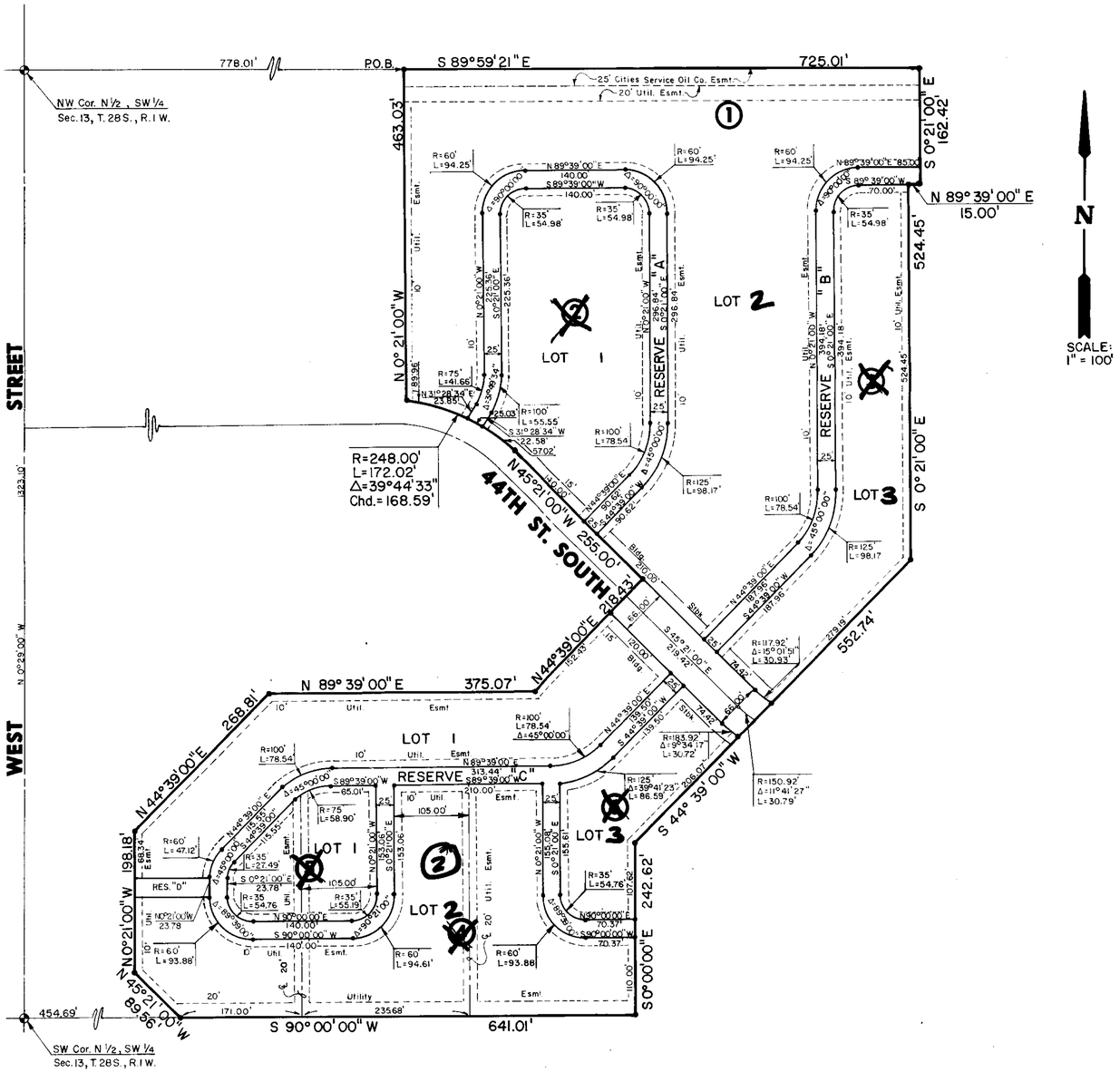
FINAL PLAT

FINAL PLAT OF
COTTONWOOD GROVE SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/23/86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/24/86

OFFICE COPY
DO NOT REMOVE



I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "COTTONWOOD GROVE SECOND", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, a Street and Reserves, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying in the North Half of the Southwest Quarter of Section 13, Township 28 South, Range 1 West of the 6th P.M., more particularly described as follows:

Beginning at the Northeast corner of Cottonwood Grove, an addition to Wichita, Sedgwick County, Kansas, said point lying on the North line of said Southwest Quarter, 778.01 feet from the Southwest Quarter of said Southwest Quarter; thence S 89° 59' 21" E, 725.01 feet along the North line of said Southwest Quarter; thence S 00° 21' 00" E, 162.42 feet parallel with the West line of said Southwest Quarter; thence S 89° 39' 00" W, 15.00 feet; thence S 00° 21' 00" E, 524.45 feet; thence S 44° 39' 00" W, 552.74 feet; thence S 00° 00' 00" E, 242.62 feet to a point on the South line of said North Half of said Southwest Quarter, said point lying 1095.69 feet from the Southeast corner of said North Half; thence S 90° 00' 00" W, 641.01 feet along the South line of said North Half, to the Southeast corner of said Cottonwood Grove; thence N 45° 21' 00" W, 89.56 feet; thence N 00° 21' 00" W, 198.18 feet; thence N 44° 39' 00" E, 268.81 feet; thence N 89° 39' 00" E, 375.07 feet; thence N 44° 39' 00" E, 218.43 feet; thence N 45° 21' 00" W, 255.00 feet to a point on a curve to the left; thence along said curve 172.02 feet, said curve having a central angle of 39° 44' 33", a radius of 248.00 feet, and a long chord, 168.59 feet, bearing N 65° 13' 17" W; thence N 00° 21' 00" W, 463.03 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 _____, 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 Engineers Certificate, have caused the same to be surveyed and platted into Lots, a Blocks, a Street, and Reserves, the same to be known as "COTTONWOOD GROVE SECOND", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities as indicated on the accompanying plat are hereby granted. Reserves "A", "B", & "C", are platted for utilities, drainage, and for access. Reserve "D" is platted for utilities and drainage. Reserves are to be owned and maintained ~~by the Owner's Association~~.

AMORTIBANC INVESTMENT COMPANY, INC.

By: _____
Alexander L. Dean, President

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 Amortibanc Investment Company, Inc., Alexander L. Dean, President, 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 "COTTONWOOD GROVE 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

_____, Chairman
John Terry Moore

_____, 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

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

October 31, 1986

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

Re: Final Plat S/D 86-92 - COTTONWOOD GROVE SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 30, 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 October 24, 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: Builder's Development, 1530 S. Oliver, Suite 200, Wichita, KS 67218

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-92 Name: COTTONWOOD GROVE SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/23/86

DESCRIPTION

General Location: North and south of 44th Street South, in an area east of West Street.
Owner: Builder's Development, 1530 S. Oliver, Suite 200, Wichita, KS 67218
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 19.03
2. Number of Lots:
   - Residential: 6
   - Office:
   - Commercial:
   - Industrial:
   - Total: 6
3. Minimum Lot Area: 0.74 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "G"

STAFF COMMENTS:

NOTE: This plat represents the second final plat of an overall preliminary plat approved by the Subdivision Committee on January 5, 1984. The first final plat was approved by the Subdivision Committee on June 7, 1984 and recorded of record on April 1, 1985.

A. Approval of this plat is subject to the applicant obtaining "G" (mobile home) zoning for this "AA" zoned property. A final plat shall not be submitted for scheduling before the City Commission until "G" zoning has been approved for the site.

B. The applicant shall guarantee the paving of 44th Street South to collector street standards, including sidewalks on both sides.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

D. The applicant shall guarantee the extension of City water to serve the lots being platted.

E. The applicant shall guarantee any drainage improvements required by the platting of this property.

F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

G. Provision shall be made for ownership and maintenance of the proposed reserves. Since the applicant intends for the reserves to be owned and maintained by the owner of the adjacent lots being platted, a restrictive covenant stating this intention shall be submitted for recording with the plat. The text of the needed covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.

H. The final plat tracing shall indicate "complete access control" to 44th Street from this plat except at the location of the reserves. Appropriate wording shall be added to the plattor's text.

I. On the final plat tracing, only two blocks shall be labeled instead of six. Block 1 should be the area north of 44th Street and Block 2 should be the area south of 44th. This change will be consistent with how the first Cottonwood Grove Addition was platted.

J. On the final plat tracing, the plattor's text shall be amended to reference that Reserve A will be owned and maintained by the owners of Lots 1 and 2, Block 1. That Reserve B will be owned and maintained by the owners of Lots 2 and 3, Block 1. That Reserve C will be owned and maintained by the owners of Lots 1, 2 and 3, Block 2.

K. The final plat shall indicate the recording information for the 25-foot Cities Service Oil Company easement on this property.

L. 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.

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

N. Five copies of a revised preliminary site development plan shall be submitted to the Planning Department prior to this plat being scheduled for City Commission review. Revisions shall include the following:

1) The plan shall label and outline that part of the overall plan that has been previously platted as Cottonwood Grove Addition;

2) The plan shall clearly outline that part of the overall plan that is being platted as Cottonwood Grove Second Addition;

3) The plan shall label the part of the overall plan that will be part of future expansion;

4) The plan shall label the "complete access control" being platted to 44th Street South.

O. Upon the recording of this plat, 44th Street South shall become a designated residential collector street.

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

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

R. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?