

BENCOR 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "BENCOR 3RD ADDITION", 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 _____, 2002
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
J. D. Michaelis

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2002.

At the Direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2002.

_____, Deputy County Surveyor
Tricia L. Robello, L.S. #1246
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2002.

_____, County Clerk
Don Brace

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 _____, 2002 at _____ o'clock _____ M, and is duly recorded.

_____, Register of Deeds
Bill Meek

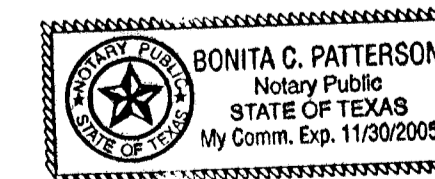
_____, Deputy
Linda Kizzire

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "BENCOR 3RD ADDITION", Wichita, Sedgwick County, Kansas.

First Bank

_____, Vice President
Laura Ramsey
LAURA RAMSEY

State of Texas) SS The foregoing instrument acknowledged before me, this 29 day of January, 2002, by Laura Ramsey, Vice President of First Bank, on behalf of the bank.



_____, Notary Public
Bonita C. Patterson
BONITA C. PATTERSON

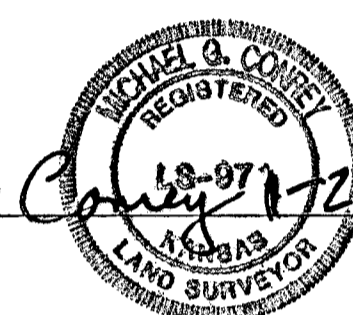
My App't. Exp. 11-30-05

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BENCOR 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of the following: Lots 5, 7, 9, and 11, on Broadway Avenue, Goodwin's Addition to Wichita, Kansas, together with the north 15.2 feet of Lot 3, on Broadway Avenue, and all of the Reserve, except the south 58 feet thereof, Brook's Addition to Wichita, Kansas, TOGETHER with Lots 2, 4, 6, and 8, on Market Street, and the Reserve, in Craven's Addition to the City of Wichita, Kansas, TOGETHER with Lots 10 and 12, on Market Street, in said Craven's Addition, TOGETHER with the south 36.5 feet of Lot 1, Ledford Addition to Wichita, Kansas, TOGETHER with Lots 1, 2, and the south 8 feet of Lot 3, on Broadway Avenue, and the south 58 feet of the Reserve adjoining on the west, all in said Brook's Addition, together with Lots 1, 3, 5, 7, 9, and 11, on Broadway, in said Craven's Addition, TOGETHER with the south 58.7 feet of the north 158.7 feet of Lot 1 in said Ledford Addition, and TOGETHER with the east 5.00 feet of Market Street as dedicated in said Ledford Addition, except the north 100.00 feet thereof.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey
Michael G. Conrey



Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and Streets, to be known as "BENCOR 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. The Broadway Avenue Contingent Street Dedication shall become effective in the event that the City of Wichita, Kansas determines a need for the right-of-way for any street related purposes. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said property covered by said contingent street dedication. All abutters rights of access shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

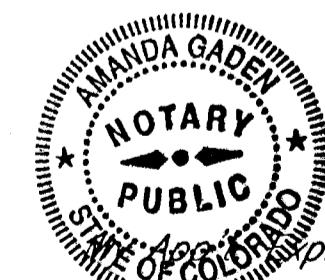
Bencor/Harry-Broadway, LLC

_____, Manager
Benjamin T. Horton

Pauline J. Storer Living Trust

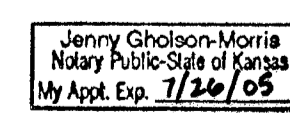
_____, Trustee
Jacqueline Sue Adams

State of Colorado) SS The foregoing instrument acknowledged before me, this 28 day of January, 2002, by Benjamin T. Horton, Manager of Bencor/Harry-Broadway, LLC, on behalf of the limited liability company.



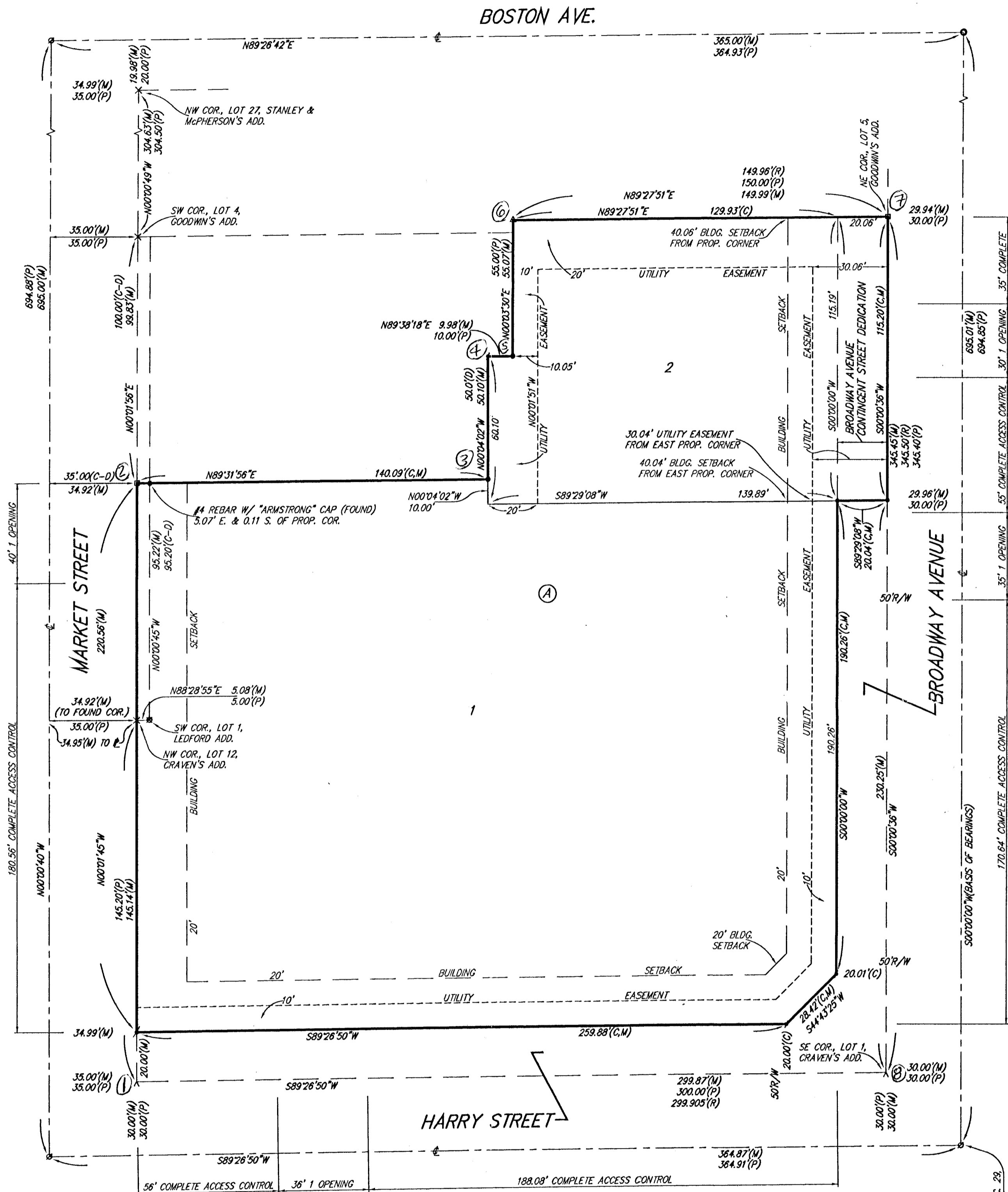
_____, Notary Public
Amanda Gaven

State of Kansas) SS The foregoing instrument acknowledged before me, this 21st day of January, 2002, by Jacqueline Sue Adams, Trustee of the Pauline J. Storer Living Trust, on behalf of the trust.



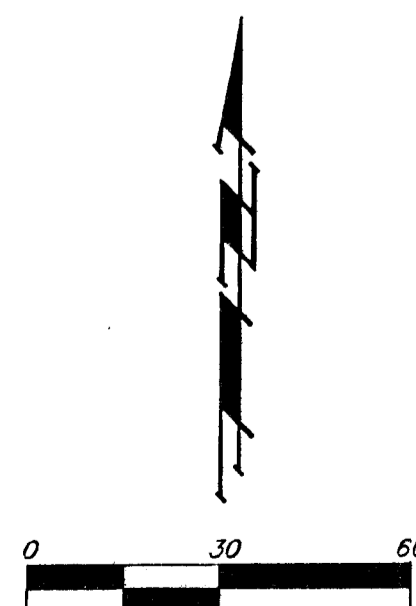
_____, Notary Public
Jenny Gholson-Morris

My App't. Exp. 7/26/05



- = #4 Rebar w/ "Baughman" Cap (Set)
- = #4 Rebar w/ "Terminator" Cap (Found)
- = 1/2" Iron (Found)
- △ = 3/4" Iron (Found)
- × = Chiseled Cross (Found)
- ⊕ = 1/2" Iron in Thimble (Found)
- ⊙ = 3/4" Iron in Thimble (Found)
- = P-K Nail (Set)
- = Chiseled Cross (Set)
- ∇ = Chiseled "V" Notch (Set)

- (M) = Measured
- (P) = Plotted
- (R) = Record
- (C) = Calculated
- (C-D) = Calculated per Described Info.



NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.