PC77-3A

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SEDGWICK COUNTY, KANSAS
REGISTER OF DEEDS
LARRY CONSOLVER

FINAL PLAT

WILSON FARMS ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Lot	Block	Min. Pad Elev. (City Datum)	Min. Pad Elev. (USGS Datum)
4	3	180.0	1368.3
5	3	181.2	1369.6
6	3	182.2	1369.6
7	3	182.7	1370.1
8	3	183.1	1370.5
9	3	183.4	1370.8
10	3	184.0	1371.4
11	3	184.5	1371.9
12	3	185.3	1372.7
13	3	185.3	1372.7
14	3	184.0	1371.4
15	3	183.1	1370.5
16	3	182.2	1369.6
17	3	181.7	1369.1
18	3	181.7	1369.1
19	3	181.7	1369.1
20	3	181.3	1368.7
21	3	180.9	1368.3

LEGEND

• = I.P.
B.S. = BUILDING SETBACK
SEE SHEET 3/3 FOR RESERVE ISLAND DETAILS
MINIMUM PAD ELEV. = MINIMUM OPENING

Δ = 22°04'52"
R = 550.00'
L = 211.96'
CHD.= 210.65'
BRG.= N17°46'13"E

Δ = 79°00'30"
R = 380.00'
L = 524.00'
CHD.= 483.46'
BRG.= N46°14'02"E

SCALE: 1" = 100'

S.W. COR. N.W. 1/4 SEC.8. TWP.27 R.2E.

S.W. COR. N.E. 1/4 SEC.8. TWP.27 R.2E.

S.E. COR. N.E. 1/4 SEC.8. TWP.27 R.2E.

PLEASE CONTACT WESTERN RESOURCES (OR ITS SUCCESSOR) ELECTRIC TRANSMISSION ENGINEERING DEPARTMENT (CURRENTLY 913-271-5013) BEFORE CONDUCTING ANY PROPOSED CONSTRUCTION ACTIVITIES THAT COULD PLACE PEOPLE, EQUIPMENT, OR FACILITIES WITHIN WESTERN RESOURCES' EASEMENT, SHOWN ON THIS PLAT, DESIGNATED AS BOOK 594, PAGE 596, DATED, JANUARY 12, 1967.

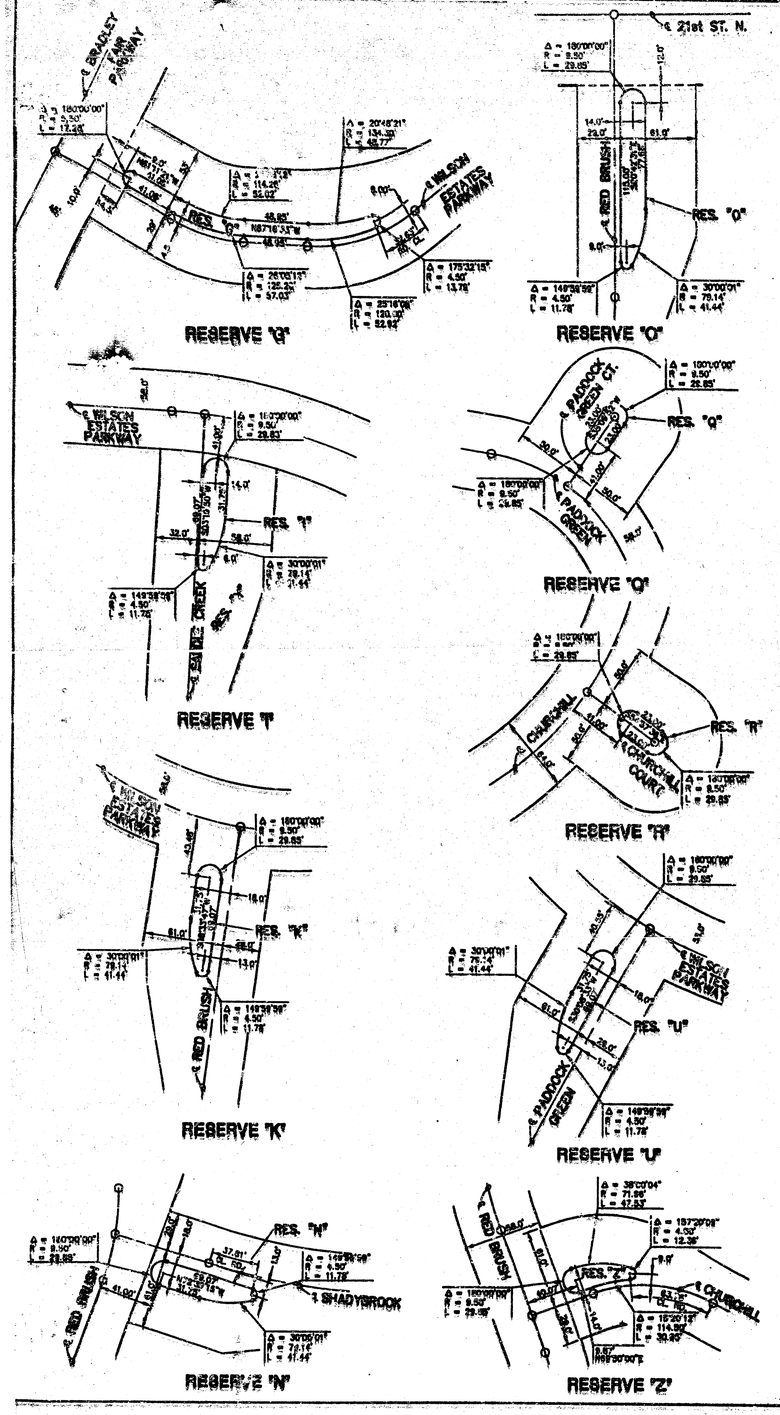
1/3

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FINAL PLAT

WILSON FARMS ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



FINAL PLAT
WILSON FARMS ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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 FARMS ADDITION, an addition to Wichita, Sedgwick County, Kansas, into lots, blocks, streets, and reserves as same being accurately set forth in the accompanying plat and described.

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

Beginning at the Southeast corner of said Northwest Quarter; thence S 89° 19' 50" W, 1927.93 feet along the South line of said Northwest Quarter; thence N 00° 33' 40" W, 717.08 feet parallel with the West line of said Northwest Quarter to a point on the South right of way of Bradley Fair Parkway as platted in BRADLEY FAIR 2ND ADDITION, an addition to Wichita, Sedgwick County, Kansas, said point also on a curve to the left; thence along said curve and said Bradley Fair Parkway 524.00 feet, said curve having a central angle of 79° 00' 30", a radius of 380.00 feet, and a long chord of 483.49 feet, bearing N 48° 14' 02" E; thence continuing along said Bradley Fair Parkway; N 08° 43' 47" E, 94.69 feet to a point on a curve to the right; thence along said curve and said Bradley Fair Parkway 211.96 feet, said curve having a central angle of 22° 04' 52", a radius of 550.00 feet, and a long chord of 210.65 feet, bearing N 17° 48' 13" E; thence continuing along said Bradley Fair Parkway, N 28° 48' 39" E, 215.07 feet to a point on a curve to the left; thence along said curve and said Bradley Fair Parkway 101.68 feet, said curve having a central angle of 14° 44' 58", a radius of 395.00 feet, and long chord of 101.40 feet, bearing N 21° 26' 11" E; thence N 89° 06' 32" E, 519.36 feet parallel with the North line of said Northwest Quarter; thence N 26° 12' 00" E, 401.36 feet; thence N 00° 53' 28" W, 132.66 feet; thence N 27° 03' 35" E, 554.71 feet; thence N 00° 53' 28" W, 10.00 feet to a point lying 50 feet South of the North line of said Northwest Quarter; thence N 89° 06' 32" E, 34.94 feet parallel with said North line; thence S 00° 53' 28" E, 100.00 feet; thence N 89° 06' 32" E, 150.00 feet; thence N 00° 53' 28" W, 100.00 feet to a point lying 50 feet South of the North line said Northwest Quarter; thence N 89° 06' 32" E, 175.67 feet parallel with the North line and lying on the East line of said Northwest Quarter; thence N 89° 10' 54" E, 1055.00 feet parallel and 50 South of the North line of said Northeast Quarter; thence S 00° 42' 31" E, 1280.00 feet parallel with the West line of said Northeast Quarter; thence S 87° 24' 50" W, 126.66 feet; thence S 32° 35' 10" E, 222.96 feet to a point on a curve to the left; thence along said curve 320.14 feet, said curve having a central angle of 73° 27' 33", a radius of 249.60 feet, and a long chord of 298.11 feet, bearing S 85° 47' 33" E; thence S 01° 01' 47" E, 989.96 feet to a point lying on the South line of said Northeast Quarter; thence S 88° 58' 13" W, 1348.02 feet along said South line to the point of beginning.

The Sanitary Sewer Easement found on Film 359 Page 380 and located within the described property is hereby vacated by virtue of K.S.A. 512(b).

I hereby certify that the details of this plat are correct to best of my knowledge and belief this 6th day of May, 1997.

Kenneth H. Bengtson, P.E. & R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
411 North Emporia
Wichita, KS. 67202

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, blocks, streets and reserves the same to be known as "WILSON FARMS 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 and drainage, are hereby granted to the public.

Reserves A through Z, inclusive are platted for open space, landscaping, lighting, and irrigation. Reserves C, E, G, I, K, N, Q, Q, R, U, X, and Z are also platted for median and entry monuments. Reserve D is also platted for an access drive to Lot 19, Block 1. Reserve F, H, P and Y are are also platted for entry monuments. Reserves F, I, J, and Y are also platted for entry gates as confined in easements indicated on the accompanying plat. Reserve H is also platted for floodway as indicated on the accompanying plat, gazebo's lakes and recreational activities. Reserves H, J, L, N, P, S, and V are also platted for walkways. Reserve T is also platted for construction and maintenance of public drainage and lakes. Reserve Y is platted for private streets, drainage, utilities, entry monuments, and entry gates. The reserves shall be owned and maintained by the homeowners association.

The floodway as indicated on the accompanying plat shall be the responsibility of the owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvements of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the City Engineer.

All abutters right of access to or from 21st Street North over and across the North line of WILSON FARMS ADDITION, are hereby granted to the governing body. All abutters right of across to or from Wilson Estates Parkway over and across the North lines of Reserves F, J, T, and V, and over and across the South lines of Reserves H, L, and S are hereby granted to the governing body. The Emergency Access Easement located in Reserve B is hereby granted, to and for the use of the public and shall not be encumbered in any way except for gates or other improvements as required by and approved by the City of Wichita Fire Department.

Minimum pad elevations (Lowest opening) are as indicated on the accompanying plat.

WILSON RESIDENTIAL COMPANY, L.L.C.
By: Ritchie Associates, Inc.
a Kansas Corporation, Manager

Kevin M. Mullen, President
Ritchie Associates, Inc.

STATE OF KANSAS }
SEDGWICK COUNTY } ss.

BE IT REMEMBERED, that on this 7th day of May, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin M. Mullen, President of Ritchie Associates, Inc., a Kansas Corporation, Manager for Wilson Residential Company, L.L.C., to me personally known to be the same person who executed the foregoing instrument of writing and duty acknowledged the execution of the same.

WILSON ESTATES
a Partnership

Robert G. Wilson, Managing Partner

STATE OF KANSAS }
SEDGWICK COUNTY } ss.

BE IT REMEMBERED, that on this 13th day of May, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Robert G. Wilson, Managing Partner, Manager for Wilson Estates, to me personally known to be the same person who executed the foregoing instrument of writing and duty 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: 7-15-2000

DAWN A. TRUMAN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 7-15-2000

We, Intrust Bank, N.A., holders of a mortgage on the above described property, do hereby consent to the plat of "WILSON FARMS ADDITION".

Intrust Bank, N.A.

STATE OF KANSAS }
SEDGWICK COUNTY } ss.

BE IT REMEMBERED, that on this 7th day of May, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Gary D. Schmitt, Sr. Vice President, to me personally known to be the same person who executed the foregoing instrument of writing and duty 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: 9-27-99

KRISTA A. PETERSEN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 9-27-99

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SEDGWICK COUNTY, KANSAS
REGISTER OF DEEDS
LARRY CONSOLVER

This plat of "WILSON FARMS ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 27th day of March, 1997.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Susan Osborne-Howes, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City of Wichita, Kansas, this 1st day of July, 1997.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this 14th day of July, 1997.

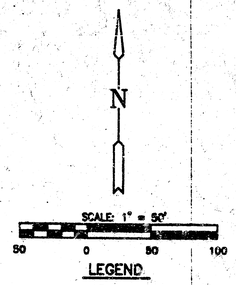
Jamie Alford, County Clerk

STATE OF KANSAS }
SEDGWICK COUNTY } ss.

This is to certify that this instrument was filed for record in the Register of Deeds office this 15th day of July, 1997.

Larry Consolver, Register of Deeds

Michael D. Hurtt, Deputy



LEGEND
• = I.P.
B.S. = BUILDING SETBACK

WILSON FARMS ADDITION

10-40-20-8f

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