Block 1 and Block 2 are hereby granted to the City of Wichita.

The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway; nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors in office. The minimum pad elevation of any structure constructed on the lots indicated in the table on Sheet 2 of the accompanying plat shall not be below the elevation shown in said table, said elevations are mean sea level datum.

Douglas L. Castleberry Barbara M. Castleberry
State of Kansas, County of Sedgwick, SS:
The foregoing instrument was acknowledged before me this ___ day of _____, 19___, by Douglas L. Castleberry and Barbara M. Castleberry, husband and wife. _____ Notary Public
My Commission expires: _____
Union National Bank, Wichita, Kansas, by _____ and American Savings Association of Kansas, _____ mortgagors of the land described in the Civil Engineer's certificate do hereby consent to the platting of "THE PARK", an Addition to Wichita, Sedgwick County, Kansas.
Union National Bank, Wichita, Kansas
ATTEST: _____
American Savings Association of Kansas
ATTEST: _____

This plat of "THE PARK", an Addition to 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 _____, 19___.
Wichita-Sedgwick County Metropolitan Area Planning Commission
By _____ Chairman
_____ Secretary
Robert A. Lakin
This plat approved and all dedications shown hereon accepted by the Board of City Commissioners of the City of Wichita, Kansas, this ___ day of _____, 19___.
_____ Mayor
_____ City Clerk
Donald C. Giesick

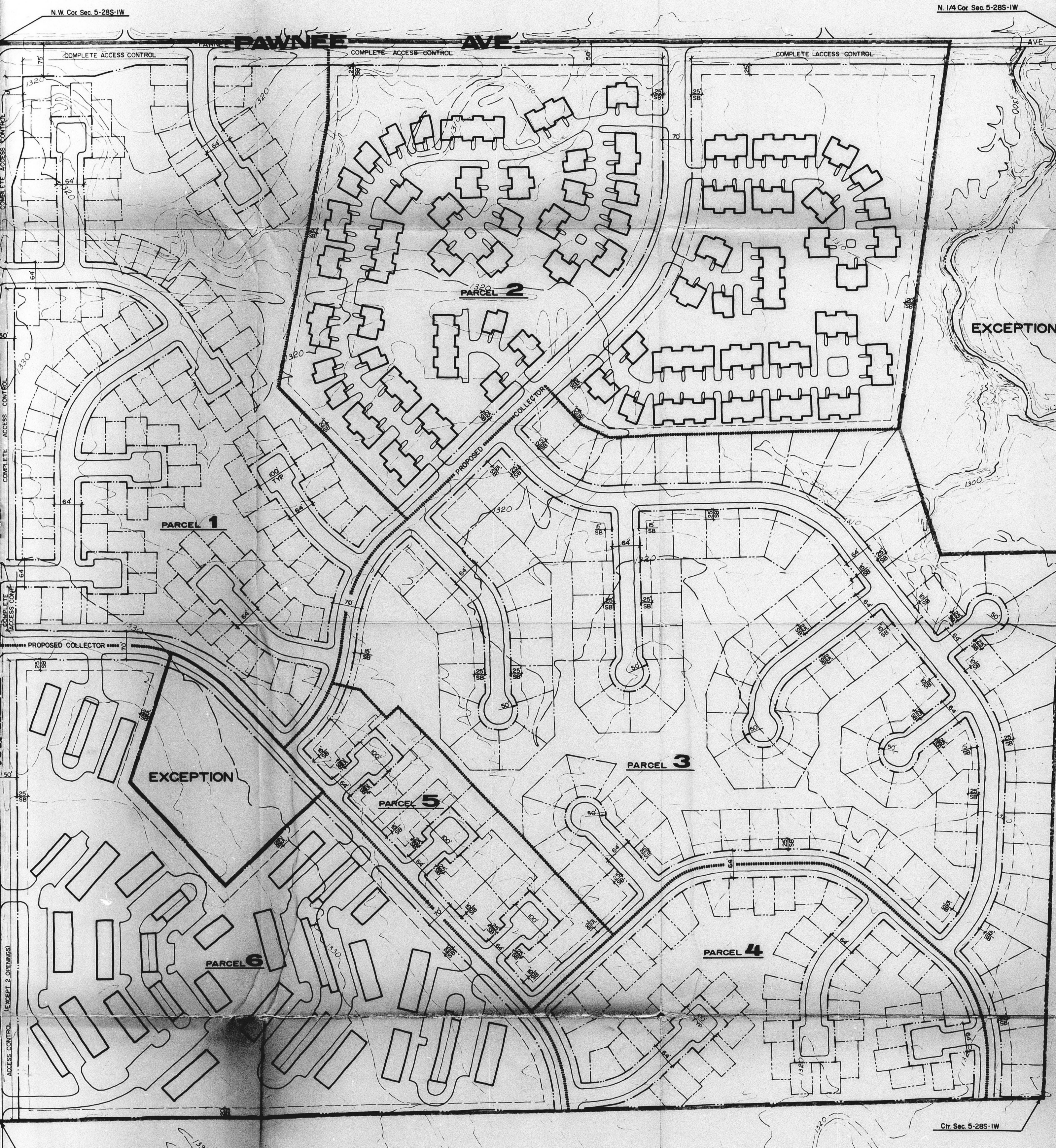
State of Kansas, County of Sedgwick, SS.
The foregoing instrument was acknowledged before me this ___ day of _____, 19___, by _____ of Union National Bank, Wichita, Kansas, a Kansas corporation, on behalf of the corporation. _____ Notary Public
My Commission expires: _____
State of Kansas, County of Sedgwick, SS.
The foregoing instrument was acknowledged before me this ___ day of _____, 19___, by _____ of American Savings Association of Kansas, a Kansas corporation, on behalf of the corporation. _____ Notary Public
My Commission expires: _____

GENERAL PROVISIONS

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN:
14047.6 GROSS ACRES
11019.2 NET ACRES
THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 8.8 D.U.'S PER NET ACRE OR A TOTAL OF 972 DWELLING UNITS, AND PROPOSED TO CONTAIN THE FOLLOWING POSSIBLE RANGE OF RESIDENTIAL HOUSING TYPES:
SINGLE FAMILY PATIO HOMES, ONE AND TWO FAMILY DWELLINGS, GARDEN APARTMENTS, TOWNHOUSES, WITH RELATED COMMUNITY ACTIVITY CENTERS AND RECREATIONAL FACILITIES.
2. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN AND/OR AS NOTED UNDER PARCEL DESCRIPTIONS.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. AT THE TIME OF PLATTING, A DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL FOR THE ENTIRE AREA.
5. SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED PARCELS IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.
6. A HOME'S ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVEWAYS, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH THE FINAL PLATS FOR PARCELS 1, 2, 3, 4, 5, 6, PROVIDED THE DWELLING UNITS ARE TO BE OWNER OCCUPIED.
7. ALL STREETS AND CIRCULATIONS WITHIN PARCELS 2 AND 4 AS SHOWN ON THE PLAN, ARE TO BE PRIVATE. THE PRIVATE STREET SYSTEM SHALL BE WIDED SURFACED AND 24 FEET MINIMUM IN WIDTH. SAID STREET SYSTEM SHALL BE CONSTRUCTED TO A MINIMUM OF A 3/4" HIGH ASPHALT BASE WITH 1 1/2" HIGH ASPHALT SURFACE. PRIOR TO FINAL APPROVAL OF THE CIRCULATION SYSTEM, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN.
8. A SIDEWALK SYSTEM IS PROPOSED TO BE PROVIDED AS A CONTINUATION OF WALKS WITHIN THE OPEN SPACE AND SIDEWALKS ALONG CERTAIN DESIGNATED PUBLIC STREETS, THE LOCATION OF WHICH SHALL BE DETERMINED AT THE TIME OF PLATTING.
9. AN AVIATION EASEMENT AND AN INSTRUMENT ASSURING BUILDING CONSTRUCTION METHODS TO MINIMIZE THE POLLUTION FROM NOISE WITHIN ANY BUILDINGS TO BE CONSTRUCTED, SHALL BE SUBMITTED AT THE TIME OF PLATTING OF EACH PARCEL.
10. AT THE TIME OF PLATTING, A PRELIMINARY PLAT OF THE ENTIRE AREA SHALL BE SUBMITTED FOR APPROVAL.
11. ALL DEDICATED PUBLIC STREET PAVEMENT WIDTHS SHALL BE TO CITY OF WICHITA STANDARDS.
12. A FLOODWAY LIES ON AND/OR ADJACENT TO A SMALL EASTERN PORTION OF PARCELS 2 AND 3. THE FLOODWAY LIMITS WILL BE MORE SPECIFICALLY DEFINED AT TIME OF PLATTING.

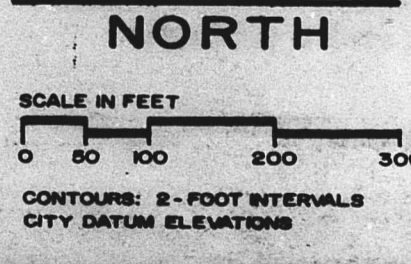
PARCEL DESCRIPTIONS

- PARCEL - 1**
PROPOSED USE - SINGLE FAMILY PATIO HOMES, AND/OR TOWNHOUSES, OPEN SPACE AND RELATED COMMUNITY ACTIVITY CENTERS.
GROSS AREA - 28.21 ACRES ±
NET AREA - 18.9 ACRES ±
BUILDING SETBACKS - SINGLE FAMILY PATIO HOMES
FRONT YARD - MINIMUM FRONT YARD SETBACKS SHALL BE FIVE (5) FEET; HOWEVER, GARAGES WHICH ARE EITHER ATTACHED OR DETACHED, AND ARE FRONT LOADED FROM THE STREET, SHALL BE SETBACK A MINIMUM OF TWENTY (20) FEET FROM THE STREET RIGHT-OF-WAY.
SIDE YARD - SIDE YARD SETBACKS SHALL BE ZERO (0) FEET OF A MINIMUM OF FIVE (5) FEET; AND, IN NO INSTANCE, SHALL SEPARATE STRUCTURES BE PERMITTED CLOSER TO EACH OTHER THAN TEN (10) FEET.
REAR YARD - NO REAR YARD SETBACK SHALL BE REQUIRED.
TOWNHOUSES
FRONT YARD - MINIMUM FRONT YARD SETBACKS SHALL BE TWENTY-FIVE (25) FEET FROM THE STREET RIGHT-OF-WAY.
SIDE YARD AND REAR YARD - MINIMUM SIDE AND REAR YARD SETBACKS SHALL BE TWENTY (20) FEET FROM PARCEL BOUNDARY.
MAXIMUM BUILDING HEIGHT - 35 FEET
DENSITY - SINGLE FAMILY PATIO HOMES - 6.1 D.U./NET ACRE OR 115 DWELLING UNITS, TOWNHOUSES - 8.8 D.U./NET ACRE OR 156 DWELLING UNITS.
PARKING RATIO - 2.0/D.U.
PARCEL - 2
PROPOSED USE - TOWNHOUSES, OPEN SPACE AND A RELATED COMMUNITY ACTIVITY CENTER.
GROSS AREA - 28.6 ACRES ±
NET AREA - 30.9 ACRES ±
MAXIMUM BUILDING HEIGHT - 35 FEET
DENSITY - 7.5 D.U./NET ACRE OR 214 DWELLING UNITS
PARKING RATIO - 2.0/D.U.
PARCEL - 3
PROPOSED USE - ONE FAMILY DWELLINGS AND OPEN SPACE AND A RELATED COMMUNITY ACTIVITY CENTER.
GROSS AREA - 39.94 ACRES ±
NET AREA - 30.9 ACRES ±
MAXIMUM BUILDING HEIGHT - 35 FEET
DENSITY - 8.5 D.U./NET ACRE OR 108 DWELLING UNITS
PARKING RATIO - 2.0/D.U.
PARCEL - 4
PROPOSED USE - SINGLE FAMILY PATIO HOMES, AND/OR TOWNHOUSES, OPEN SPACE AND RELATED COMMUNITY ACTIVITY CENTERS.
GROSS AREA - 11.75 ACRES ±
NET AREA - 8.44 ACRES ±
BUILDING SETBACKS - SINGLE FAMILY PATIO HOMES
FRONT YARD - MINIMUM FRONT YARD SETBACKS SHALL BE FIVE (5) FEET; HOWEVER, GARAGES WHICH ARE EITHER ATTACHED OR DETACHED, AND ARE FRONT LOADED FROM THE STREET, SHALL BE SETBACK A MINIMUM OF TWENTY (20) FEET FROM THE STREET RIGHT-OF-WAY.
SIDE YARD - SIDE YARD SETBACKS SHALL BE ZERO (0) FEET OF A MINIMUM OF FIVE (5) FEET; AND, IN NO INSTANCE, SHALL SEPARATE STRUCTURES BE PERMITTED CLOSER TO EACH OTHER THAN TEN (10) FEET.
REAR YARD - NO REAR YARD SETBACK SHALL BE REQUIRED.
TOWNHOUSES
FRONT YARD - MINIMUM FRONT YARD SETBACKS SHALL BE TWENTY-FIVE (25) FEET FROM THE STREET RIGHT-OF-WAY.
SIDE YARD AND REAR YARD - MINIMUM SIDE AND REAR YARD SETBACKS SHALL BE TWENTY (20) FEET FROM PARCEL BOUNDARY.
MAXIMUM BUILDING HEIGHT - 35 FEET
DENSITY - SINGLE FAMILY PATIO HOMES - 6.3 D.U./NET ACRE OR 53 DWELLING UNITS, TOWNHOUSES - 8.8 D.U./NET ACRE OR 78 DWELLING UNITS.
PARKING RATIO - 2.0/D.U.
PARCEL - 5
PROPOSED USE - CLUSTERED DETACHED DWELLINGS HAVING ACCOMMODATIONS FOR TWO, THREE OR FOUR FAMILIES.
GROSS AREA - 9.59 ACRES ±
NET AREA - 9.59 ACRES ±
MAXIMUM BUILDING HEIGHT - 35 FEET
DENSITY - 8.0 D.U./NET ACRE OR 30 DWELLING UNITS
PARKING RATIO - 2.0/D.U.
PARCEL - 6
PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND RELATED COMMUNITY ACTIVITY CENTERS.
GROSS AREA - 22.36 ACRES ±
NET AREA - 19.89 ACRES ±
MAXIMUM BUILDING HEIGHT - 35 FEET
DENSITY - GARDEN APARTMENTS - 2.0 D.U./NET ACRE OR 396 DWELLING UNITS, TOWNHOUSES - 8.0 D.U./NET ACRE OR 156 DWELLING UNITS
PARKING RATIO - 1.5/D.U. (2.0/D.U. IF OWNER OCCUPIED)



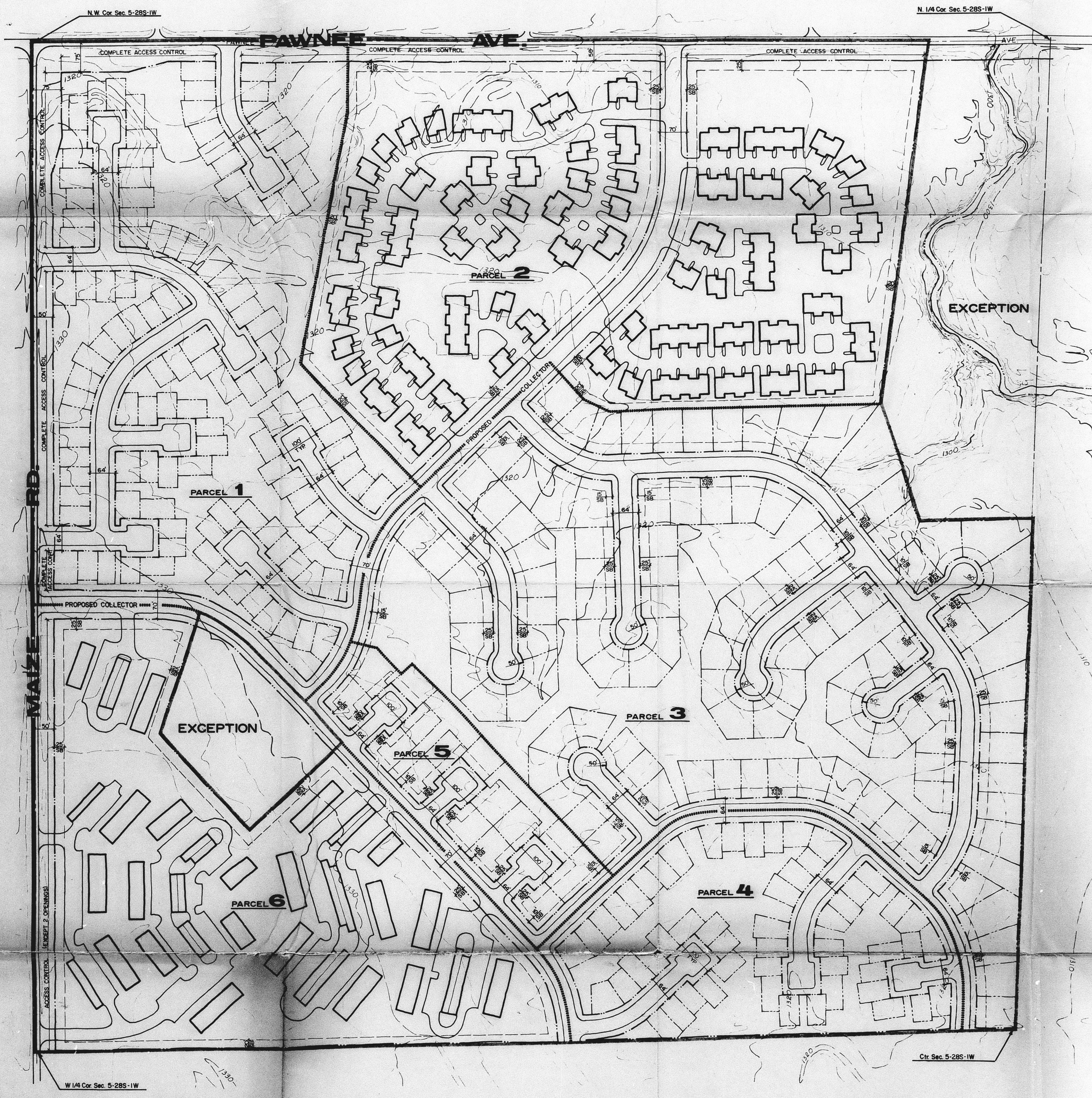
THE PARK

COMMUNITY UNIT PLAN



15-53

Designer-smith corporation Commission in Planning Design and Development 625 First National Bank Building Wichita, Kansas 67202	PROJECT DOUG CASTLEBERRY & ASSOCIATES	SHEET TITLE COMMUNITY UNIT PLAN	DESIGNER L. BLANKENSHIP ENGINEERING TECHNICIAN L. BLANKENSHIP CHECKED BY G. WILEY	REVISIONS BY DATE 1/19/75 1/28/75
	SHEET NUMBER 1 OF 2 SHEETS	DATE AUGUST 27, 1974		



GENERAL PR

1. THIS PORTION OF THE PLAN SHALL BE SUBJECT TO THE DENSITY PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF WICHITA, KANSAS, AND THE FOLLOWING POSSIBLE: SINGLE FAMILY RESIDENTIAL, APARTMENTS, TOWNHOUSES, ACTIVITY CENTER.
2. MULTIPLE BUILDINGS SHALL BE PERMITTED ON THE ENTIRE AREA.
3. ALL UTILITIES SHALL BE LOCATED WITHIN THE CORNER AREAS FOR THE ENTIRE AREA.
4. AT THE TIME OF PLATTING FOR THE ENTIRE AREA:
5. SIGNS RESERVING THE RIGHT TO BE PLATTED IN THE CITY OF WICHITA, KANSAS.
6. A HOME ASSOCIATION OR PUBLIC COMMON AREAS, PARKS, FACILITIES, ETC., SHALL BE PROVIDED FOR THE ENTIRE AREA.
7. ALL STREETS AND DRIVEWAYS SHALL BE PRIVATE, THE MINIMUM WIDTH SHALL BE 24 FEET THROUGHOUT TO A MINIMUM OF A 34-FOOT WIDE TO THE PROPOSED DESIGNATED REPRESENTATIVE DESIGN.
8. A SIDEWALK SYSTEM SHALL BE PROVIDED WITHIN THE CORNER AREAS, STREETS, THE LOCATION OF THE SIDEWALKS SHALL BE DESIGNATED REPRESENTATIVE DESIGN.
9. AN AVIATION EASEMENT SHALL BE PROVIDED FOR THE ENTIRE AREA.
10. AT THE TIME OF PLATTING FOR THE ENTIRE AREA:
11. ALL DESIGNATED PUBLIC UTILITIES SHALL BE PROVIDED.
12. A FLOODING LINES ON PARCELS 2 AND 3, THE FLOORWAY OF PLATTING.

PARCEL DES

- PARCEL - 1**
- PROPOSED USE - SINGLE FAMILY RESIDENTIAL
- GROSS AREA - 28.21 ACRES
- NET AREA - 18.9 ACRES
- BUILDING SETBACK - SINGLE
- FRONT YARD - 20 FEET
- REAR YARD - 10 FEET
- SIDE YARD - 5 FEET
- MINIMUM 20 FEET
- MAXIMUM BUILDING HEIGHT - 35 FEET
- DENSITY - SINGLE FAMILY RESIDENTIAL
- PARKING RATIO - 2.0/1,000
- PARCEL - 2**
- PROPOSED USE - TOWNHOUSES
- GROSS AREA - 28.21 ACRES
- NET AREA - 18.9 ACRES
- BUILDING SETBACK - SINGLE
- FRONT YARD - 20 FEET
- REAR YARD - 10 FEET
- SIDE YARD - 5 FEET
- MINIMUM 20 FEET
- MAXIMUM BUILDING HEIGHT - 35 FEET
- DENSITY - SINGLE FAMILY RESIDENTIAL
- PARKING RATIO - 2.0/1,000
- PARCEL - 3**
- PROPOSED USE - SINGLE FAMILY RESIDENTIAL
- GROSS AREA - 28.21 ACRES
- NET AREA - 18.9 ACRES
- BUILDING SETBACK - SINGLE
- FRONT YARD - 20 FEET
- REAR YARD - 10 FEET
- SIDE YARD - 5 FEET
- MINIMUM 20 FEET
- MAXIMUM BUILDING HEIGHT - 35 FEET
- DENSITY - SINGLE FAMILY RESIDENTIAL
- PARKING RATIO - 2.0/1,000
- PARCEL - 4**
- PROPOSED USE - SINGLE FAMILY RESIDENTIAL
- GROSS AREA - 28.21 ACRES
- NET AREA - 18.9 ACRES
- BUILDING SETBACK - SINGLE
- FRONT YARD - 20 FEET
- REAR YARD - 10 FEET
- SIDE YARD - 5 FEET
- MINIMUM 20 FEET
- MAXIMUM BUILDING HEIGHT - 35 FEET
- DENSITY - SINGLE FAMILY RESIDENTIAL
- PARKING RATIO - 2.0/1,000
- PARCEL - 5**
- PROPOSED USE - SINGLE FAMILY RESIDENTIAL
- GROSS AREA - 28.21 ACRES
- NET AREA - 18.9 ACRES
- BUILDING SETBACK - SINGLE
- FRONT YARD - 20 FEET
- REAR YARD - 10 FEET
- SIDE YARD - 5 FEET
- MINIMUM 20 FEET
- MAXIMUM BUILDING HEIGHT - 35 FEET
- DENSITY - SINGLE FAMILY RESIDENTIAL
- PARKING RATIO - 2.0/1,000
- PARCEL - 6**
- PROPOSED USE - SINGLE FAMILY RESIDENTIAL
- GROSS AREA - 28.21 ACRES
- NET AREA - 18.9 ACRES
- BUILDING SETBACK - SINGLE
- FRONT YARD - 20 FEET
- REAR YARD - 10 FEET
- SIDE YARD - 5 FEET
- MINIMUM 20 FEET
- MAXIMUM BUILDING HEIGHT - 35 FEET
- DENSITY - SINGLE FAMILY RESIDENTIAL
- PARKING RATIO - 2.0/1,000

THE PARK

COMMUNITY UNIT PLAN

S/D 15-53

<p>oettinger-smith corporation Consultants in Planning Design and Development 625 First National Bank Building Wichita, Kansas 67202</p>	<p>PROJECT DOUG CASTLEBERRY & ASSOCIATES</p>	<p>SHEET TITLE COMMUNITY UNIT PLAN</p>	<p>DESIGNER L. BLANKENSHIP</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>BY</th> <th>DATE</th> </tr> <tr> <td>LSB</td> <td>10/17/75</td> </tr> <tr> <td>LSB</td> <td>1/28/75</td> </tr> </table>	BY	DATE	LSB	10/17/75	LSB	1/28/75
	BY	DATE								
LSB	10/17/75									
LSB	1/28/75									
<p>SHEET NUMBER 1 OF 2 SHEETS</p>	<p>DATE AUGUST 27, 1974</p>	<p>ENGINEERING TECHNICIAN L. BLANKENSHIP</p>	<p>CHECKED BY G. WILEY</p>							

74-65 approved subject to:

- A. The applicant shall guarantee the survey of subject property with municipal sanitary sewer and water. The Town Health Dept. & the Planning Dept. shall be contacted regarding this matter.
- B. The applicant shall make satisfactory arrangements with the Town Health Dept. relative to temporarily serving subject property with a proper sewage disposal system until such time as sewer service is available.
- C. The applicant shall guarantee the extension of sidewalk to serve subject property.
- D. Guarantee the paving of all interior streets and cul-de-sacs shown on this plat.
- E. Guarantee the installation of sidewalks adjacent to both sides of all interior streets and around all cul-de-sacs.
- F. The applicant shall work with M.E. Mitchell relative to handling drainage associated with subject plat.
- G. Contact Mel Christman - Tim Cain relative to indicating the appropriate street name for the cul-de-sac in Block 4.
- H. Two ft. sidewalk curbs shall be indicated on the common lot lines of Lots 2, 4, 5, 10, 14, 17, and 23, 24, all in Block 3, and Lots 4, 5, Block 4.

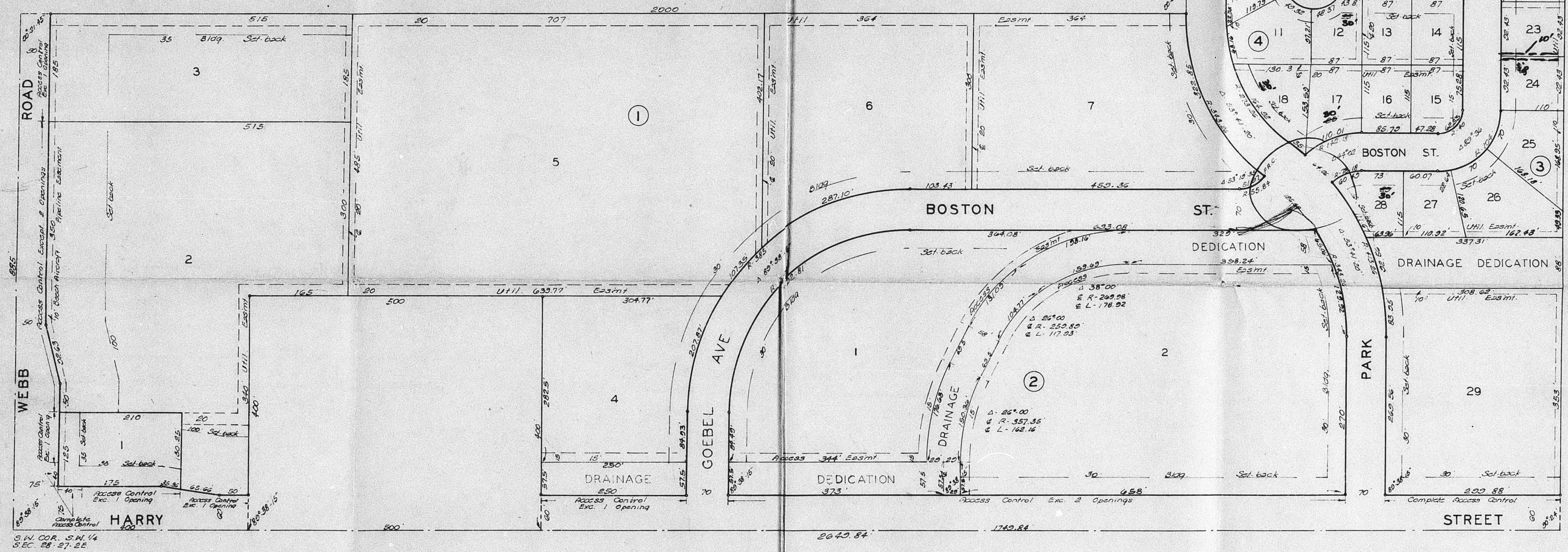
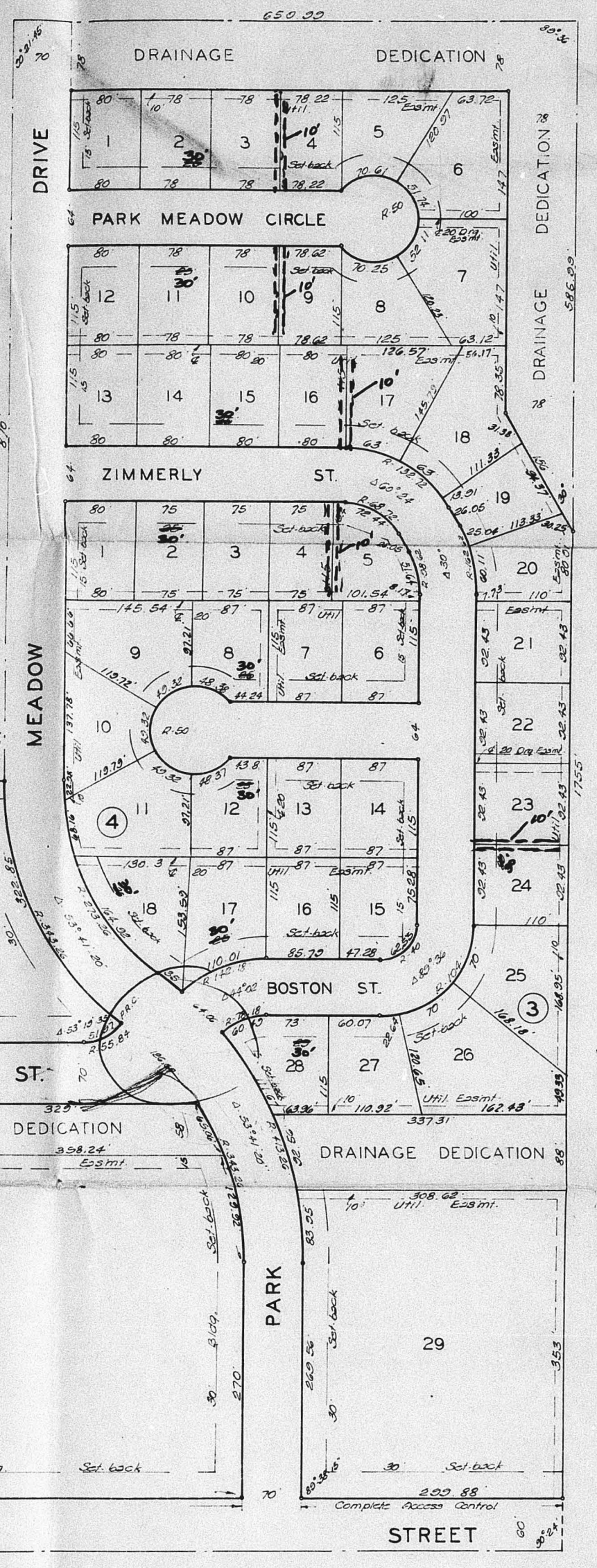
OFFICE COPY
DO NOT REMOVE
PARK MEADOW ESTATES
SEDGWICK COUNTY KANSAS
FINAL PLAT S/D 74-69

We Farmers and Merchants State Bank of Derby, Kansas, holders of a mortgage on the above described property do hereby consent to the plat of "PARK MEADOW ESTATES" Sedgwick County, Kansas.
Farmers and Merchants State Bank
Edward Woods, President
Lois Clifton, Secretary

I, Notary Public for the State of Kansas, do hereby certify that on this day of _____ 1975 before me a Notary Public in and for Sedgwick County and State of Kansas, Edward Woods, President and Lois Clifton, Secretary of Farmers and Merchants State Bank, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

My Comm. Exp. _____ Notary Public

- I. A 30' alley setback shall be indicated from all interior streets on these lots in the "100' zoning classification.
 - J. Submit a lot grading plan to A.E. Mitchell for Lots 1, 2, 3, Block 1.
 - K. The geometry for the intersection of Boston St. with Park Meadow Dr. shall be adjusted so that the two streets intersect at an angle close to 90°.
 - L. Any rearing, lowering, or relocation of the existing gas lines in the E. side of Webb Rd. due to improvements on subject property shall be at the sole expense of the applicant.
 - M. Bonding - - -
- See letter dated 1/4/75
1" = 100'



State of Kansas) ss. We, the Surveyors in and for Sedgwick County, do hereby certify that we have surveyed and platted "PARK MEADOW ESTATES" Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as beginning at the S.W. Corner of the S.W. 1/4 Section 28, Twp. 27-S, R. 2-E; thence north along the west line of said 1/4 section, 885 feet; thence east parallel with the south line of said 1/4 section, 2000 feet; thence north parallel with the west line of said 1/4 section, 870 feet; thence east parallel with the south line of said 1/4 section, 650.00 feet to the east line of said 1/4 section; thence south along the east line of said 1/4 section, 1750 feet to the S.E. Corner of said S.W. 1/4; thence west along the south line of said 1/4 section, 1743.84 feet to a point 800 feet east of the S.W. Corner of said S.W. 1/4; thence north parallel with the west line of said 1/4 section, 800 feet; thence west 800 feet; thence south 400 feet; thence west 400 feet to beginning.

Baughman Company
Surveyors

State of Kansas) ss. Be it remembered that on this day of _____ 1975 before me a Notary Public in and for Sedgwick County and State of Kansas, George L. Hall and Velma L. Hall, Jack Reasco and Melony Reasco, Bernard R. Lickteig and Mary Ann Lickteig and Keith E. Parker and Jacquelyn K. Parker, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

My Comm. Exp. _____ Notary Public

Know all men by these presents that we George L. Hall and Velma L. Hall, his wife and Jack Reasco and Melony Reasco, his wife and Bernard R. Lickteig and Mary Ann Lickteig, his wife and Keith E. Parker and Jacquelyn K. Parker, his wife have caused the land described in the Surveyors Certificate to be platted into lots, blocks, streets and drainage to be known as "PARK MEADOW ESTATES" Sedgwick County, Kansas. Easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby dedicating for drainage purposes. Access easements to serve the drainage dedication are hereby granted. The streets are hereby dedicated to and for the use of the public. All egress rights of access to or from Webb Road over and across the west line of Lots 1, 2, 3, Block 1, and to or from Harry Street over and across the south line of Lots 1, 2, 3, Block 1, Block 2 and Lot 20, Block 3 are hereby granted the appropriate governing body, provided however that Lot 3, Block 1 shall have access to Webb Road at 1 point; Lot 2, Block 1 shall have access to Webb Road at 2 points; and Lot 1, Block 1 shall have access to Webb Road at 1 point on all but the south 40 feet thereof; Lot 1, Block 1, shall have access to Harry St. at 1 point on all but the west 40 feet thereof; Lot 2, Block 1 shall have access to Harry St. at 1 point; Lot 3, Block 1 shall have access to Harry St. at 2 points; all as shall be determined by the appropriate governing body.

Entered on transfer record this _____ day of _____ 1975.

George H. Pierce, County Clerk

This plat of "PARK MEADOW ESTATES" Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this _____ day of _____ 1975.

Chairman
Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____ 1975.

City Clerk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____ 1975.

Chairman
Commissioner
County Clerk

State of Kansas) ss. This is to certify that this plat was filed for record in the office of the Register of Deeds, this _____ day of _____ 1975, at _____ o'clock _____ M., and is duly recorded.

Register of Deeds
Deputy

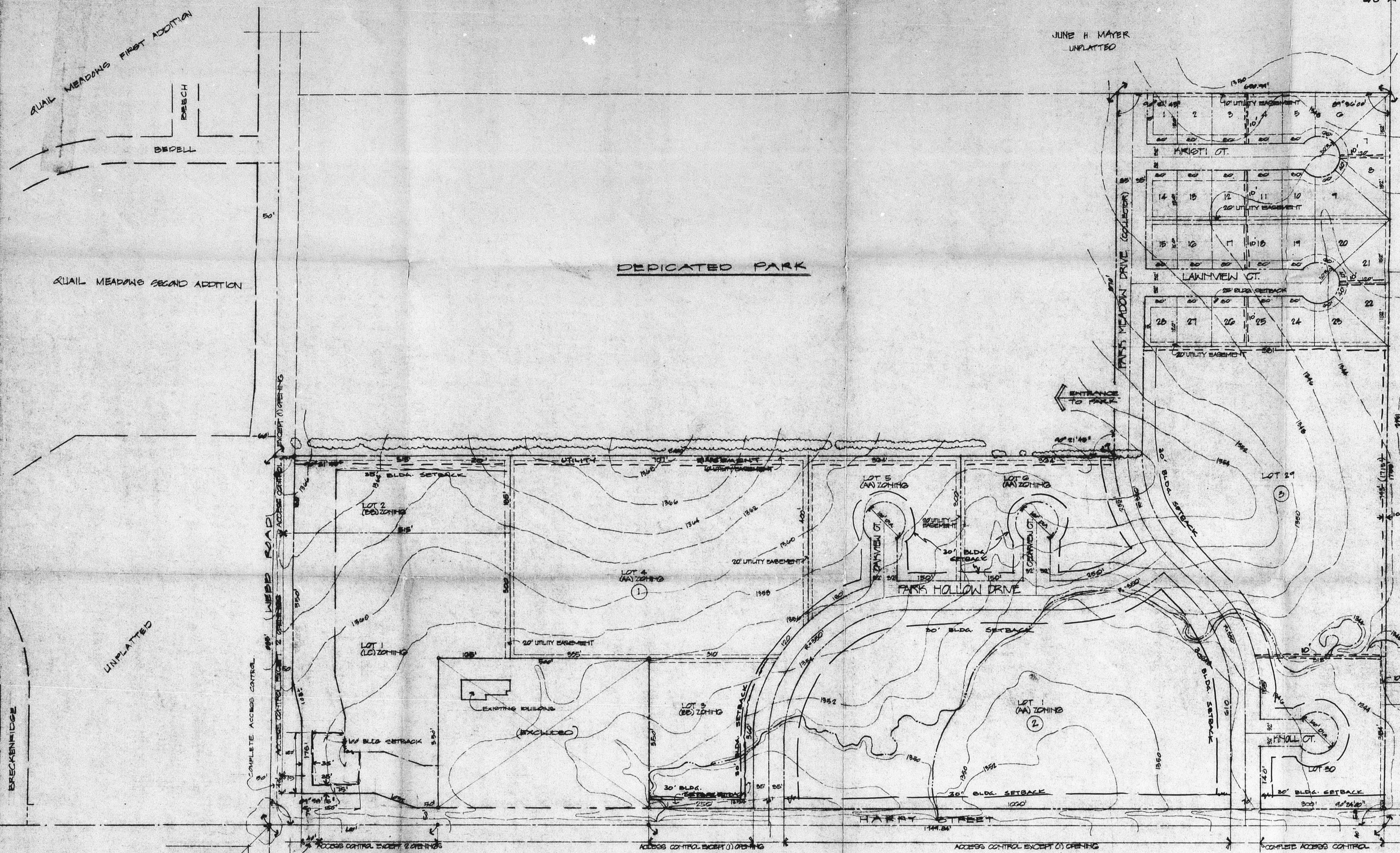
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AVAIL MEADOWS FIRST ADDITION
BEPCELL

AVAIL MEADOWS SECOND ADDITION

JUNE H. WAYER
UNPLATTED

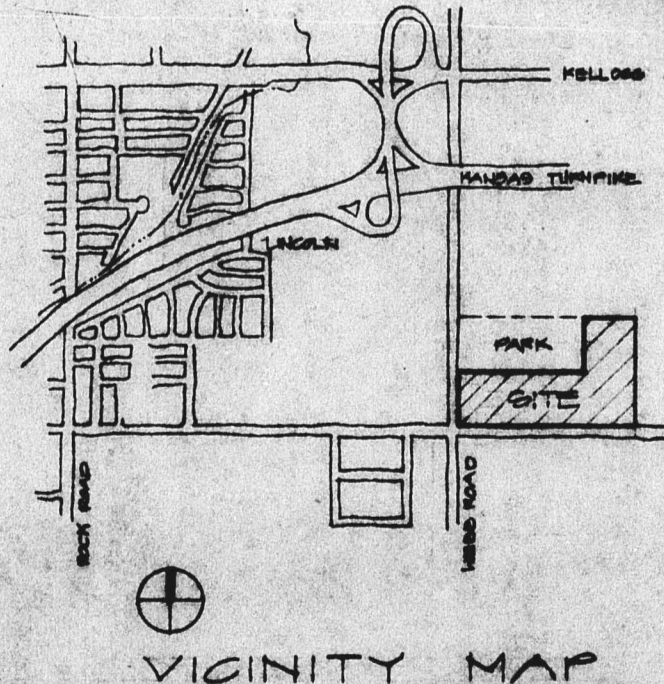
DEDICATED PARK



74-69 approval subject to:

- a. The app. eng. shall contact the City Eng. relative to the dedication of an additional 10' of R.O.W. for the N. 1/2 of Harry St. on the plat as said street is an R.O.W. road which requires 60' of 1/2 street R.O.W.
- b. A 30' bldg. setback shall be indicated from all interior streets on these lots in the AA zoning classification. A 60' bldg. setback from Harry shall be indicated on Lot 3, Blk. 1; Lot 1, Block 2 & Lot 30, Blk. 3.
- c. A 30' bldg. setback shall be indicated from Park Hollow Dr. on Lot 3, Blk. 1.
- d. A 65' bldg. setback shall be indicated on Lot 1, Blk. 1 from West Rd. & Harry St. for a distance of 150' from AVAIL MEADOWS LANNON (UNPLATTED) to the 100' bldg. setback as shown on the preliminary plat.
- e. A 35' bldg. setback shall be indicated from the N. line of Lot 2, Blk. 1.
- f. The applicant shall contact City Eng. relative to discussing appropriate access controls for Lot 1 to Harry St. & West Rd.
- g. Utility easements to be shown in the eng.'s "marked" copy of the plat shall be indicated on the final.
- h. The 10' utility easement indicated adjacent to the S. side of the park property shall be expanded to 20' in width.
- i. Guarantee the operation of city water.
- j. Subject property is within the designated urban growth area and shall therefore guarantee the serving of subject property with municipal sew. sewer. The applicant shall work with Env. Health to establish a city operated sewer benefit district to serve subject property. The applicant shall make satisfactory arrangements with the Env. Health Dept. relative to temporarily serving subject property with a proper sewage R.O.W. in MOORBA disposal system until such time as sew. sewer is available.
- k. Guarantee the paving of all interior streets and out-driveways.
- l. Guarantee the installation of sidewalks adjacent to both sides of all interior streets and around all out-driveways.
- m. Submit a lot grading plan to M.S.M. for Lots 1 & 2, Block 1.
- n. The applicant's surveyor shall check the lot frontages on Lots 7, 8, 21 & 22.
- o. The applicant shall work with M.S.M. relative to handling drawings associated with subject plat.
- p. Contact Mac Christian & Tom Cain relative to appropriate street names.
- q. The applicant shall install or guarantee the installation of all utility facilities.
- r. Requirements for a final C...

SEEN A BILLIACH (UNPLATTED) See letter dated 8-5-74
 BOOTE & TANNER (UNPLATTED) JR.
 SEEN A BILLIACH (UNPLATTED)



SCALE - IN FEET
 0 50 100 200
 CONTOURS - 2 FOOT INTERVALS
 DSEA LEVEL DATUM ELEVATIONS
 AERIAL TOPOGRAPHY BY KUCERA & ASSOC. 1968
 SURVEY CONTROL BY BAUGHMAN CO.

PRELIMINARY PLAT
park meadow estates

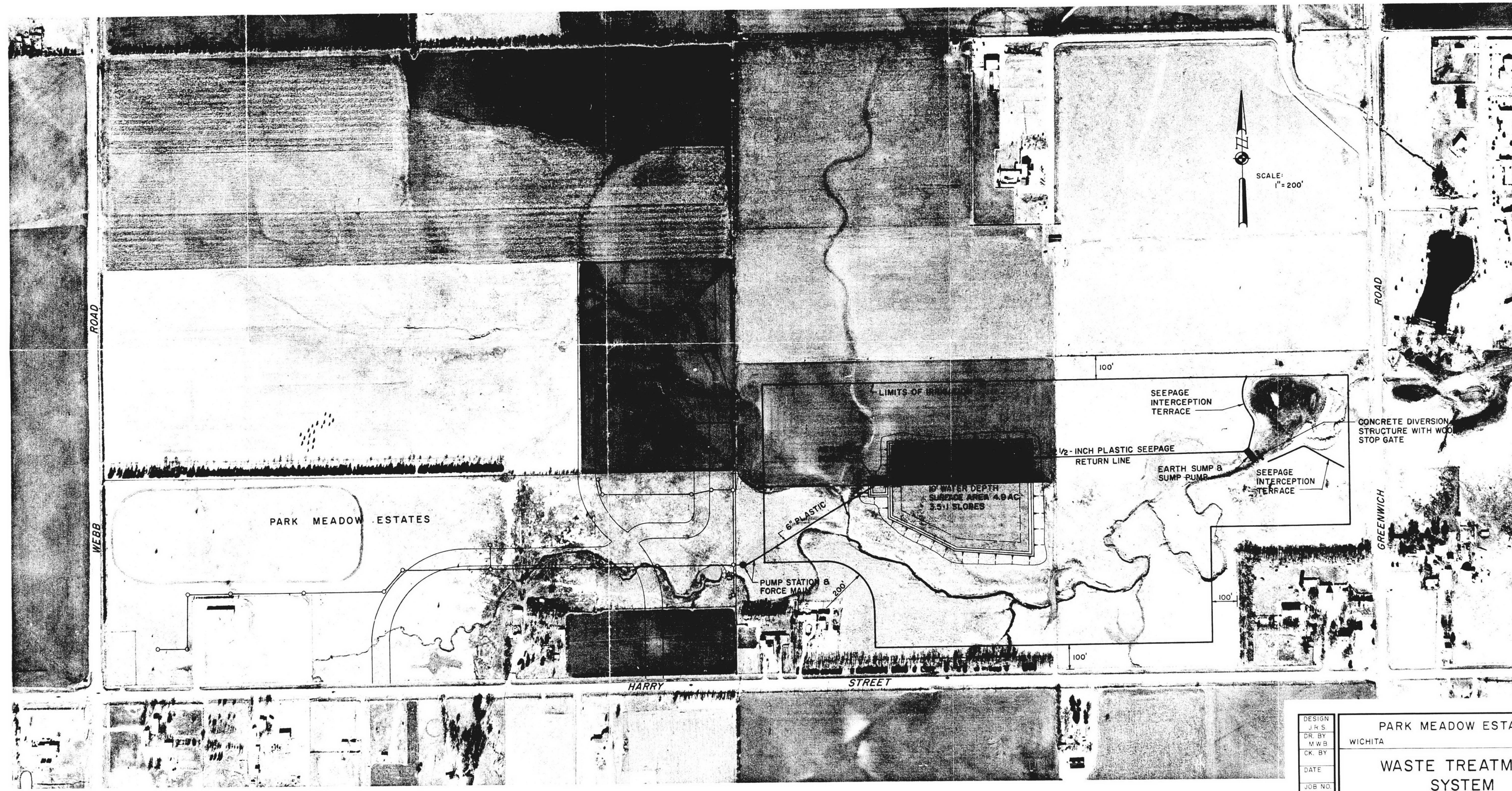
OWNER AND DEVELOPER - PARK MEADOW ASSOCIATES
 DATE 1-22-74

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 DO NOT REMOVE
 PRELIMINARY PLAT

S/D 74-69

BAUGHMAN COMPANY 22 JULY 74
 PARKER KREHBIEL ASSOCIATES

DO NOT REMOVE
OFFICE COPY
DR 75-24



DESIGN	J.S.S.	PARK MEADOW ESTATES	
DR. BY	M.B.S.	WICHITA	KANSAS
CK. BY			
DATE			
JOB NO.			
VAN DOREN - HAZARD - STALLINGS			SHEET
ARCHITECTS-ENGINEERS • WICHITA, KANSAS			1
			OF 1

DR-75-24