

BAY COUNTRY

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

I, R. W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 25th DAY OF May, 1987, I HAVE CAUSED TO BE SURVEYED AND PLATTED BAY COUNTRY, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND RESERVES THE SAME BEING DESCRIBED AS: THE NE 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M. EXCEPT THAT PORTION PLATTED AS ST. ELIZABETH ANN SETON ADDITION.

R. W. Linn
 R. W. LINN, P.E. NO. 3684



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND RESERVES, THE SAME TO BE KNOWN AS BAY COUNTRY, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE 5.0 FOOT WALL EASEMENT, AS SHOWN IN BLOCKS 1, 3, 5 AND 6, IS RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS WALL EASEMENT.

RESERVES "A," "B," "C" AND "D" ARE HEREBY RESERVED FOR DRAINAGE, LANDSCAPING, IRRIGATION SYSTEMS, PEDESTRIAN IMPROVEMENTS, AND UTILITIES CONFINED WITHIN EASEMENTS.

RESERVE "E," "F," "G," "H" AND "I" ARE HEREBY RESERVED FOR ENTRY FEATURES, LANDSCAPING AND IRRIGATION SYSTEMS.

ALL RESERVES SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS' ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN BAY COUNTRY.

ALL ABUTTERS RIGHT OF ACCESS TO AND FROM CENTRAL AND 119TH STREET WEST OVER AND ACROSS THE NORTH LINE OF BLOCKS 1 AND 3 AND THE EAST LINE OF BLOCKS 1, 5 AND 6 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER, THAT LOT 9, BLOCK 1, SHALL HAVE ACCESS TO CENTRAL AT TWO (2) LOCATIONS, AND SHALL HAVE ACCESS TO 119TH STREET WEST AT TWO (2) LOCATIONS, AS SHOWN; SAID LOCATIONS SHALL BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

MINIMUM PAD ELEVATION SHALL BE AS FOLLOWS:

BLOCK 1: LOTS 20 THROUGH 40 INCLUSIVE: 1340.0 (M.S.L.)=152.6 (C.O.W.)
 LOTS 41 THROUGH 46 INCLUSIVE: 1338.0 (M.S.L.)=150.6 (C.O.W.)

BLOCK 3: LOTS 8 THROUGH 18 INCLUSIVE: 1338.0 (M.S.L.)=150.6 (C.O.W.)
 LOTS 19 THROUGH 23 INCLUSIVE: 1336.0 (M.S.L.)=148.6 (C.O.W.)
 LOTS 54 THROUGH 57 INCLUSIVE: 1336.0 (M.S.L.)=148.6 (C.O.W.)
 LOTS 60 THROUGH 79 INCLUSIVE: 1328.0 (M.S.L.)=140.6 (C.O.W.)
 LOTS 84 THROUGH 93 INCLUSIVE: 1338.0 (M.S.L.)=150.6 (C.O.W.)
 LOTS 94 THROUGH 102 INCLUSIVE: 1336.0 (M.S.L.)=148.6 (C.O.W.)

BLOCK 5: LOTS 6 THROUGH 39 INCLUSIVE: 1334.0 (M.S.L.)=146.6 (C.O.W.)

OWNERS:
 JAAX AND SMITH INVESTMENT PROPERTIES,
 A JOINT VENTURE PARTNERSHIP

BY JAAX FAMILY, A TRUST BY SMITH DEVELOPMENT CORPORATION

BY Alan R. Jaax TRUSTEE BY Thurman W. Smith THURMAN W. SMITH, PRESIDENT

PARTNER *PARTNER*

AND: Alan R. Jaax ALAN R. JAAX Bobbie W. Jaax BOBBIE W. JAAX

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS 22nd DAY OF May, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ALAN R. JAAX, TRUSTEE OF JAAX FAMILY, A TRUST, PARTNER, AND THURMAN W. SMITH, PRESIDENT OF SMITH DEVELOPMENT CORP., PARTNER, BEING ALL THE PARTNERS OF JAAX AND SMITH INVESTMENT PROPERTIES, A JOINT VENTURE PARTNERSHIP, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

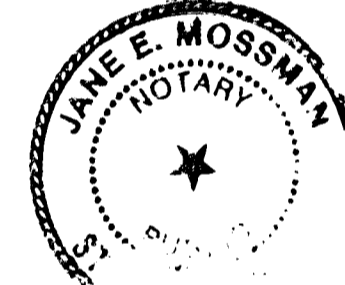
Jane E. Mossman, NOTARY PUBLIC.
 MY COMMISSION EXPIRES: 20th Feb. 1988



STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS 22nd DAY OF May, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ALAN JAAX AND BOBBIE W. JAAX, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME AS THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Jane E. Mossman, NOTARY PUBLIC



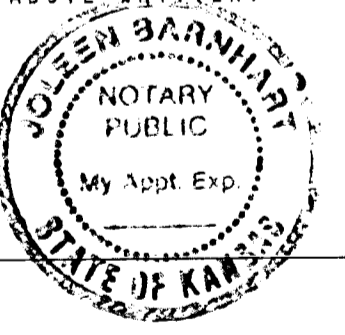
MY COMMISSION EXPIRES: 20th Feb. 1988

WE, THE FIRST NATIONAL BANK IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF BAY COUNTRY TO WICHITA, SEDGWICK COUNTY, KANSAS.

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS 22nd DAY OF May, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME John W. Lewis OF THE FIRST NATIONAL BANK, IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

John W. Lewis, NOTARY PUBLIC



MY COMMISSION EXPIRES: November 14, 1987

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1987.

JOHN TERRY MOORE, CHAIRMAN

MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1987.

ROBERT G. KNIGHT, MAYOR

DALE E. REA, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1987.

DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, ON THIS _____ DAY OF _____, 1987.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY

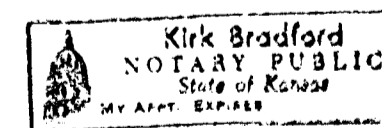
WE, THE CITIZENS STATE BANK, IN WARSVILLE, KANSAS, HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF BAY COUNTRY TO WICHITA, SEDGWICK COUNTY, KANSAS.

Allen C. Rifelman
 Allen C. Rifelman, Pres.

STATE OF KANSAS)
) SS
 COUNTY OF MARSHALL)

BE IT REMEMBERED THAT ON THIS 22nd DAY OF May, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME Allen C. Rifelman OF THE CITIZENS STATE BANK, IN WARSVILLE, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Kirk Bradford, NOTARY PUBLIC



MY COMMISSION EXPIRES: JAN 5, 1988