

FINAL PLAT OF BEACON HILL

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and plating of "BEACON HILL", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, and Reserves, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying within the northwest quarter and the northeast quarter of Section 1, Township 27 south, Range 1 east of the 6th P.M., more particularly described as follows:

Commencing at the northwest corner of said northwest quarter; thence along the north line of said northwest quarter, bearing N 89° 16' 22" E, 991.14 feet; thence S 0° 43' 38" E, 40.00 feet to the point of beginning; thence N 89° 16' 22" E, 676.64 feet parallel and 40.00 feet south of the north line of said northwest quarter; thence S 0° 43' 38" E, 80.00 feet; thence S 13° 18' 42" W, 124.92 feet to a point on a curve to the right having a central angle of 13° 57' 40", a radius of 211.00 feet, a long chord of 51.28 feet bearing S 20° 17' 32" W; thence along said curve a distance of 51.41 feet to a point on a curve to the left having a central angle of 29° 55' 36", a radius of 371.08 feet, a long chord of 191.63 feet bearing S 12° 18' 34" W; thence along said curve a distance of 193.82 feet; thence S 2° 39' 14" E, 256.19 feet to a point on a curve to the left having a central angle of 38° 00' 00", a radius of 92.00 feet, a long chord of 59.90 feet bearing S 21° 39' 14" E; thence along said curve a distance of 61.02 feet; thence S 43° 39' 14" E, 319.97 feet to a point on a curve to the right having a central angle of 40° 00' 00", a radius of 276.00 feet, a long chord of 188.80 feet bearing S 20° 39' 14" E; thence along said curve 192.68 feet; thence S 0° 39' 14" E, 190.00 feet parallel with the east line of the west half of said northwest quarter to a point on a curve to the left having a central angle of 39° 13' 00", a radius of 150.00 feet, a long chord of 100.67 feet bearing S 20° 15' 44" E; thence along said curve a distance of 102.67 feet; thence S 39° 52' 14" E, 471.48 feet to a point on a curve to the left having a central angle of 51° 21' 40", a radius of 100.00 feet, a long chord of 86.67 feet bearing S 65° 33' 04" E; thence along said curve a distance of 89.64 feet; thence N 88° 46' 06" E, 319.56 feet parallel with the south line of the northwest quarter to a point on a curve to the right having a central angle of 45° 15' 24", a radius of 190.00 feet, a long chord of 146.21 feet bearing S 68° 36' 12" E; thence along said curve a distance of 150.08 feet; thence S 45° 58' 30" E, 52.78 feet to a point on a curve to the right having a central angle of 45° 15' 23", a radius of 190.00 feet, a long chord of 146.21 feet bearing S 23° 20' 49" E; thence along said curve a distance of 150.08 feet; thence S 0° 43' 07" E, 551.12 feet to a point on the south line of the northeast quarter of said Section 1; thence S 88° 51' 23" W along said south line 188.01 feet to the center of said Section 1; thence along the south line of said northwest quarter bearing S 88° 46' 06" W, 1538.68 feet; thence N 0° 39' 44" W, 385.01 feet; thence N 34° 20' 16" E, 372.63 feet to a point on the east line of the west half of said northwest quarter; thence N 0° 39' 14" W, 1170.66 feet along the east line of the west half of said northwest quarter; thence N 45° 39' 14" W, 470.00 feet; thence N 0° 43' 38" W, 455.00 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 2 day of April, 1986.



Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 W. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Streets, and Reserves, the same to be known as "BEACON HILL", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted. Reserve "A" is platted for construction and maintenance of public utilities and drainage. Reserve "B" is platted for entrance monument and landscaping. All reserves shall be owned and maintained by the Homeowners Association. The 5.00 foot wall easement is granted for the purposes of construction and maintenance of a private wall. All abutters' Rights of access to or from 29th St. Worth over and across the north line of Lot 42, Block 1, and the north line of Reserve "B" of "BEACON HILL" are hereby granted to the City of Wichita, Kansas. Reserve "B" is also platted for construction and maintenance of pedestrian ways.

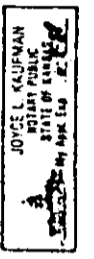
CRITCHFIELD REAL ESTATE LIMITED PARTNERSHIP 1985,
CRITCHFIELD, Inc., general partner

By: Stephen M. Critchfield
Stephen M. Critchfield, President

STATE OF KANSAS)
SEDGWICK COUNTY)

Be it remembered that on this 3rd day of March, 1986, before me a Notary Public in and for said State and County, came Critchfield Real Estate Limited Partnership 1985, Critchfield, Inc., general partner, by Stephen M. Critchfield, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Steph M. Critchfield, Notary Public
My Appointment Expires: June 1988



We, Stealbar Oil Corporation, mortgagees on the above described property, do hereby consent to the plat of "BEACON HILL".

STELBAR OIL CORPORATION

By: Matthew D. Hester
Matthew D. Hester, Vice President

STATE OF KANSAS)
SEDGWICK COUNTY)

Be it remembered that on this 2 day of April, 1986, before me a Notary Public in and for said State and County, came OIL Corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Appointment Expires: _____, Notary Public.

This plat of "BEACON HILL" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 2 day of MARCH, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

William J. Gorbet, Chairman

Richard E. Lindebak, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 3rd day of MARCH, 1986.

Tony Conard, Mayor

Donald C. Bistice, City Clerk

Entered on transfer record this 24th day of June, 1986.

Don Wright, County Clerk

STATE OF KANSAS)
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 24th day of JUNE, 1986.

Pat Kettler, Register of Deeds

Ann Johns, Deputy

STATE OF KANSAS)
SEDGWICK COUNTY)

This is to certify that this instrument was refiled for record in the Register of Deeds office this 24th day of JUNE, 1986.

#813979

REFILE
#823397