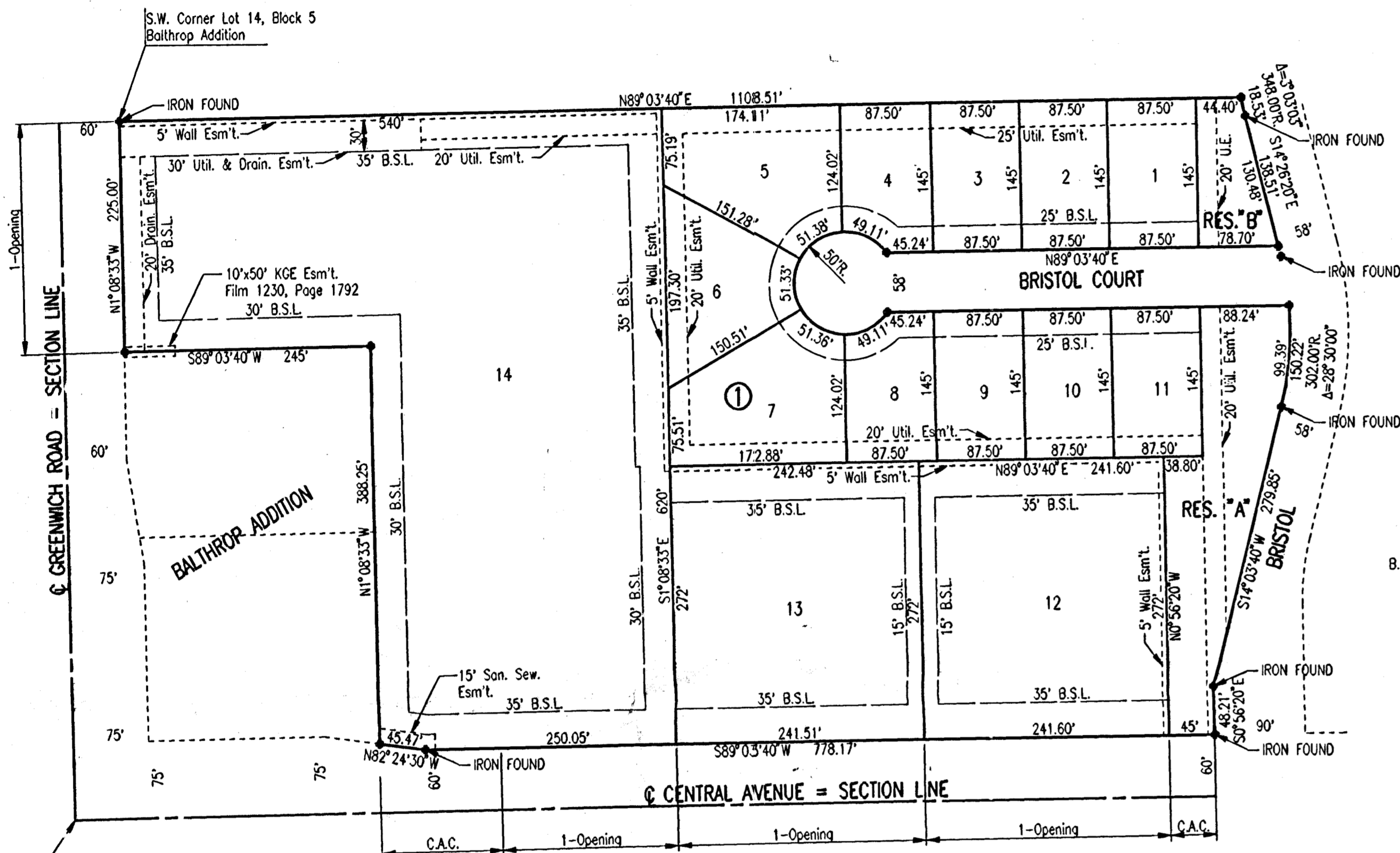


BALTHROP 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=100'
 ● = IRON SET
 B.S.L. = BUILDING SETBACK LINE
 C.A.C. = COMPLETE ACCESS CONTROL
 B.M. - CHISELED "G" IN CENTER CONCRETE HEADWALL TO RCB
 24.5' SOUTH AND 56.7' WEST OF THE INTERSECTION
 OF THE CENTERLINES OF CENTRAL AND GREENWICH.
 ELEV.=188.828 CITY DATUM

S.W. Corner
 Sec. 15, T2S, R2E
 of the 6th P.M.
 Found 1/2" I.P. in Thimble

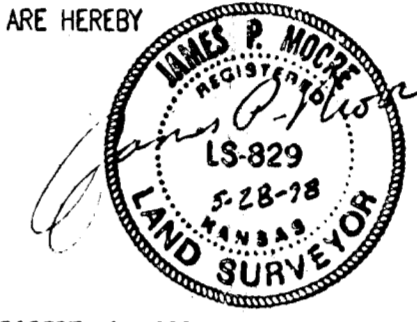
STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 20 DAY OF MAY, 1998, I HAVE CAUSED TO BE SURVEYED AND PLATTED BALTHROP 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND A STREET THE SAME BEING DESCRIBED AS:

LOTS 15, 18 AND 19 IN BLOCK 5 TOGETHER WITH THE SOUTH 620.00 FEET OF RESERVE "F" ALL IN BALTHROP ADDITION TO SEDGWICK COUNTY, KANSAS.

ALL OF THE ABOVE DESCRIBED LOTS AND PORTION OF RESERVE "F" ARE HEREBY VACATED AND REPLATED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

James P. Moore
 JAMES P. MOORE, R.L.S. NO. 829
 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, A BLOCK, AND A STREET THE SAME TO BE KNOWN AS BALTHROP 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE 5-FOOT WALL EASEMENT ALONG THE EAST AND NORTH LINES OF LOT 12, NORTH LINE OF LOT 13, PART OF THE EAST LINE AND NORTH LINE OF LOT 14 ALL IN BLOCK 1 AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM CENTRAL AVENUE AND GREENWICH ROAD, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOTS 12, 13, AND 14 SHALL EACH HAVE ACCESS TO CENTRAL AVENUE AT 1 (ONE) LOCATION AND LOT 14 SHALL ALSO HAVE ACCESS TO GREENWICH ROAD AT 1 (ONE) LOCATION AS SHOWN, SAID LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER, OF THE CITY OF WICHITA, KANSAS.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR LANDSCAPING ENTRY MONUMENTS, WALKS, DRAINAGE, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" AND "B" SHALL BE OWNED AND MAINTAINED BY ONE OR MORE HOMEOWNER'S ASSOCIATIONS TO BE FORMED WITHIN BALTHROP 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

FOR ADDITIONAL INFORMATION AND SETBACK LINES, SEE PRESTON TRAILS C.U.P. DP-232 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

MINIMUM PAD ELEVATION (LOWEST OPENING) AS FOLLOWS:

BLOCK 1
 LOTS 1 THROUGH 5 - ELEV.=176.6 CITY DATUM, 1364.00 M.S.L.
 LOT 14 - ELEV.=178.6 CITY DATUM, 1368.00 M.S.L.

OWNER: PRESTON TRAILS, L.C.
 BY: *Ritchie Associates, Inc.*, MANAGER
 BY: *Kevin Mullen*
 KEVIN MULLEN, PRESIDENT

OWNER: THE CECILIA BALTHROP LIVING TRUST
 BY: *John C. Balthrop*
 JOHN C. BALTHROP, TRUSTEE

BY: *Cecilia Balthrop*
 CECILIA BALTHROP, TRUSTEE

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 30th DAY OF April, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME KEVIN MULLEN, PRESIDENT OF RITCHE ASSOCIATES, INC., AND MANAGER OF PRESTON TRAILS, L.C. 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 CORPORATION. IN TESTIMONY THEREOF I HAVE HERE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Karen L. Peterson, NOTARY PUBLIC
 KAREN L. PETERSON
 Notary Public, State of Kansas
 My Commission Expires 11-11-99

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 27th DAY OF May, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, JOHN C. BALTHROP AND CECILIA BALTHROP TRUSTEES OF THE CECILIA BALTHROP LIVING TRUST, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS 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 TRUST. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Deanna L. Houston, NOTARY PUBLIC
 DEANNA L. HOUSTON
 Notary Public, State of Kansas
 My Commission Expires 7-11-99

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1998.

_____, CHAIRMAN
 RICHARD LOPEZ
 _____, SECRETARY
 MARVIN S. KROUT

CONSENT IS HEREBY GIVEN FOR THE FORMATION OF SANITARY SEWER DISTRICT WITHIN THE BOUNDARY OF THIS PLAT BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS AS THEY DEEM NECESSARY TO PROVIDE SANITARY SEWER SERVICE TO SERVE THIS AREA.

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1998.

_____, MAYOR
 BOB KNIGHT
 _____, CITY CLERK
 PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1998.
 _____, COUNTY CLERK
 JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1998.

_____, REGISTER OF DEEDS
 BILL MEEK
 _____, DEPUTY