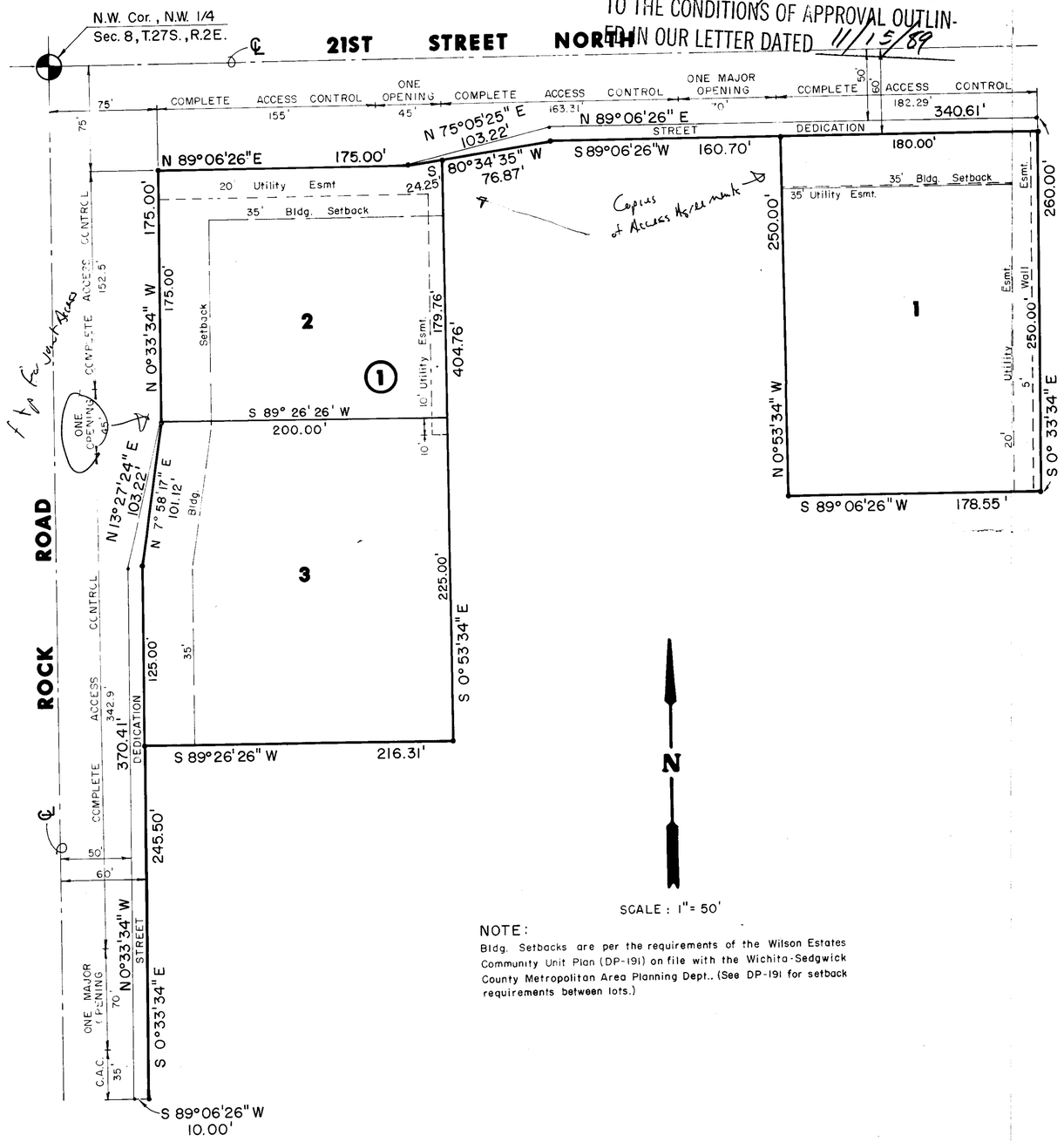
FINAL PLAT

OFFICE COPY
DO NOT REMOVE

FINAL PLAT OF
WILSON ESTATES ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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



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 herby 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
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

December 21, 1989

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

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WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1

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:

