July 24, 1986

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 86-64 - BENT TREE SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 24, 1986, 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 July 17, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Don Taylor, 9446 Bent Tree Circle, Wichita, KS 67226
Slawson Investment Corporation, 8100 E. 22nd Street North #1900, Wichita, KS 67226

Copy of FINAL plat after Corrections

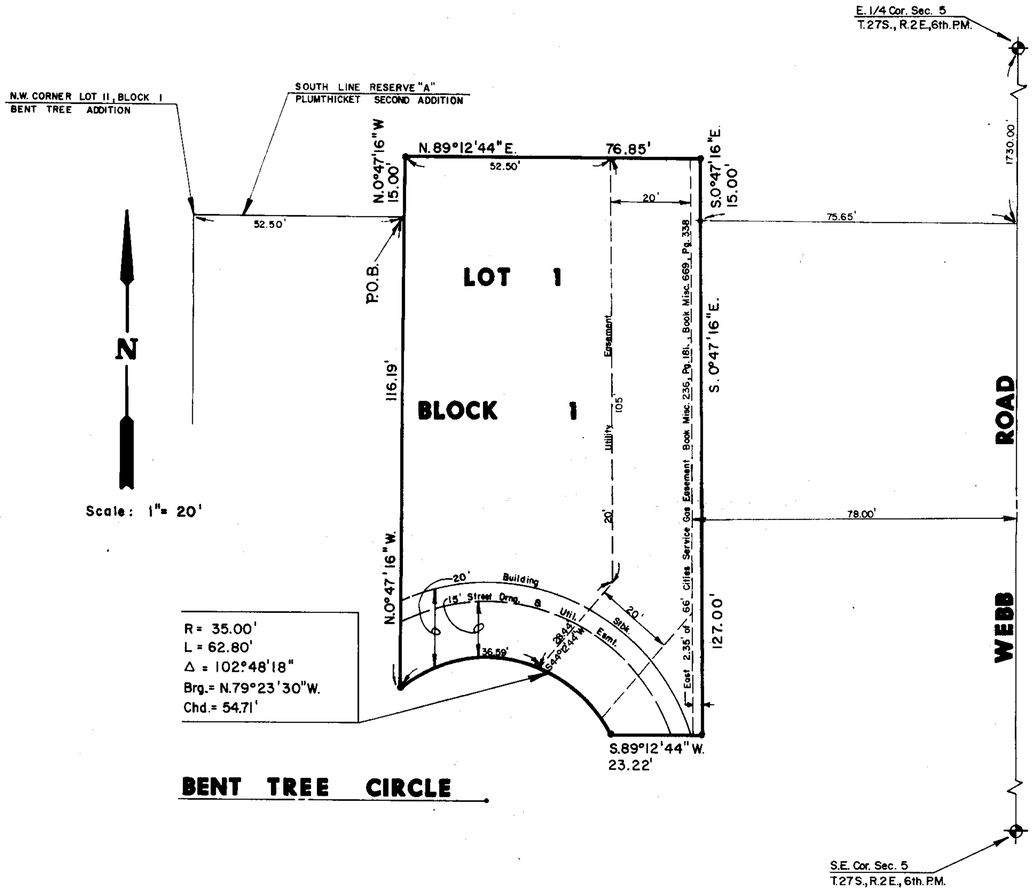
FCM 10/1/86

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FINAL PLAT OF

BENT TREE SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "BENT TREE SECOND", an addition to Wichita, Sedgwick County, Kansas, into a Lot and Block, the same being accurately set forth in the accompanying plat and described herein:

A replat of a portion of Lot 11, Block 1 and a portion of Reserve "B" of Bent Tree, an addition to Wichita, Sedgwick County, Kansas, and also a portion of Reserve "A", Plumthicket Second, an addition to Wichita, Sedgwick County, Kansas; commencing at the Northwest corner of said Lot 11, Block 1; thence N 89° 12' 44" E, 52.50 feet along the North line of said Lot 11, Block 1, Bent Tree, said North line also being the South line of said Reserve "A", Plumthicket Second, to the point of beginning; thence N 0° 47' 16" W; 15.00 feet; thence N 89° 12' 44" E, 76.85 feet; thence S 0° 47' 16" E, 15.00 feet to a point on the south line of Reserve A, Plumthicket Second; thence S 0° 47' 16" E, 127.00 feet; thence S 89° 12' 44" W, 23.22 feet to a point on a curve to the left; thence 62.80 feet along said curve, having a central angle of 102° 48' 18", a radius df 35.00 feet, and a long chord bearing N 79° 23' 30" W, 54.71 feet; thence N 0° 47' 16" W, 116.19 feet to the point of beginning.

The platted uses for portions of Reserve B, Bent Tree and Reserve A, Plumthicket Second within the above described property are being vacated by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1986.

_____
Kenneth H. Bengtson, P.E.
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 Civil Engineer's Certificate, have caused the same to be surveyed and platted into a Lot and Block, the same to be known as "BENT TREE SECOND", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted.

By: _____
Daniel J. Taylor

By: _____
Carol L. Taylor

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1986, before me a Notary Public in and for said State and County, came Daniel J. Taylor and Carol L. Taylor, 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 testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

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

Dated this ____ day of _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Vice-Chairman
David Bayouth

_____, Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1986.

_____, Mayor
Tony Casado

_____, City Clerk
Donald C. Gisick

Entered on transfer record this ____ day of _____, 1986.

_____, 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 _____, 1986.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-64 Name: BENT TREE SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/17/86

DESCRIPTION

General Location: North side of Bent Tree Circle, in an area west of Webb Road.
Owner: Don Taylor, 9446 Bent Tree Circle, Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, 3500 N. Rock Road #800 Wichita, KS 67226

1. Gross Acreage of Plat: 0.23
2. Number of Lots:
   - Residential: 1
   - Office:
   - Commercial:
   - Industrial:
   - Total: 1
3. Minimum Lot Area: 0.23 Acres
4. Existing Zoning: "AA" (with DP-96)
5. Proposed Zoning: "AA" (with DP-96)

STAFF COMMENTS:

A. Since this replat will vacate the platted uses for the portions of Reserve B, Bent Tree Addition and Reserve A, Plumthicket Second, which are included within the perimeter of this plat, the engineer's text shall be amended to include reference to K.S.A. 12-512(b). The uses being vacated include the following: wall uses, firelane, recreation, buffer zone, open space, drainage and cart paths.

B. Since this property does not abut Webb Road, the plattor's text shall be amended to omit referencing the platting of access control.

C. On the final plat tracing, an east/west dimension shall be provided for the Cities Service Gas Easement.

D. On the final plat tracing, the plattor's text shall be amended to reference the granting of the street, drainage and utility easement. The following wording is suggested: "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."

E. On the final plat tracing, the 20-foot wide, north/south utility easement shall be more fully dimensioned so it may be located on the lot.

F. Since this plat abuts a narrow street right-of-way with adjacent "15-foot street, drainage and utility easement" a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of this easement. Retaining walls and change of grade shall be prohibited within this easement as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.

G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

H. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.

I. The applicant shall meet the conditions of approval established for his requested adjustment to the firelane access easement requirements of the associated Community Unit Plan. This is required since this plat proposes to vacate the portion of the original reserve set aside for a firelane. The conditions established for adjustment of the C.U.P. were stated in a letter dated May 12, 1986.