

# BAY COUNTRY ESTATES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

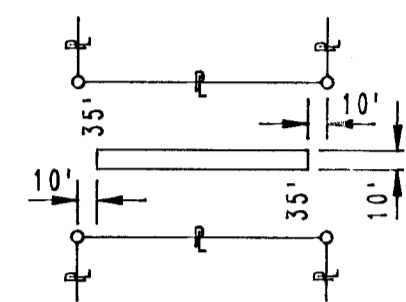


SCALE: 1" = 100'  
○ = IRON SET

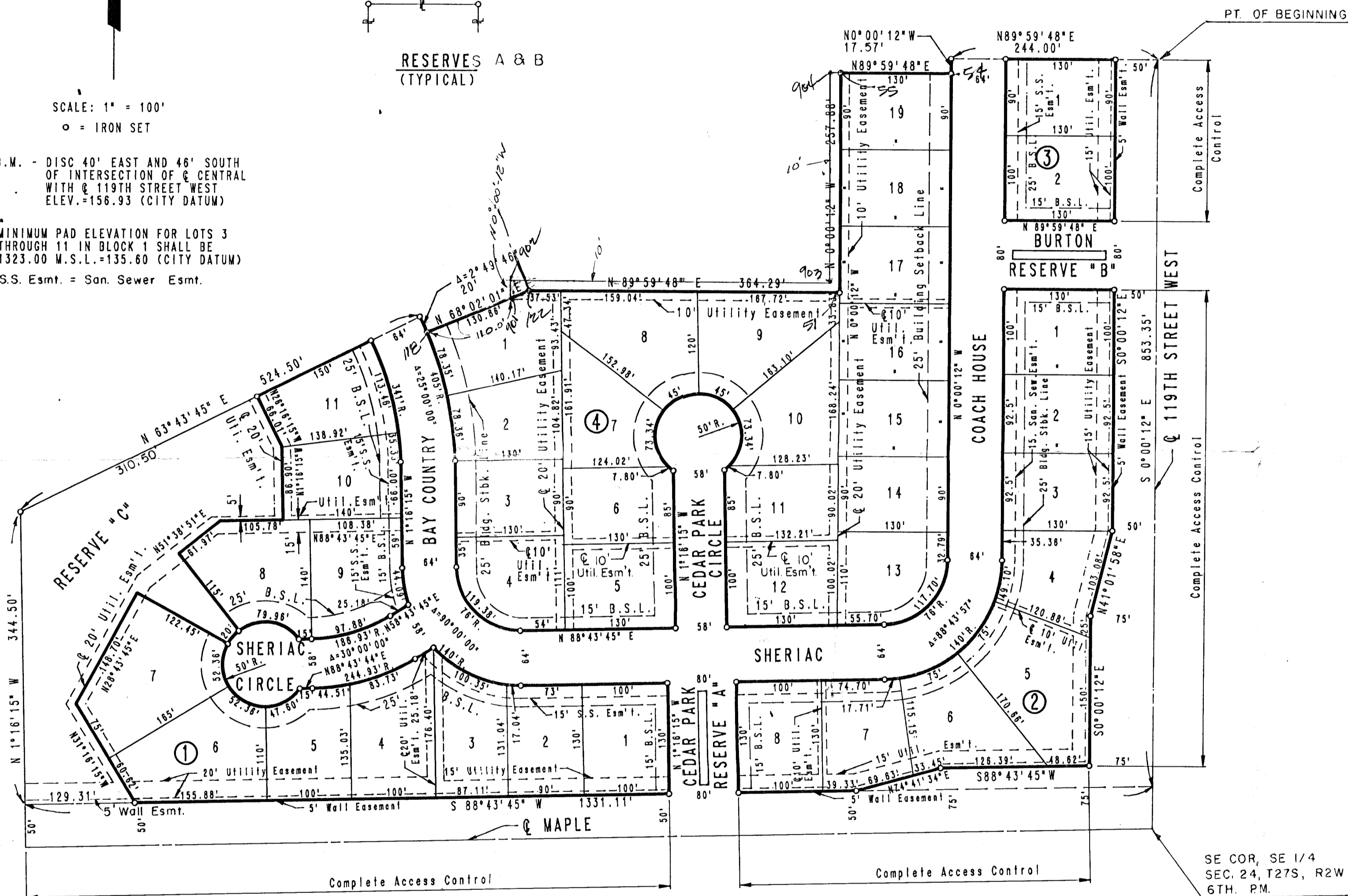
B.M. - DISC 40' EAST AND 46' SOUTH  
OF INTERSECTION OF CENTRAL  
WITH & 119TH STREET WEST  
ELEV. = 156.93 (CITY DATUM)

MINIMUM PAD ELEVATION FOR LOTS 3  
THROUGH 11 IN BLOCK 1 SHALL BE  
1323.00 M.S.L. = 135.60 (CITY DATUM)

S.S. Esmt. = San. Sewer Esmt.



RESERVES A & B  
(TYPICAL)



SE COR, SE 1/4  
SEC. 24, T27S, R2W  
6TH. P.M.

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY,  
DO HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
1987, I HAVE CAUSED TO BE SURVEYED AND PLATTED BAY COUNTRY ESTATES  
TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND  
RESERVES THE SAME BEING A TRACT OF LAND IN THE S.E. 1/4 OF  
SECTION 24, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M. AND  
DESCRIBED AS: BEGINNING AT A POINT IN THE EAST LINE AND 903.36 FEET  
NORTH OF S.E. CORNER OF THE S.E. 1/4 OF SAID SECTION 24; THENCE  
BEARING S 0°00'12" E ALONG THE EAST LINE OF SAID S.E. 1/4 A DISTANCE  
OF 853.35 FEET; THENCE BEARING S 88°43'45" W PARALLEL TO AND 50.00  
FEET NORTH OF THE SOUTH LINE OF SAID S.E. 1/4 A DISTANCE OF 1331.11  
FEET; THENCE BEARING N 1°18'15" W A DISTANCE OF 344.50 FEET; THENCE  
BEARING N 83°43'45" E A DISTANCE OF 324.50 FEET TO THE BEGINNING OF  
A CURVE TO THE RIGHT HAVING A RADIUS OF 405.00 FEET AND A CHORD OF  
20.00 FEET BEARING S 24°51'22" E; THENCE ALONG SAID CURVE THROUGH A  
CENTRAL ANGLE OF 2°49'46" AN ARC DISTANCE OF 20.00 FEET; THENCE  
BEARING N 88°02'01" E A DISTANCE OF 130.86 FEET; THENCE BEARING  
N 89°59'48" E A DISTANCE OF 364.29 FEET; THENCE BEARING N 0°00'12" W  
A DISTANCE OF 257.88 FEET; THENCE BEARING N 89°59'48" E A DISTANCE  
OF 130.00 FEET; THENCE BEARING N 0°00'12" W A DISTANCE OF 17.57  
FEET; THENCE BEARING N 89°59'48" E A DISTANCE OF 244.00 FEET TO THE  
POINT OF BEGINNING.

R.W. LINN, P.E. LIC. 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 ESTATES 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, 2, 3, IS RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF A  
PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

RESERVE "A" AND "B" ARE HEREBY RESERVED FOR ENTRY FEATURES,  
LANDSCAPING AND IRRIGATION SYSTEMS.

RESERVE "C" IS HEREBY RESERVED FOR DRAINAGE, LANDSCAPING, IRRIGATION  
SYSTEMS, PEDESTRIAN IMPROVEMENTS, AND UTILITIES CONFINED WITHIN  
EASEMENTS.

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 ESTATES.

ALL ABUTTERS RIGHT OF ACCESS TO AND FROM MAPLE AND 119TH STREET WEST  
OVER AND ACROSS THE SOUTH LINE OF BLOCKS 1 AND 2 AND THE EAST LINE  
OF BLOCKS 2 AND 3 ARE HEREBY GRANTED TO THE CITY OF WICHITA, KANSAS.

MINIMUM PAD ELEVATION FOR LOTS 3 THROUGH 11 IN BLOCK 1 SHALL BE 1323.00 M.S.L.  
= 135.60 (CITY DATUM)

OWNERS:

WESTLINK INVESTMENT CORPORATION

THURMAN W. SMITH, PRESIDENT

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME  
THURMAN W. SMITH, PRESIDENT OF WESTLINK INVESTMENT CORPORATION, TO  
ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING  
INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME  
FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN  
TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY  
NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

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

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME  
\_\_\_\_\_, 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 ACKNOWLEDGED 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.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

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

JOHN TERRY WOORE, 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 \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1987.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY