

10-25-06

FILE COPY

2005-143

EDWARDS ESTATES

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "EDWARDS ESTATES", Wichita, Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property
surveyed, described as follows: A tract in the NW1/4 of Sec. 19, Twp.
28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as
commencing at the NW corner of said NW1/4; thence S00°E along the
west line of said NW1/4, 1139 feet for a place of beginning; thence
continuing S00°E, 258.26 feet; thence N89°48'30"E, 683.76 feet; thence
N00°E, 175 feet; thence N44°09'W, 132.99 feet; thence S88°36'W, 591.3
feet to the place of beginning, except the west 30 feet for road.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, and a Street to be known as "EDWARDS
ESTATES", Wichita, Sedgwick County, Kansas. The utility easement is
hereby granted as indicated for the construction and maintenance of all
public utilities. The street is hereby dedicated to and for the use of the
public. Access controls shall be as depicted on the face of the plat and
are hereby granted to the appropriate governing body.

Terry L. Edwards
Terry L. Edwards

Jolene J. Edwards
Jolene J. Edwards

We, the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "EDWARDS
ESTATES", Wichita, Sedgwick County, Kansas.

Bank of America, N.A. 1/k/a Fleet National Bank

Jim Schoen R.P.
(Title)

This plat of "EDWARDS ESTATES", 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 _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

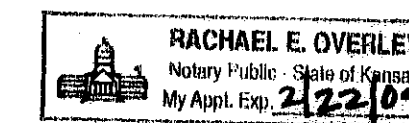
_____, Chair
Harold L. Warner, Jr.

_____, Secretary
John L. Schlegel

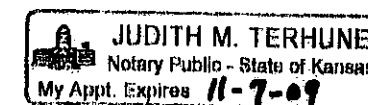
State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 8 day of September, 2006, by Jim Schoen,
R.U.P., of Bank of America, N.A., 1/k/a Fleet National Bank,
on behalf of the bank.

My App't. Exp. 2/22/09

_____, Notary Public



State of Kansas) SS The foregoing instrument acknowledged before
me, this 12th day of September, 2006, by Terry L. Edwards and
Jolene J. Edwards, husband and wife.



Judith M. Terhune, Notary Public

My App't. Exp. 11-1-09

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2006.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2006.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

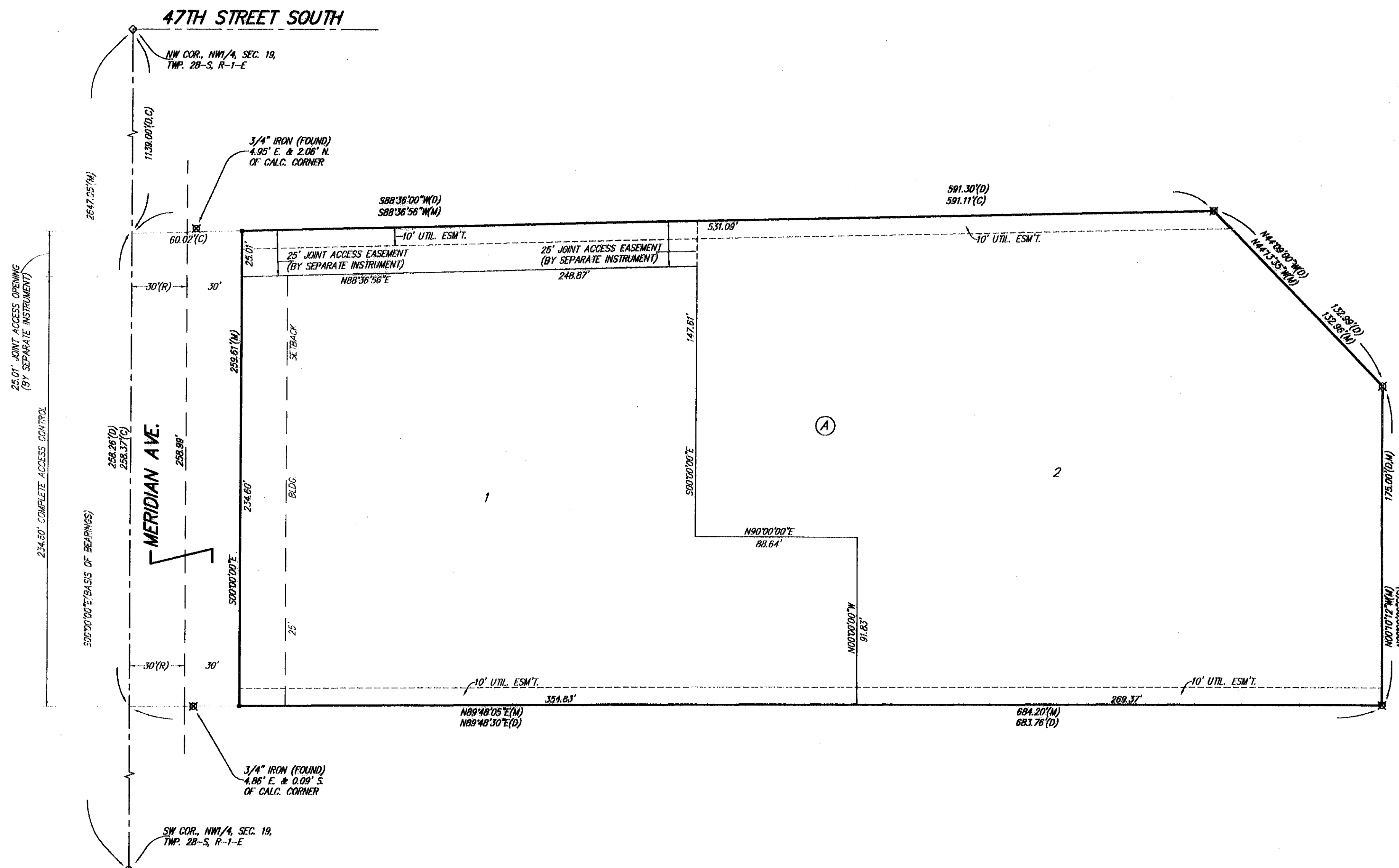
Entered on transfer record this _____ day
of _____, 2006.

_____, County Clerk
Don Brace

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2006 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham



- * = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON (FOUND)
- ⊗ = 3/4" IRON (FOUND)
- ◇ = 3/4" IRON IN THIMBLE (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (C) = CALCULATED
- (R) = RECORD MEASUREMENT

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS
SUBDIVISION AND IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OR
THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. ALL DRAINAGE
EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED
GRADES OR AS INDICATED WITH THE APPROVAL OF THE COUNTY ENGINEER
OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. NO OBSTRUCTIONS
WHICH IMPED THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.