

WILLOWBEND NORTH ESTATES 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgewick County, Kansas and state do hereby certify that we have surveyed and platrossed "MILLOWBEND NORTH ESTATES AND ADDITION", Wichita, Sedgewick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the Northeast Quarter of Section 30, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgewick County, Kansas described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 30; thence east along the North line of said Northeast Quarter bearing N88°55'22"E, 1296.59 feet; thence S00°47'54"E, 1596.61 feet to the North right-of-way line at the Missouri Pacific Railroad; thence southwest along said North line bearing S81°30'24"W, 1465.01 feet to the West line of said Northeast Quarter; thence north along said West line, 2271.18 feet to the point of beginning, EXCEPT the north 35 feet thereof, and EXCEPT a tract commencing at the Southwest corner of said Northeast Quarter; thence N00°46'40"W, 400.39 feet along the West line of said Northeast Quarter to a point on the North right-of-way line at the Missouri Pacific Railroad Company; thence N61°30'25"E, 407.00 feet along said North right-of-way line to the point of beginning; thence N12°49'54"W, 111.58 feet; thence N09°00'28"E, 80.02 feet; thence N02°38'51"W, 800.82 feet; thence N06°33'39"E, 288.02 feet; thence N07°20'29"W, 391.89 feet; thence N25°00'59"E, 277.55 feet; thence N4°25'14"E, 84.77 feet; thence N23°58'12"E, 94.51 feet; thence S70°00'19"E, 162.17 feet; thence N28°14'39"E, 165.88 feet; thence S42°58'04"E, 76.63 feet; thence S12°49'37"E, 68.83 feet; thence S70°00'19"W, 571.62 feet; thence S03°25'44"W, 441.59 feet; thence S10°21'55"W, 349.29 feet to a point on said North right-of-way line; thence S81°30'25"W, 574.42 feet along said North right-of-way line to the point of beginning, and EXCEPT that part platted as Willowbend North Addition, an Addition to Wichita, Sedgewick County, Kansas, and EXCEPT that part platted as Willowbend North Estates, an Addition to Wichita, Sedgewick County, Kansas, TOGETHER with a tract of land lying in the Northeast Quarter of Section 30, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgewick County, Kansas, more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence N88°55'29"E, 318.80 feet along the North line of said Northeast Quarter; thence S00°47'41"E, 1150.63 feet parallel to the West line of said Northeast Quarter to the point of beginning; thence S00°47'41"E, 267.50 feet parallel to the West line of said Northeast Quarter; thence S14°71'11"E, 66.59 feet; thence S00°47'41"E, 219.12 feet parallel to the West line of said Northeast Quarter; thence N02°38'51"W, 408.67 feet; thence N08°33'39"E, 147.47 feet to the point of beginning.

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

Baughman Company, P.A.

_____, Surveyor
Michael G. Convey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "WILLOWBEND NORTH ESTATES 2ND ADDITION," Wichita, Sedgewick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The drainage, utility and pedestrian access easement is hereby granted as indicated for drainage purposes, for the construction and maintenance of all public utilities, and for pedestrian access to or from Reserve "A" and no fences or other obstructions shall be constructed or placed on or within this easement. The landscape easement is hereby granted as indicated for landscaping purposes and screening walls. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, lakes, landscaping, berms, sidewalks, drainage purposes, and utilities as confined to easements. Reserve "B" is hereby reserved for private streets, driveways, emergency vehicle access, utilities, drainage purposes, open space, landscaping, irrigation, and sidewalks. Reserve "B" shall provide access for Lots 20 and 21, Block B. Reserve "C" is hereby reserved for streets, open space, landscaping, irrigation, and entry monuments. Reserves "A", "B", and "C" shall be owned and maintained by the homeowners' association for the addition. The Minimum Building Foot Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Legacy Bank

_____, President
Brad E. Yeager

State of Kansas) SS The foregoing instrument acknowledged before
Sedgewick County) me, this _____ day of _____, 2003, by Brad E. Yeager, President
of Legacy Bank, on behalf of the bank.

My App't. Exp. _____,
_____, Notary Public

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
		CITY DATUM
8, 9, 10, 11	8	183.00

BENCHMARK:
"□" CUT, TOP OF CURB,
30'± N. OF THE NE COR.,
BARTON CREEK, WILLOWBEND
NORTH ESTATES 2ND ADD.
ELEV. = 191.37 CITY DATUM

10" CUT, TOP OF CURB,
EAST END OF NE CURB RETURN
CASTLE PINES ST. & BARTON
CREEK
ELEV. = 196.79 CITY DATUM

This plat of "WILLOWBEND NORTH ESTATES 2ND ADDITION", Wichita, Sedgewick County, Kansas has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2003
 Wichita-Sedgewick County Metropolitan Area Planning Commission

Chair, Bernard A. Hentzen

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2003.

Carlos Mayans
Mayor, Mayor

Pat Graves, *City Clerk*

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2003.

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

Entered on transfer record this _____ day
of _____, 2003.

Don Brace, County Clerk

State of Kansas) SS *This is to certify that this plat has been*
Sedgewick County) *filed for record in the office of the Register of Deeds, this ____ day*
of _____, 2003 at ____ o'clock ____ M., and is duly recorded

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

316-262-7274 • 315 ELLIS • WICHITA, KANSAS 67219

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