

NEW WESTERN ADDITION

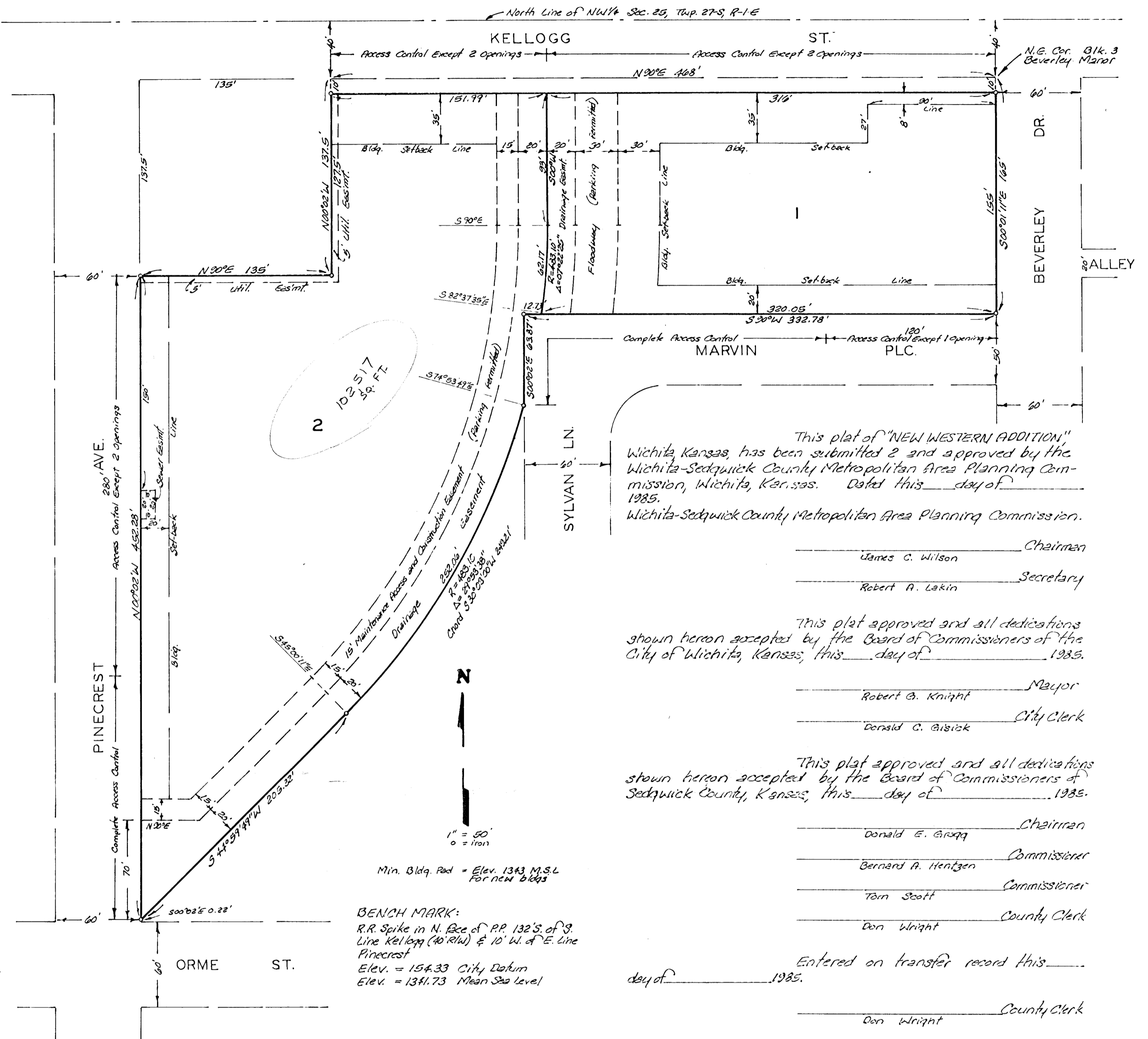
WICHITA, KANSAS.

State of Kansas } S.S. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "NEW WESTERN ADDITION", Wichita, Kansas and the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 3, 4, 5, 6, and 8, except the west 2.49 feet of the south 65 feet of the north 137.5 feet of said Lot 3 and part of Reserve "A" and part of vacated Sylvan Lane, all as platted in Cain and Smith's Replat of a part of Block 3 in Beverley Manor, Sedgewick County, Kansas and part of Block 3, Beverley Manor, Sedgewick County, Kansas, all being more particularly described as beginning at the N.W. Corner of said Lot 3; thence N 90° E, along the north line of said Lot 3 and said Block 3, 468 feet to the N.E. Corner of said Block 3; thence S 20° 01' 11" E, along the east line of said Block 3, 145 feet; thence S 30° 24' 33.78 feet to the N.W. Corner of Replat of a portion of Block Three of Beverley Manor to Wichita, Sedgewick County, Kansas, being the intersection of the north line of Marvin Place and the west line of Sylvan Lane; thence S 00° 02' E, along the west line of Sylvan Lane, 63.87 feet to the intersection of the center-line of a 40 foot drainage easement as recorded in Misc. Bk 167 at Page 134, said center-line being a curve having a radius of 183.10 feet; thence southwesterly along said curve and through a central angle of 29° 53' 33", an arc distance of 252.06 feet and having a chord bearing S 30° 30' 00" W, 249.21 feet to the point of tangency of said curve; thence S 44° 59' 49" W on a line tangent to said curve, 205.32 feet to a point on the west line of said Lots 3, 4, 5 and 6, extended south; thence N 00° 02' W, 452.28 feet to the N.W. Corner of said Lot 3; thence N 20° E, along the north line of said Lot 3, and extended to a point 2.49 feet east of the N.E. Corner of said Lot 3; thence N 00° 02' W, 137.5 feet to the place of beginning. The vacation of Sylvan Lane being reaffirmed and easements being vacated by virtue of K.S.A. 12-512(b). All being situated in the NW 1/4 of Sec. 25, Twp. 27-S, R-1-E of the 6th P.M., Sedgewick County, Kansas.

Baughman Company, P.A.
 Date _____
 William L. Korber _____
 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 "NEW WESTERN ADDITION", Wichita, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. The maintenance access and construction easement is hereby granted for maintenance access and construction purposes for the drainage easement, parking is permitted on said easement. The drainage easement is hereby granted for drainage purposes. The floodway shall be the responsibility of the owner of Lot 1, until such time as the appropriate governing body elects to assume the responsibility for the maintenance and improvement of the drainage. No building 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 said appropriate governing body; additional improvements and/or activities may be permitted within said floodway, such as landscaping and parking; parking is permitted on said floodway. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Pinecrest Ave, over and across the west line of Lot 2 and to or from Kellogg St, over and across the north line of Lots 1 and 2 and to or from Marvin Plc, over and across the south line of Lots 1 and 2 and to or from Sylvan Ln, over and across the east line of Lot 2 are hereby granted to the City of Wichita, provided however that Lot 2 shall have access to Pinecrest Ave, at 2 points over the north 200 feet adjacent thereto and shall have access to Kellogg St, at 2 points over the north line and that Lot 1, shall have access to Kellogg St, at 2 points over the north line and shall have access to Marvin Plc, at 1 point over the east 120 feet thereof, all as shall be determined by the City Engineer of the City of Wichita, Kansas. No new building shall be constructed below a minimum pad elevation of 1343 mean sea level.

Linda Andeel _____



This plat of "NEW WESTERN ADDITION", Wichita, Kansas, has been submitted 2 and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this _____ day of _____, 1985. Wichita-Sedgewick County Metropolitan Area Planning Commission.

James C. Wilson _____ Chairman
 Robert A. Lakin _____ Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____, 1985.

Robert G. Knight _____ Mayor
 Donald C. Gaisick _____ City Clerk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgewick County, Kansas, this _____ day of _____, 1985.

Donald E. Grogg _____ Chairman
 Bernard A. Hentzen _____ Commissioner
 Tom Scott _____ Commissioner
 Don Wright _____ County Clerk

Entered on transfer record this _____ day of _____, 1985.

Don Wright _____ County Clerk

State of Kansas } S.S. The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by Linda Andeel, a single person.

My Appt. Exp. _____ Notary Public

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "NEW WESTERN ADDITION", Wichita, Kansas

Mid-Kansas Federal Savings & Loan Association of Wichita

State of Kansas } S.S. This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 1985, at _____ o'clock M; and is duly recorded.

Pat Kettler _____ Register of Deeds
 Ed Resz _____ Deputy

State of Kansas } S.S. The foregoing instrument acknowledged before me this _____ day of _____, 1985, by _____ of Mid-Kansas Federal Savings & Loan Association of Wichita, on behalf of the corporation.

My Appt. Exp. _____ Notary Public