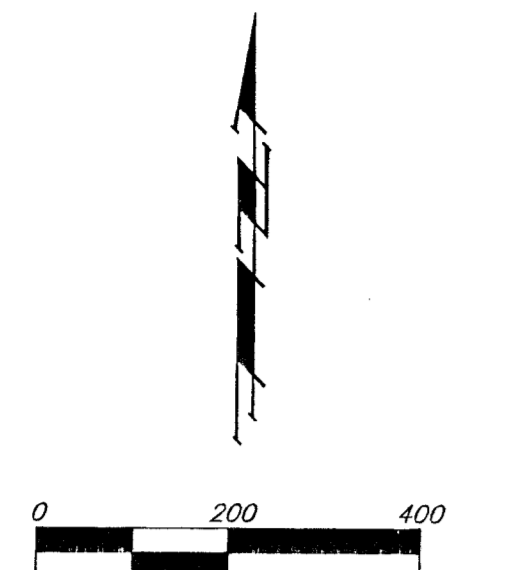


VIÑA DEL REY ESTATES

AN ADDITION TO SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = STONE (FOUND)
- △ = 3/4" IRON IN STONE (FOUND)
- = #5 REBAR (FOUND)
- ⊗ = #4 REBAR INSIDE 3/4" IRON (FOUND)

(D) = DESCRIBED
(M) = MEASURED

BENCHMARK:
"□" ON S. HUBGUARD OF R.C.B.C. - 65' W.
OF & ROCK ROAD & 55TH ST. SO.
ELEV. = 1362.32 M.S.L.

R.R. SPIKE IN POWER POLE - 40' NE. OF
SW CORNER OF SEC. 19, T-28-S, R-2-E
ELEV. = 1328.02 M.S.L.

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
BLOCK	LOT(S)	ELEVATION (M.S.L.)
B	5,6,7	1342

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and platted "VIÑA DEL REY ESTATES", an Addition to Sedgwick County,
Kansas, and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as follows: A tract of land in the
Southwest Quarter of Section 19, Township 28 South, Range 2 East of
the 6th P.M., Sedgwick County, Kansas described as follows: Beginning
at the Northwest corner of said Southwest Quarter; thence N89°20'42"E
along the north line of said Southwest Quarter, 2483.54 feet to the
Northeast corner of said Southwest Quarter; thence S00°11'47"W along
the east line of said Southwest Quarter, 1404.68 feet to the Southeast
corner of the north 80 acres of said Southwest Quarter; thence S89°20'42"W
along the south line of said north 80 acres, 2478.72 feet to the Southwest
corner of said north 80 acres; thence N00°00'00"E along the west line
of said Southwest Quarter, 1404.61 feet to the point of beginning.

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

Know all men by these presents that we, the
undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, and Streets to be known as "VIÑA DEL REY
ESTATES", an Addition to Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance of
all public utilities. The drainage easements are hereby granted as indicated
for drainage purposes. The floodway reserve is hereby reserved for floodway
purposes and shall be the responsibility of the owners of Lots 5, 6, and 7,
Block B, respectively, until such time as the appropriate governing body
elects to assume responsibility for maintenance and improvements to the
drainage. No buildings shall be constructed or placed on or within said
floodway, nor shall any fill, change of grade, creation of channel or any
other work be carried on without the permission of the Engineer for said
appropriate governing body. The streets are hereby dedicated to and for the
use of the public. The temporary cut-de-sac easement on Tuscony
Street will expire at such time as Tuscony Street is extended further north
or terminated as a permanent cut-de-sac. All abutters rights of access
to or from Woodlawn over and across the west line of Lot 1, Block A,
and Lot 1, Block B are hereby granted to the appropriate governing body.
The Minimum Building Pad Elevations for the lowest opening to the structures
shall be as indicated on the face of the plat.

Capital Land Management, L.C.

This plat of "VIÑA DEL REY ESTATES",
an Addition to Sedgwick County, Kansas has been submitted
to and approved by the Wichita, Sedgwick County Metropolitan
Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 1999,
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
William M. Johnson
_____, 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 _____, 1999.

_____, Mayor
Bob Knight
_____, City Clerk
Pat Burnett

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of
Sedgwick County, Kansas, this _____ day of _____, 1999.

_____, Chairman
Bill Hancock
_____, Chair Pro-Tem
Betsy Gwin
_____, Commissioner
Thomas G. Winters
_____, Commissioner
Carolyn McGinn
_____, Commissioner
Ben Sciortino
_____, County Clerk
James Alford

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1999, by James A.
Hashbarger, Roger D. Hashbarger, Dennis E. Riley, and Katherine M. Riley,
as Managing Members of Capital Land Management, L.C., on behalf
of the limited liability company.

_____, Notary Public
My App't. Exp. _____

We the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"VIÑA DEL REY ESTATES", an Addition to Sedgwick County, Kansas.
First State Bank & Trust

Hank Hamilton, Pres.
(116)

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 09 day of August, 1999, by Annette Stewart,
teller _____ of First State Bank & Trust, on behalf of the bank.

Annette M. Stewart
Notary Public - State of Kansas
My App. Expires 8-21-2002
Annette Stewart, Notary Public

My App't. Exp. 8-21-2002

_____, Register of Deeds
Bill Meek
_____, Deputy
Linda Kizzire

