

**LEGAL DESCRIPTION**

A Feplat of part of Reserve A, Sunview Heights, a Subdivision in Sedgwick County, Kansas being more particularly described as follows:

Beginning at the northerly corner of Reserve A, Wood River Addition; thence on the north line of Reserve A extended from said corner on an assumed bearing of N 55 18'00" W, a distance of 169.40 feet to a point of curve, said curve having a radius of 225.63 feet, a central angle of 65°40' and a chord bearing and distance of N 59 47'50" W, 36.01 feet; thence along said curve a distance of 36.05 feet; thence N 55 05'00" W, 320 feet, more or less, to the Left Mean High Bank of the Arkansas River; thence southerly along said Mean High Bank a distance of 2,390 feet, more or less, to a point, said point being a bearing of S 90 00'00" W, and a distance of 1,180 feet, more or less, from the southeast corner of Reserve A, Sunview Heights; thence S 90 00'00" E, 1180 feet, more or less, to the southeast corner of Reserve A, Sunview Heights; thence N 0 00' 00" E, on the west line of Block 30, Oklawaha Subdivision, 150.73 feet; thence N 12 46'00" E on the west line of Block 30, Oklawaha Subdivision, 654.30 feet to the southeast corner of Lot 6, Block 1, Wood River Addition; thence N 77 14'00" W, 392.00 feet; thence N 41 22'38" E, 237.58 feet to a point of curve, said curve having a radius of 168.49 feet, a central angle of 142°53' and a chord bearing and distance of S 49 28'38" E, 5.03 feet; thence along said curve a distance of 5.03 feet; thence N 39 40'06" E, 128.97 feet; thence N 49 00'00" W, 32.15 feet; thence N 8 07'46" E, 360.58 feet; thence N 24 42'00" E, 50.00 feet to the point of beginning. Said tract of land containing 33 acres, more or less.

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) ss

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

ADOLF E. REISS LS177

DATE  
SCALE: 1" = 100'

Know all men by these presents that Kansas Log Homes Development, Inc. by its President Ernie Shoaf, Darrell J. Hoskinson and Florence C. Hoskinson, husband and wife, and the Board of County Commissioners of Sedgwick County, Kansas, have caused the tract of land as set forth in the Legal Description to be surveyed and platted into lots, blocks, streets and reserves to be known as Wood River 2nd Addition, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility and drainage construction and maintenance. Streets are hereby dedicated to and for the use of the public. Reserve A, as platted, in Wood River 2nd Addition is for drainage and utility construction and maintenance, pedestrian access, landscaping and recreation. Reserve B, as platted in Wood River 2nd Addition is to be owned and maintained by a lot owner's association. Reserve E, as platted in Wood River 2nd Addition is for a floodway Reserve, drainage and utility construction and maintenance, pedestrian access, landscaping and recreation. Reserve E, as platted in Wood River 2nd Addition is to be owned and maintained by a lot owner's association. Reserve B, as platted for floodway purposes shall be the responsibility of the property owners until such time as the Governing Agency exercising jurisdiction elects to assume responsibility for maintenance and improvement of the drainage. Provided further, that no building shall be constructed on or within said floodway reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate Governing Agency. No structures shall be constructed below the minimum first floor elevation designated on the face of the plat. Minimum first floor elevations refer to mean sea level datum.

KANSAS LOG HOMES DEVELOPMENT, INC.  
DARRELL J. HOSKINSON  
ERNE SHOAF, PRESIDENT FLORENCE C. HOSKINSON

BOARD OF COUNTY COMMISSIONERS  
MARK F. SCHROEDER Chairman  
BILLY G. MCCRAY Chairman Pro-Tem  
DAVID BAYCUTH Commissioner  
TOM SCOTT Commissioner  
BERNARD A. HENTZEN Commissioner

ATTEST:  
DON WRIGHT County Clerk  
STATE OF KANSAS )  
COUNTY OF SEDGWICK ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1988 by Ernie Shoaf, Darrell J. Hoskinson and Florence C. Hoskinson.

BILLY W. NEEDHAM, SR. Notary Public  
My Appointment Expires: \_\_\_\_\_

This plat of Wood River 2nd Addition, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1988.  
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

ELTON PARSONS Chairman  
MARVIN S. KRCUT Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

SHELDON KAREN Mayor  
DALE E. REA Deputy City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

MARK F. SCHROEDER Chairman  
BILLY G. MCCRAY Chairman Pro-Tem  
DAVID BAYCUTH Commissioner  
TOM SCOTT Commissioner  
BERNARD A. HENTZEN Commissioner

ATTEST:  
DON WRIGHT County Clerk

Entered on Transfer Record this \_\_\_\_\_ day of \_\_\_\_\_, 1988.  
DON WRIGHT County Clerk

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) ss  
This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. on the \_\_\_\_\_ day of \_\_\_\_\_, 1988.

PAT KETTLER Register of Deeds  
ED REA Deputy



**WOOD RIVER 2ND ADDITION  
SEDGWICK COUNTY, KANSAS**

REISS & GOODNESS ENGINEERS  
2100 WEST 21<sup>ST</sup> STREET  
WICHITA, KANSAS 67204  
(316) 832-0213

1988

LEGEND  
● = 3/4" IRON OR 5/8" REBAR  
U.E. = UTILITY EASEMENT  
D. & U.E. = DRAINAGE & UTILITY EASEMENT  
B.S.B. = BUILDING SETBACK

MINIMUM FIRST FLOOR ELEVATION  
ELEVATION  
(MEAN SEA LEVEL DATUM)

LOTS 1-4, BLK 1	1271
LOTS 1-7, BLK 2	1271
LOTS 1-25, BLK 3	1271
LOTS 5-28, BLK 1	1270
LOTS 26-49, BLK 1	1270