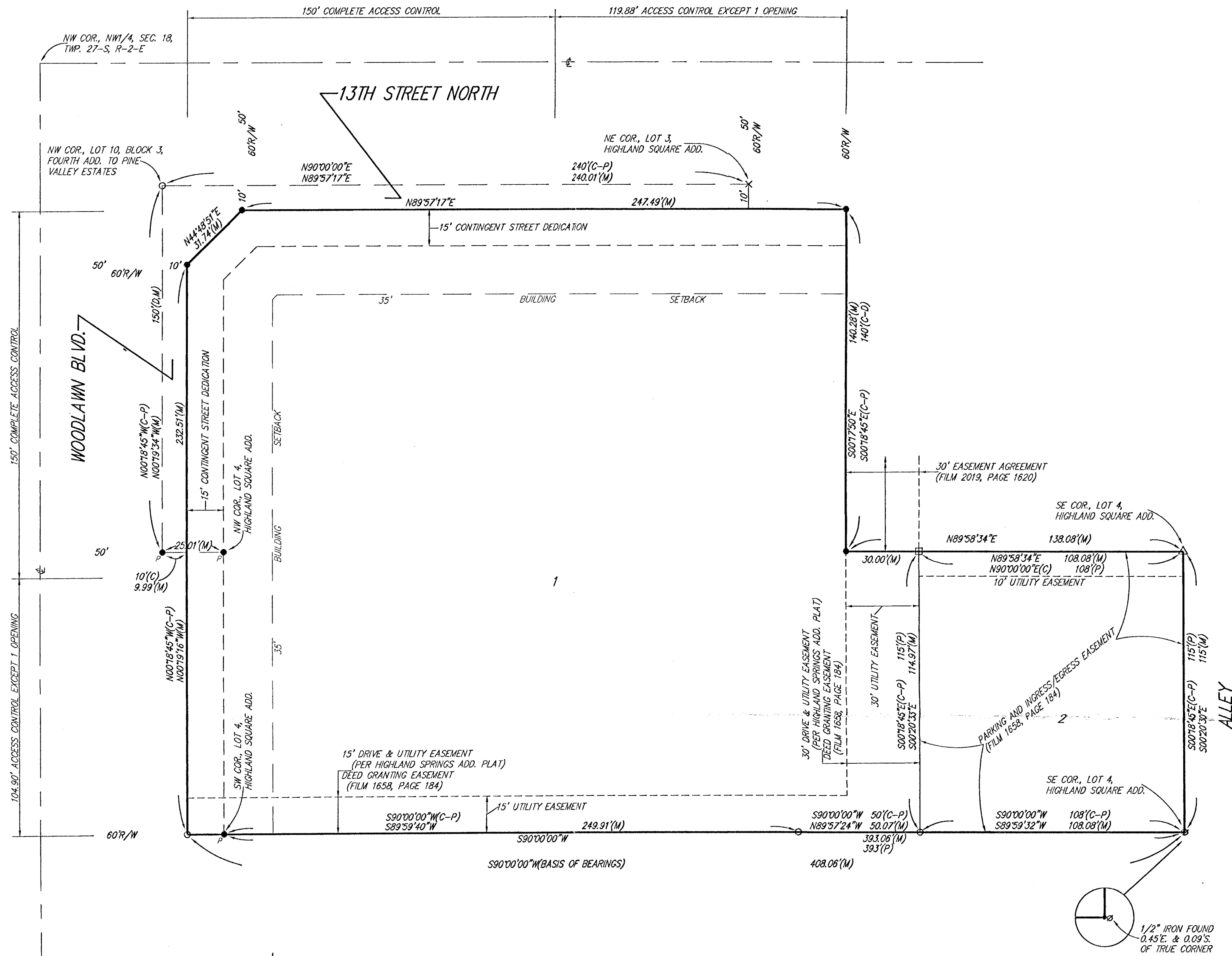


BENCOR ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, and Streets, to be known as "BENCOR 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 15 foot contingent street dedication along 13th Street North and along Woodlawn Blvd. 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 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 dedication. All abutters rights of access to or from 13th Street North over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to said 13th Street North at one location over all except the west 150 feet of the north line of said Lot 1. All abutters rights of access to or from Woodlawn Blvd. over and across the west line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to said Woodlawn Blvd. at one location over all except the north 150 feet of the west line of said Lot 1. All permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

Bencor/Woodlawn13, LLC

Benjamin T. Horton
Benjamin T. Horton, Manager

This plat of "BENCOR 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 _____, 2000.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo, Chairman

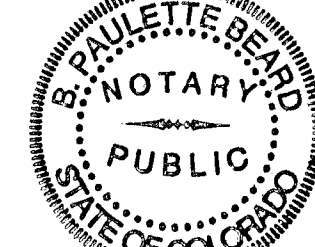
Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2000.

Bob Knight, Mayor

Pat Burnett, City Clerk

State of Colorado) SS The foregoing instrument acknowledged before me, this _____ day of August, 2000, by Benjamin T. Horton, Manager of Bencor/Woodlawn13, LLC, on behalf of the limited liability company.



Paullette Beard
Paullette Beard, Notary Public

My App't. Exp. _____

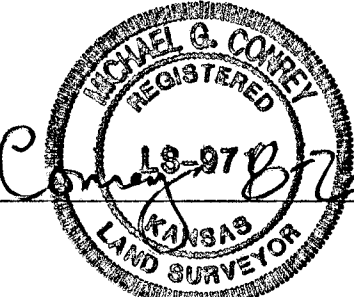
Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2000.

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

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 ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as all of Lots 3 and 4, Highland Square Addition, Wichita, Kansas, Sedgwick County, Kansas; together with Lot 2 EXCEPT the east 30 feet thereof, in said Highland Square Addition; together with the north 150 feet of the west 150 feet of Lot 10, Block 3, Fourth Addition to Pine Valley Estates, Sedgwick County, Kansas, together with the south 15 feet of 13th Street right-of-way adjacent to the north line of Lot 2, EXCEPT the east 20 feet thereof, in said Highland Square Addition; and together with the east 15 feet of Woodlawn Blvd. right-of-way adjacent to the west line of Lot 4 in said Highland Square Addition.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).
All being situated in the NW1/4 of Sec. 18, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.
Baughman Company, P.A.

Michael G. Conrey
Michael G. Conrey, Surveyor



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

Frank [Signature]
Vice President

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of August, 2000, by _____, Vice President of Fidelity Bank, on behalf of the bank.



Rita Igo
Rita Igo, Notary Public

My App't. Exp. 5/23/04

Entered on transfer record this _____ day of _____, 2000.

James Alford, 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 _____, 2000 at _____ o'clock _____ M; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizire, Deputy

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = #4 REBAR (FOUND)
 - △ = CHISELED "V" NOTCH (FOUND)
 - × = CHISELED CROSS (FOUND)
 - ⊠ = 1/2" IRON (FOUND)
 - ⊞ = CHISELED CROSS (SET)
 - = P-K NAIL (FOUND)
- (M) = MEASURED
(P) = PLATTED
(C) = CALCULATED
(C-P) = CALCULATED PER PLATTED INFO.
(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.

NOTE: THE FOLLOWING INSTRUMENTS AFFECT LOT 1 AND ARE IN THE PROCESS OF BEING RELEASED AS OF THIS 2ND DAY OF AUGUST, 2000.
1. K.G.B.E. AFFIDAVIT, (MISC. BOOK 65, PAGE 689)
2. K.G.B.E. URBAN EASEMENT GRANT, (MISC. BOOK 495, PAGE 377)
3. K.G.B.E. URBAN EASEMENT GRANT, (MISC. BOOK 671, PAGE 237)