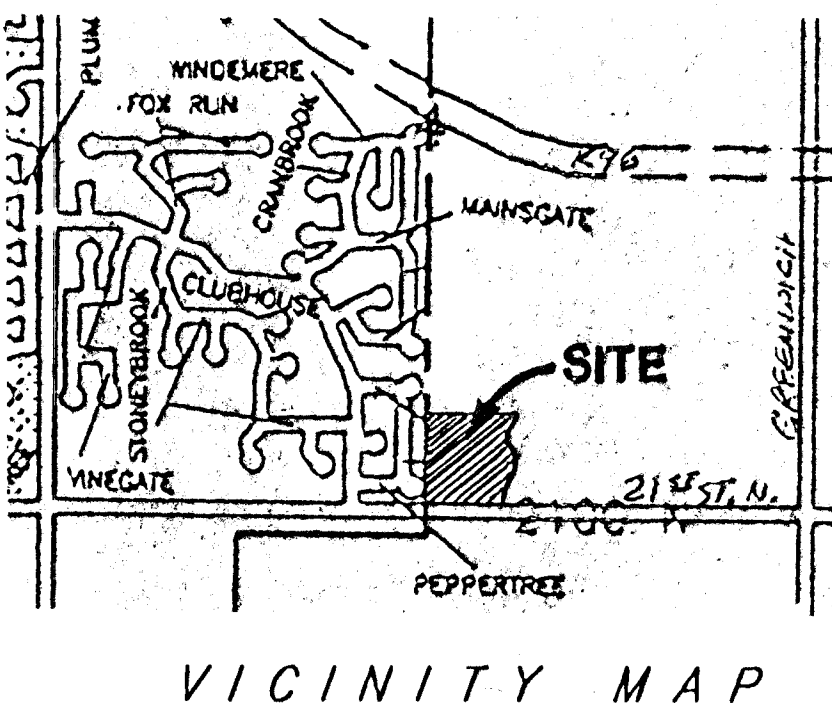
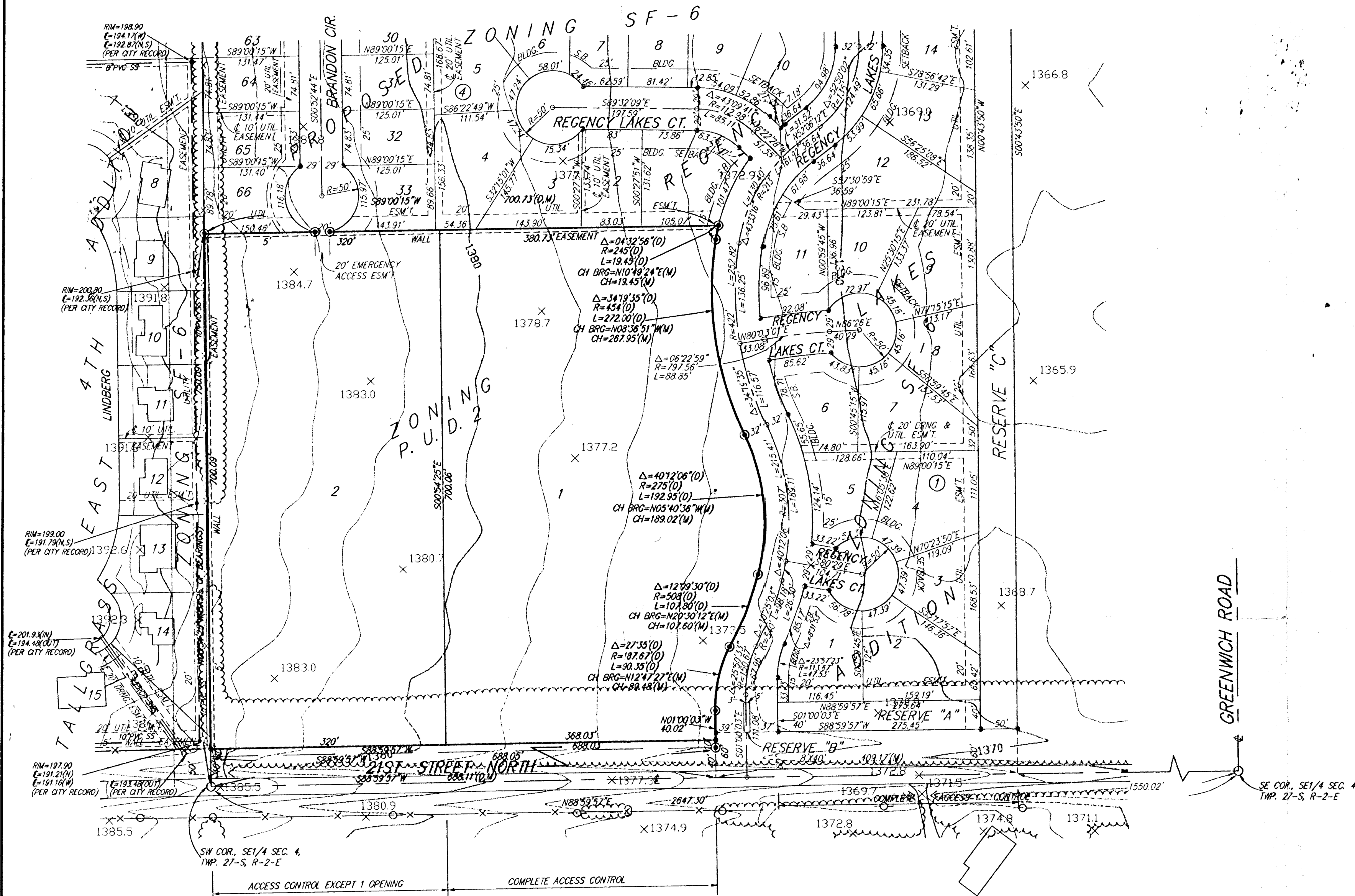


ONE-STEP FINAL PLAT
REGENCY LAKES SECOND
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



- #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - #5 REBAR W/ "MKEC" CAP (FOUND)
 - THIMBLE (FOUND)
 - #4 REBAR W/ "BAUGHMAN" CAP (SET)
- (D) = DESCRIBED
 (M) = MEASURED

State of Kansas) SS We, Baughman Company, P.A., Surveyors
 Sedgwick County) in aforesaid county and state do hereby certify that we have surveyed
 and platted "REGENCY LAKES SECOND", an Addition to Wichita,
 Sedgwick County, Kansas, and that the accompanying plat is a
 true and correct exhibit of the property surveyed, described as follows:
 A tract of land in the SW1/4 and the SE1/4 of Sec. 4, Twp. 27-S,
 R-2-E of the 6th P.M., Sedgwick County, Kansas and further
 described as follows: Beginning at the SW Corner of said SE1/4;
 thence N88°59'57"E along the south line of said SE1/4, 688.11 feet
 to a point 1959.19 feet west of the SE Corner of said SE1/4; thence
 N01°00'03"W, 90.02 feet to the P.C. of a curve to the right; thence
 northerly along said curve, having a central angle of 27°35' and a
 radius of 187.67 feet, an arc distance of 90.35 feet, (having a chord
 length of 89.48 feet bearing N12°47'27"E), to the P.R.C. of a curve to
 the left; thence northerly along said curve, having a central angle of
 12°09'30" and a radius of 508 feet, an arc distance of 107.80 feet,
 (having a chord length of 107.80 feet bearing N20°30'12"E), to the
 P.C.C. of a curve to the left; thence northerly along said curve, having
 a central angle of 40°12'06" and a radius of 275 feet, an arc distance of
 192.95 feet, (having a chord length of 189.02 feet bearing N05°40'36"W),
 to the P.R.C. of a curve to the right; thence northerly along said curve,
 having a central angle of 34°19'35" and a radius of 454 feet, an arc
 distance of 272.00 feet, (having a chord length of 267.95 feet bearing
 N08°36'51"W), to the P.C.C. of a curve to the right; thence northerly
 along said curve, having a central angle of 04°32'56" and a radius of
 245 feet, an arc distance of 19.45 feet, (having a chord length of
 19.45 feet bearing N10°49'24"E); thence S89°00'15"W, 700.73 feet to
 a point on the east line of Tallgrass East 4th Addition to Wichita, Sedgwick
 County, Kansas; thence south along said east line, 750.09 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.

Michael G. Conrey, Surveyor

Know all men by these presents that we,
 the undersigned, have caused the land described in the surveyors
 certificate to be platted into Lots and a Street to be known as
 "REGENCY LAKES SECOND", an Addition to Wichita, Sedgwick County,
 Kansas. The wall easements are hereby granted as indicated for
 the construction and maintenance of a private screening wall and
 utility main lines and service lines shall be allowed to cross these
 easements. The street is hereby dedicated to and for the use of
 the public. All abutters rights of access to or from 21st Street
 North over and across the south line of Lots 1 and 2 are hereby
 granted to the City of Wichita, Kansas provided, however, that Lot 2
 shall have access to 21st Street North at one location as shall
 be determined by the City Engineer of the City of Wichita, Kansas.

Chaucer Estates, LLC
 John W. McKay, Jr., Member

State of Kansas) SS The foregoing instrument acknowledged be-
 fore me, this _____ day of _____, 1996, by John W. McKay, Jr.,
 Member of Chaucer Estates, LLC, on behalf of the company.

Notary Public
 My App't. Exp. _____

This plat of "REGENCY LAKES SECOND", an
 Addition to Wichita, Sedgwick County, Kansas has been submitted to and
 approved by the Wichita-Sedgwick County Metropolitan Area Planning
 Commission, Wichita, Kansas.
 Dated this _____ day of _____, 1996.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Susan Osborne-Howes, Chair
 Marvin S. Krout, Secretary

This plat approved and all dedications
 shown hereon accepted by the City Council of the City of Wichita,
 Kansas, this _____ day of _____, 1996.

Bob Knight, Mayor
 Pat Burnett, City Clerk

Entered on transfer record this _____ day
 of _____, 1996.

Susan E. Crockett-Spoon, County Clerk

State of Kansas) SS This is to certify that this plat has been
 filed for record in the office of the Register of Deeds, this _____ day
 of _____, 1996, at _____ o'clock _____ M.; and is duly recorded.

Pat Kettler, Register of Deeds
 Ed Resa, Deputy