

FINAL PLAT

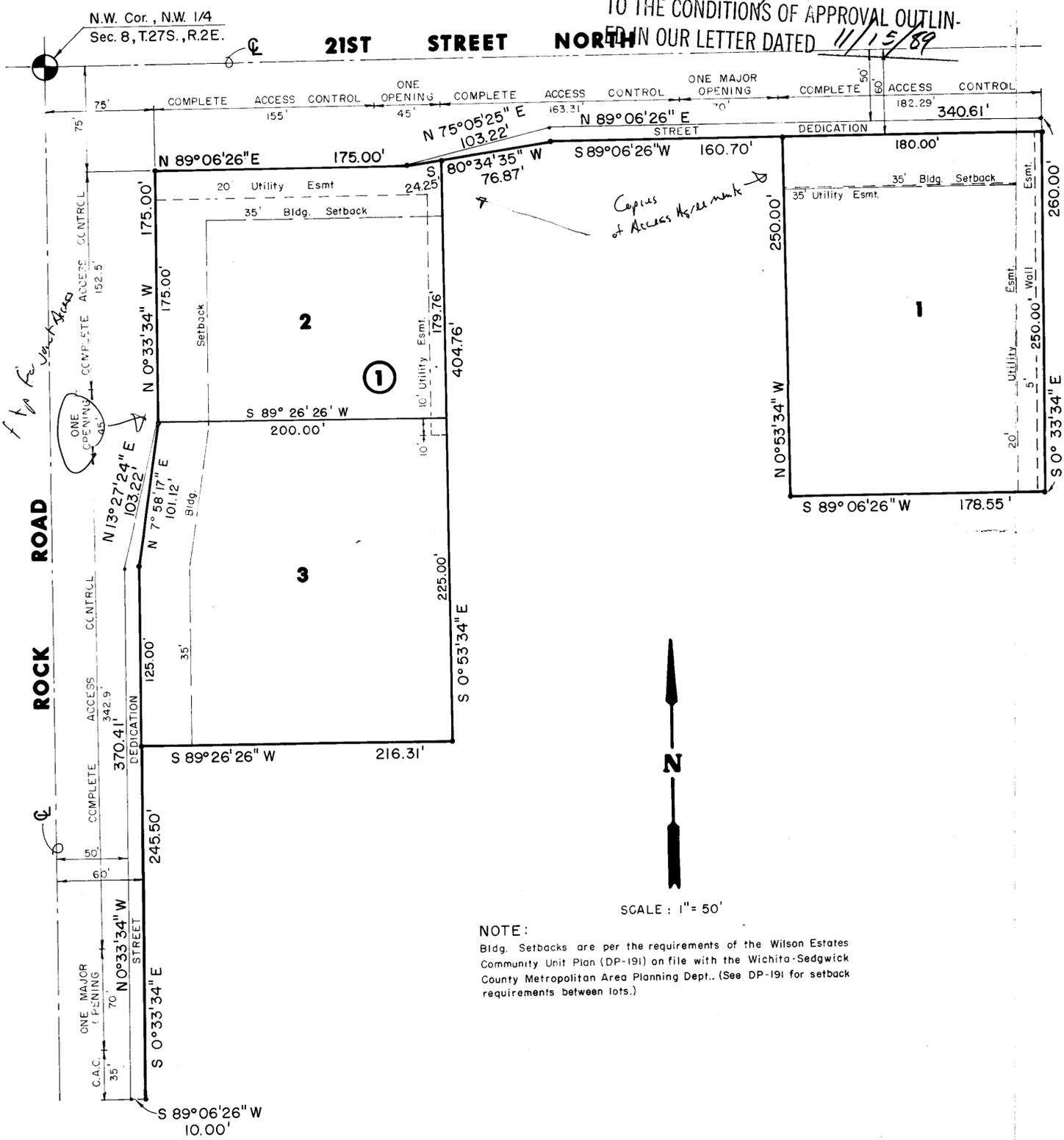
FINAL PLAT OF

# WILSON ESTATES ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY  
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 11/14/89 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLINED  
IN OUR LETTER DATED 11/15/89



*f to be*  
*See plat*

*Copies of Access Agreement*



SCALE : 1" = 50'

NOTE:  
Bldg. Setbacks are per the requirements of the Wilson Estates Community Unit Plan (DP-191) on file with the Wichita-Sedgwick County Metropolitan Area Planning Dept.. (See DP-191 for setback requirements between lots.)

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WILSON ESTATES ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northwest Quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying 75.00 feet South and 75.00 feet East of the North and West lines of said Northwest Quarter; thence N 89° 06' 26" E, 175.00 feet parallel with said North line; thence N 75° 05' 25" E, 103.22 feet, to a point lying 50.00 feet South of the North line; thence N 89° 06' 26" E, 340.61 feet; thence S 00° 33' 34" E, 260.00 feet parallel with said West line; thence S 89° 06' 26" W, 178.55 feet; thence N 00° 53' 34" W, 250.00 feet to a point lying 60.00 feet South of said North line; thence S 89° 06' 26" W, 160.70 feet; thence S 80° 34' 35" W, 76.87 feet; thence S 00° 53' 34" E, 404.76 feet; thence S 89° 26' 26" W, 216.31 feet to a point lying 60.00 feet East of said West line; thence S 00° 33' 34" E, 245.50 feet; thence S 89° 06' 26" W, 10.00 feet to a point lying 50.00 feet East of said West line; thence N 00° 33' 34" W, 370.41 feet; thence N 13° 27' 24" E, 103.22 feet, to a point lying 75.00 feet East of said West line; thence N 00° 33' 34" W, 175.00 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_\_ day of \_\_\_\_\_, 1989.

Kenneth H. Bengtson, P.E., R.L.S. #922  
Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road, Building #800  
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's and Civil Engineer's Certificate, have caused the same to be surveyed and platted into lots and a block, the same to be known as "WILSON ESTATES ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, are hereby granted. The 5.00 foot wall easement is granted for the construction and maintenance of a wall, utilities may cross the wall easement. All abutters rights of access to and from Rock Road over and across the West line of "WILSON ESTATES ADDITION" are hereby granted to the City of Wichita, Kansas, provided however, Lots 2 and 3 shall have joint access at one location, as indicated on the face of the plat. and Lot 2 shall have access according to the access agreement found on Film \_\_\_\_\_, Page \_\_\_\_\_, filed with the Sedgwick County Register of Deeds. All abutters rights of access to and from 21st St. North over and across the North line of "WILSON ESTATES ADDITION" are hereby granted to the City of Wichita, Kansas, provided however, Lot 1 shall have access according to the access agreement found on Film \_\_\_\_\_, Page \_\_\_\_\_, filed with the Sedgwick County Register of deeds. Lot 2 shall have access at one location as indicated on the face of the plat. Building setbacks are per the requirements of the Wilson Estates Community Unit Plan (DP-191) on file with the Wichita-Sedgwick County Metropolitan Area Planning Dept. (See DP-191 for setback requirements between lots.)

Wilson Estates,  
A Partnership

Robert G. Wilson  
STATE OF KANSAS )  
 ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 1989, before me, a Notary Public in and For the County and State aforesaid, came Robert G. Wilson, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

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

My Appointment Expires: \_\_\_\_\_

Barbara Wilson Waddel  
STATE OF KANSAS )  
 ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 1989, before me, a Notary Public in and For the County and State aforesaid, came Barbara Wilson Waddel, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

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

My Appointment Expires: \_\_\_\_\_

C. Bradley Wilson  
STATE OF KANSAS )  
 ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 1989, before me, a Notary Public in and For the County and State aforesaid, came C. Bradley Wilson, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

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

My Appointment Expires: \_\_\_\_\_

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chairman  
Wayne L. Brinegar

\_\_\_\_\_, Secretary  
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, the \_\_\_\_ day of \_\_\_\_\_, 1989.

\_\_\_\_\_, Mayor  
Bob Knight

\_\_\_\_\_, City Clerk  
John Moir

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 1989.

\_\_\_\_\_, County Clerk  
Don Wright

STATE OF KANSAS )  
 ) ss:  
SEDGWICK COUNTY )

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_ day of \_\_\_\_\_, 1989.

\_\_\_\_\_, Register of Deeds  
Pat Kettler

\_\_\_\_\_, Deputy  
Ed Resa



METROPOLITAN AREA PLANNING  
DEPARTMENT

December 21, 1989

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

Mid-Kansas Engineering Consultants  
3500 North Rock Road, #800  
Wichita, KS 67226

Re: S/D 89-81 WILSON ESTATES ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 21, 1989, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 15, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,  
KS 67220  
Wilson Estates, 408 Century Plaza Bldg., Wichita, KS 67202  
Mike Lindebak, City Engineer

FILE COPY

December 21, 1989

STAFF REPORT  
(Final Plat Approved 12/14/89;  
Preliminary Plat Approved 11/16/89)

CASE NUMBER: S/D 89-81 - WILSON ESTATES ADDITION

OWNER/APPLICANT: Wilson Estates, 408 Century Plaza Blvd.,  
Wichita, KS 67202

SURVEYOR/ENGINEER: Bill Yung Design/Mid-Kansas Engineering  
Consultants

LOCATION: Southeast corner of 21st Street North and Rock  
Rd.

SITE SIZE: 3.0 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 30,000 sq. ft.

CURRENT ZONING: "LC" Light Commercial & "AA" One Family

PROPOSED ZONING: "LC" (Z-2886), DP-151

VICINITY MAP:

