

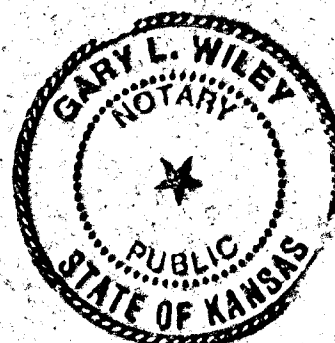
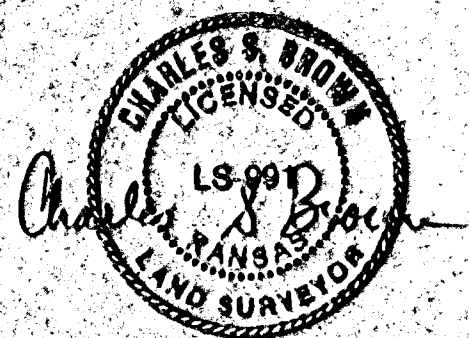
BAY COUNTRY ESTATES 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 20th DAY OF July, 1992, I HAVE CAUSED TO BE SURVEYED AND PLATTED BAY COUNTRY ESTATES 2ND ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND A RESERVE, THE SAME BEING DESCRIBED AS: COMMENCING AT THE SE CORNER OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M., THENCE BEARING N0°00'12"W ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 903.36 FEET; THENCE BEARING S89°59'48"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NE CORNER OF LOT 1, BLOCK 3, BAY COUNTRY ESTATES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE CONTINUING BEARING S89°59'48"W ALONG THE NORTH LINE OF ABOVE MENTIONED LOT 1, EXTENDED WEST, A DISTANCE OF 194.00 FEET; THENCE BEARING S0°00'12"E A DISTANCE OF 17.57 FEET TO THE NE CORNER OF LOT 19, BLOCK 4, IN SAID BAY COUNTRY ESTATES; THENCE BEARING S89°59'48"W A DISTANCE OF 130.00 FEET TO THE NW CORNER OF SAID LOT 19; THENCE BEARING S0°00'12"E ALONG THE WEST LINE OF LOTS 19, 18 AND 17 A DISTANCE OF 257.88 FEET TO THE NE CORNER OF LOT 9 IN SAID BLOCK 4; THENCE ALONG THE NORTH LINE OF SAID BLOCK 4 BEARING S89°59'48"W A DISTANCE OF 364.29 FEET; THENCE BEARING S89°02'01"W A DISTANCE OF 130.88 FEET TO THE NW CORNER OF LOT 1, IN SAID BLOCK 4, SAID POINT ALSO BEING ON A CURVE, THE EAST LINE OF BAY COUNTRY STREET AS PLATTED IN SAID BAY COUNTRY ESTATES; THENCE ALONG SAID EAST LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 405.00 FEET AND A CHORD OF 20.00 FEET BEARING N24°51'23"W THROUGH A CENTRAL ANGLE OF 2°49'46" AN ARC DISTANCE OF 20.00 FEET; THENCE BEARING S63°43'45"W ALONG THE NORTHERLY LINE OF BLOCK 1, IN SAID BAY COUNTRY ESTATES A DISTANCE OF 324.50 FEET TO THE NW CORNER OF RESERVE "A" IN SAID BLOCK 1; THENCE BEARING S1°18'15"E A DISTANCE OF 344.30 FEET TO THE SW CORNER OF SAID RESERVE "A"; THENCE BEARING S88°43'45"W PARALLEL TO AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 378.81 FEET; THENCE BEARING N1°18'15"W A DISTANCE OF 324.34 FEET; THENCE BEARING N37°51'00"W A DISTANCE OF 720.00 FEET; THENCE BEARING N37°46'00"W A DISTANCE OF 282.37 FEET; THENCE BEARING N18°29'35"W A DISTANCE OF 277.83 FEET; THENCE BEARING N14°01'32"E A DISTANCE OF 11.95 FEET; THENCE BEARING N89°59'48"E A DISTANCE OF 895.55 FEET; THENCE BEARING S0°00'12"E A DISTANCE OF 12.60 FEET; THENCE BEARING N89°59'48"E A DISTANCE OF 130.00 FEET; THENCE BEARING S0°00'12"E A DISTANCE OF 100.00 FEET; THENCE BEARING S38°34'29"E A DISTANCE OF 205.40 FEET; THENCE BEARING N89°59'48"E A DISTANCE OF 955.19 FEET; THENCE BEARING S0°00'12"E PARALLEL TO AND 50.00 FEET WEST OF THE EAST LINE OF SAID SECTION 24 A DISTANCE OF 375.54 FEET TO THE POINT OF BEGINNING.

Charles S. Brown
CHARLES S. BROWN, P.E., LIC. NO. 75811 R.L.S. NO. 991
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND A RESERVE, THE SAME TO BE KNOWN AS BAY COUNTRY ESTATES 2ND ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE FIVE-FOOT WALL EASEMENT ALONG THE EAST LINE OF BLOCK 2, AND THE SOUTH LINE OF RESERVE "A", AS SHOWN ARE HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENTS.

ALL ADJUTERS' RIGHT OF ACCESS TO AND FROM 119TH STREET WEST OVER AND ACROSS THE EAST LINE OF BLOCK 2, AND TO AND FROM MAPLE OVER AND ACROSS THE SOUTH LINE OF RESERVE "A", ARE HEREBY GRANTED TO THE CITY OF WICHITA, KANSAS.

RESERVE "A" IS HEREBY PLATTED FOR FLOODWAY, LAKES, DRAINAGE, LANDSCAPING, IRRIGATION SYSTEMS, PEDESTRIAN IMPROVEMENTS AND UTILITIES CONFINED TO EASEMENTS. THE FLOODWAY SHALL BE USED FOR DRAINAGE, FOR ACCESS AND MAINTENANCE OF SHORE LINE OF LAKE. THE FLOODWAY SHALL BE THE RESPONSIBILITY OF ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN BAY COUNTRY ESTATES 2ND ADDITION UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY, PROVIDED FURTHER THAT THAT NO BUILDINGS 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 APPROPRIATE GOVERNING BODY.

RESERVE "A" 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 2ND ADDITION.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 1 THROUGH 11, BLOCK 1, SHALL BE 1323.00 M.S.L. OR 135.60 CITY DATUM. THAT PORTION OF THE SANITARY SEWER EASEMENT ESTABLISHED ON FILM 912, PAGE 347, THE UTILITY EASEMENT ESTABLISHED ON FILM 913, PAGE 1328, AND THE TEMPORARY DRAINAGE EASEMENT ESTABLISHED ON FILM 195, PAGE 194, WITHIN THE ABOVE DESCRIBED TRACT OF LAND IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNER: FIRST NATIONAL BANK IN WICHITA.

Roger G. Eastwood
ROGER G. EASTWOOD, VICE PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

BE IT REMEMBERED THAT ON THIS 7TH DAY OF AUGUST, 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ROGER G. EASTWOOD, VICE PRESIDENT OF THE FIRST NATIONAL BANK, IN WICHITA, 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.

Gary L. Wiley
GARY L. WILEY, NOTARY PUBLIC

MY APPOINTMENT EXPIRES JAN 3, 1993

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 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY *Roger G. Eastwood*
ROGER G. EASTWOOD, VICE PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

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Gary L. Wiley
GARY L. WILEY, NOTARY PUBLIC

MY APPOINTMENT EXPIRES JAN 3, 1993

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS 12th DAY OF March, 1992.

Christopher J. Rebel
CHRISTOPHER J. REBEL, CHAIRMAN

Marvin S. Krout
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 23rd DAY OF August, 1992.

Bob Knight
BOB KNIGHT, MAYOR

Pat Burnett
PAT BURNETT, DEPUTY CITY CLERK

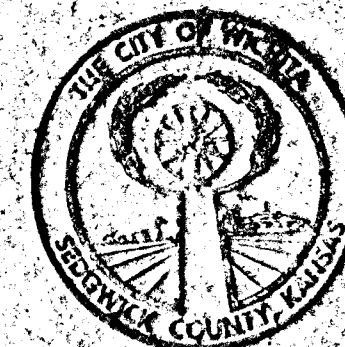
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1992.

DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, W., ON THIS _____ DAY OF _____, 1992.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY



BAY COUNTRY ESTATES 2ND ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'

• = IRON SET
C.A.C. = COMPLETE ACCESS CONTROL
B.S.L. = BUILDING SETBACK LINE
S.S. ESM.T. = SANITARY SEWER EASEMENT
B.M. = DISK 40' EAST AND 46' SOUTH
OF INTERSECTION AT E OF CENTRAL
WITH E OF 19TH STREET WEST
CITY DATUM ELEV. = 156.93

MINIMUM ROAD ELEVATION (LOWEST OPENING) FOR LOTS 1 THROUGH 11,
BLOCK 1, SHALL BE 1323.00 M.S.L. OR 135.60 (CITY DATUM).

