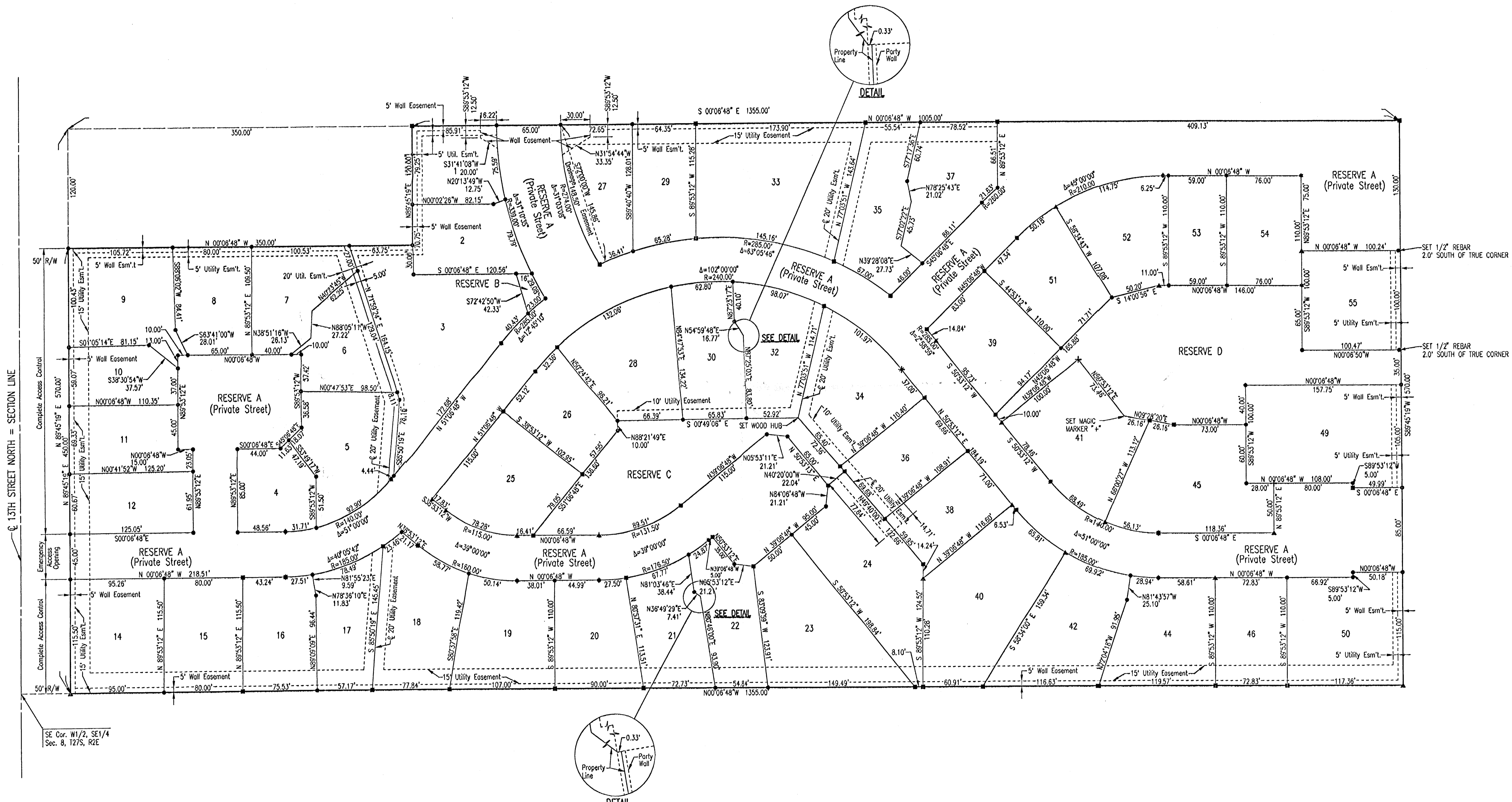


COUNTRY PLACE GREENS

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Q 13TH STREET NORTH = SECTION LINE

SE Cor. W1/2, SE1/4
Sec. 8, T27S, R2E

- APP**
- SCALE: 1" = 50'
- = SET 1/2" REBAR W/ PEC CAP
 - ⊕ = FOUND 1/2" IRON PIPE
 - ⊕ = FOUND CHISELED "*" MARKER
 - ▲ = FOUND 3/4" IRON PIPE
 - ★ = FOUND 1/2" REBAR

LEGAL DESCRIPTION:
LOT 48, BLOCK 1, COUNTRY PLACE ESTATES, WICHITA, SEDGWICK COUNTY,
KANSAS; EXCEPT THE SOUTH 350.00 FEET OF THE WEST 120.00 FEET.

SEE SHEET 2 OF 2 FOR ADDITIONAL SETBACK INFORMATION.

DSNR: 09-15-2003 10:53:25 am
C:\2002\02733\LOD 02733.dwg\FINAL PLAT

COUNTRY PLACE GREENS

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 10TH DAY OF JUNE, 2003, WE HAVE SURVEYED AND PLATTED COUNTRY PLACE GREENS, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES, THE SAME BEING A REPLAT OF AND DESCRIBED AS FOLLOWS:

LOT 48, BLOCK 1, COUNTRY PLACE ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS; EXCEPT THE SOUTH 350.00 FEET OF THE WEST 120.00 FEET THEREOF.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.



JAMES R. BECKETT, R.L.S. NO. 832
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THE 5' WALL EASEMENT ALONG THE PERIMETER OF BLOCK 1, AS SHOWN, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT AND THE WALL SHALL BE SERVICED TO EXISTING SANITARY SEWER.

AN EASEMENT FOR ACCESS TO THE WALL EASEMENT AROUND BLOCK 1, AS SHOWN, IS HEREBY GRANTED TO THE OWNERS ASSOCIATION TO BE FORMED WITHIN COUNTRY PLACE GREENS ACROSS ALL LOTS WITHIN BLOCK 1, AS NECESSARY FOR MAINTENANCE, REPAIR, REMOVAL, AND REPLACEMENT OF FENCE STRUCTURES.

THE PERIMETER WALL LOCATED WITHIN THE 5' WALL EASEMENT AS SHOWN SHALL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION TO BE FORMED WITHIN COUNTRY PLACE GREENS.

A ZERO FOOT (0') SIDE YARD SETBACK IS HEREBY ESTABLISHED EITHER SIDE OF THE LOT LINE COMMON TO THE FOLLOWING LOT PAIRS:
 1 AND 2, 6 AND 7, 9 AND 10, 11 AND 12, 16 AND 17, 21 AND 22, 27 AND 29, 30 AND 32, 35 AND 37, 36 AND 38.

A ZERO FOOT (0') FRONT YARD SETBACK IS HEREBY ESTABLISHED ON ALL LOTS WITHIN BLOCK 1. ADDITIONALLY NO NEW STRUCTURE SHALL BE CONSTRUCTED NEARER TO THE RESERVE LINE THAN ANY EXISTING STRUCTURE WITHIN THE AFFECTED LOT EXCEPT WITH WRITTEN APPROVAL FROM THE OWNERS ASSOCIATION TO BE FORMED WITHIN COUNTRY PLACE GREENS.

THE PRIVATE STREET IN RESERVE A IS HEREBY PLATTED FOR THE USE OF ALL LOTS WITHIN BLOCK 1.

ALL ABUTTER'S RIGHT OF ACCESS TO 13TH STREET NORTH AND GATEWOOD OVER AND ACROSS THE SOUTH AND WEST LINES OF BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT BLOCK 1 SHALL HAVE EMERGENCY ACCESS TO 13TH STREET NORTH AT ONE LOCATION AS SHOWN, AND SHALL ALSO HAVE ACCESS TO GATEWOOD AT ONE LOCATION AS SHOWN.

EASEMENTS, AS SHOWN, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

ADDITIONAL EASEMENTS ARE HEREBY GRANTED FOR PUBLIC AND PRIVATE UTILITY PURPOSES, INCLUDING SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE FOR TELEVISION AND OTHER MEANS OF ELECTRONIC COMMUNICATIONS. ACTIVITIES FACILITATED BY SUCH EASEMENTS ARE INSTALLATION, CONNECTION, MAINTENANCE, REPAIR AND REPLACEMENT OF PIPES, DRAINS, WIRES AND CABLES, SERVICE LINES, METERS AND EQUIPMENT, CONNECTIONS, TRANSFORMERS AND OTHER SUCH FACILITIES BUT SHALL BE LIMITED TO EXISTING USES IN EXISTING UTILITY LOCATIONS. THE LOCATIONS OF SUCH EASEMENTS SHALL BE THE LOCATIONS OF EXISTING UTILITY FACILITIES; EVEN WHERE EXISTING UTILITY FACILITIES ARE NOT EVIDENCED BY GRANTS OR CLAIMS OF EASEMENT RECORDED BEFORE THIS DECLARATION. AN EASEMENT SPECIFICALLY FOR SEWER SERVICE IS GRANTED ACROSS, ON AND UNDER THE EAST FIVE FEET OF COUNTRY PLACE GREENS; SUCH EASEMENT SHALL BE THE DOMINANT EASEMENT IN SAID RESERVE, AND THE WALL EASEMENT IN SAID LOCATION SHALL BE THE SERVICED EASEMENT. ACCESS ACROSS, ON AND UNDER ALL LOTS IS GRANTED AS NECESSARY FOR ACCESS TO PUBLIC AND PRIVATE UTILITIES FOR SUCH PURPOSES. ALL SUCH EASEMENTS SHALL BE PERPETUAL AND NON-EXCLUSIVE, SHALL RUN WITH THE LAND AND SHALL BE APPURTENANT TO EACH LOT IN COUNTRY PLACE GREENS.

RESERVE "A" IS HEREBY PLATTED FOR PRIVATE STREET AND FIRELANE, DRIVEWAY ENTRANCES, DRAINAGE, STREET LIGHTING, LANDSCAPING, SIGNAGE, UTILITIES, AND OTHER INCIDENTAL FACILITIES.

RESERVES "B", "C", AND "D" ARE HEREBY PLATTED FOR DRAINAGE, LANDSCAPING, UTILITIES AND OTHER INCIDENTAL FACILITIES.

RESERVES "A", "B", "C", AND "D" SHALL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION TO BE FORMED WITHIN COUNTRY PLACE GREENS.

A DRAINAGE PLAN HAS BEEN IMPLEMENTED FOR THIS PLAT. ALL DRAINAGE SWALES AND CHANNELS AND WATER COURSES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE OWNERS ASSOCIATION TO BE FORMED WITHIN COUNTRY PLACE GREENS.

AN ACCESS EASEMENT FOR DRIVEWAY PURPOSES IS HEREBY GRANTED TO THE EXTENT THAT ANY PORTION OF ANY DRIVEWAY, INCLUDING DRIVEWAY APPROACH, SERVING ANY LOT, ENCLOSES UPON ANY OTHER LOT OR UPON A RESERVE.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF COUNTRY PLACE GREENS COMMUNITY UNIT PLAN (DP-89).

LOT NUMBERS 13, 31, 43, 47 AND 48 HAVE BEEN OMITTED SO BUILDING UNIT NUMBERS WOULD CORRESPOND WITH PLATTED LOT NUMBERS.

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 RESERVES, THE SAME TO BE KNOWN AS COUNTRY PLACE GREENS, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:
 COUNTRY PLACE GREENS, CONDOMINIUM OWNERS ASSOCIATION

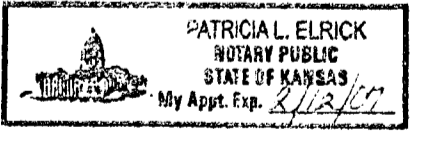
BY: Gene R Baldwin
 GENE R. BALDWIN, PRESIDENT

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF June, 2002, BY GENE R. BALDWIN, PRESIDENT OF COUNTRY PLACE GREENS CONDOMINIUM OWNERS ASSOCIATION.

Patricia L. Elrick, NOTARY PUBLIC
 PATTI ELRICK

MY APPOINTMENT EXPIRES: 2-12-2007



THIS PLAT OF COUNTRY PLACE GREENS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR
 RONALD L. WARNELL

_____, SECRETARY
 DALE MILLER

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2003.

 TRICIA L. ROBELLO, LS #1246
 DEPUTY COUNTY SURVEYOR
 SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2003.

_____, MAYOR
 CARLOS MAYANS

_____, CITY CLERK
 KAREN SCHOFIELD

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2003.

_____, COUNTY CLERK
 DON BRACE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ AM, ON THE _____ DAY OF _____, 2003.

_____, REGISTER OF DEEDS
 BILL WEEK

_____, DEPUTY
 LINDA KIZZIRE

USNR: 04/18/03 JLS SCALE: 1"=200.00
 03/2002 027333 LDD 027333 dwg FINAL TEXT 06-10-2003 01:54:44 pm