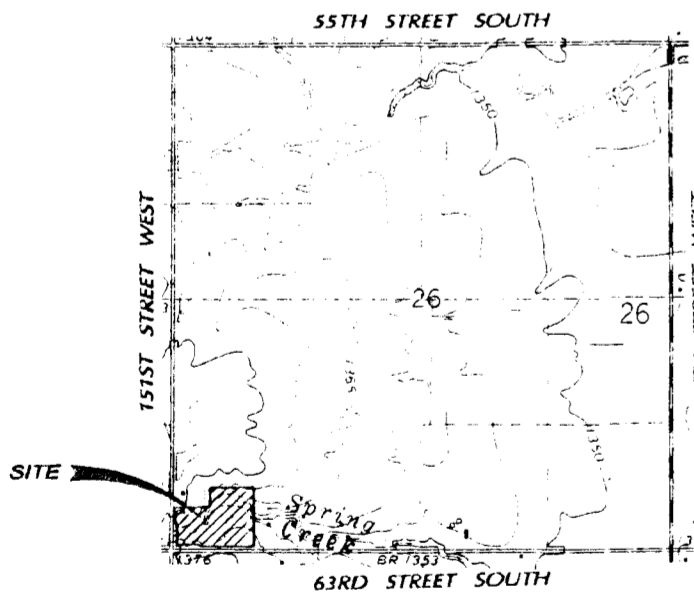


**VICINITY MAP**

Sec. 26, T28S, R2W

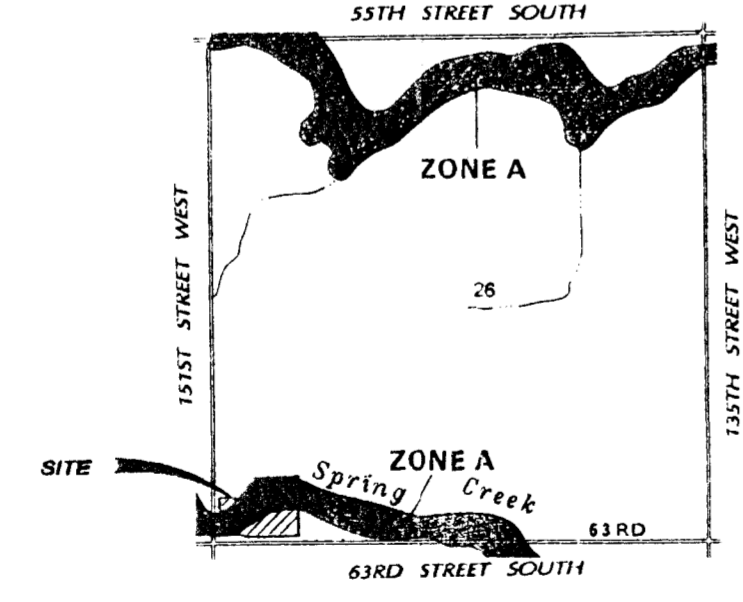


BAYNEVILLE QUADRANGLE  
CLEARWATER QUADRANGLE  
7.5 Minute Series

SCALE: 1" = 2,000'

**FLOOD ZONE MAP**

Sec. 26, T28S, R2W



SCALE: 1" = 2,000'

**FLOOD ZONE:**  
Subject property is in Zone A and in Zone C, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgewick County, Kansas, Community Panel Number 200321 0200 A, effective June 3, 1986.

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

Tricia L. Robello, LS#1248  
Deputy County Surveyor  
Sedgewick County, Kansas

The undersigned, mortgagee on the land being platted herein, does hereby consent to this plat of "WESTBROOK MANOR", Sedgewick County, Kansas.

CAPITOL FEDERAL SAVINGS

Connie J. Achilles, Asst. Cashier

State of Kansas )  
Sedgewick County) ss  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2000 by \_\_\_\_\_ of Capitol Federal Savings, on behalf of the savings bank.

Notary Public Linda Phanenstiel

My Commission Expires: \_\_\_\_\_

State of Kansas )  
Sedgewick County ) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "WESTBROOK MANOR", Sedgewick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

**Tract 1:**  
Beginning 312.84 feet North of the Southwest corner of the Southwest Quarter; thence East parallel to the South line 290.40 feet; thence North parallel to the West line 150 feet; thence West parallel to the South line 290.40 feet; thence South to the Point of Beginning 150 feet, all of said land being in the Southwest Quarter of Section 26, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgewick County, Kansas.

**Tract 2:**  
Beginning 312.72 feet North of the Southwest corner of the Southwest Quarter, Section 26, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgewick County, Kansas; thence with a deflection right of 90°51', a distance of 294.04 feet to a point 309.4 feet North of the South line of said Southwest Quarter; thence with a deflection left of 90°12', a distance of 150 feet; thence with a deflection right of 90°12', a distance of 128.45 feet to a point 457.9 feet North of the South line of said Southwest Quarter; thence South to the South line of said Southwest Quarter; thence West 418.85 feet to the Southwest corner of said Southwest Quarter; thence North to Beginning.

**Tract 3:**  
A tract described as: Beginning at a point 418.85 feet East of the Southwest corner of the Southwest Quarter of Section 26, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgewick County, Kansas; thence with a deflection left of 89°33', a distance of 670.0 feet; thence with a deflection right of 89°33', a distance of 649.48 feet; thence with a deflection right of 90°27', a distance of 670.7 feet to the South line of the Southwest Quarter; thence West 649.48 feet to the Point of Beginning, EXCEPT the East 200 feet thereof.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich LS #958 Date July 12, 2000



Know all men by these presents that the undersigned, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots and Streets to be known as "WESTBROOK MANOR", Sedgewick County, Kansas. The Streets are hereby granted to and for the use of the public. The Floodway Reserve shall be the responsibility of the owner(s) of Lots 1 and 2, "WESTBROOK MANOR" until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no structures shall be constructed on or within said Floodway Reserve nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the County Engineer, and unobstructed to allow for the conveyance of stormwater. A minimum pad elevation (lowest opening) of 1368 is hereby established for each lot platted herein. All abutters' rights of access to or from 63rd Street South, over and across the South lines of Lots 1 and 2, are hereby granted to the appropriate governing body, provided however that Lot 2 shall have access to 63rd Street South at two locations. All abutters' rights of access to or from 151st Street West, over and across the West line of Lot 1, are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to 151st Street West at one location located within the North 112.66 feet thereof.

Dennis W. Westbrook Vickie L. Westbrook

State of Kansas )  
Sedgewick County ) ss

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2000, by Dennis W. Westbrook and Vickie L. Westbrook.

Linda Phanenstiel Notary Public

My Commission Expires: \_\_\_\_\_

FINAL PLAT OF  
**"WESTBROOK MANOR"**  
AN ADDITION TO SEDGWICK COUNTY, KANSAS  
IN THE SW 1/4 OF SECTION 26, T28S, R2W OF THE 6TH P.M.

This plat of "WESTBROOK MANOR", Sedgewick County, Kansas, has been submitted to and approved by the Wichita-Sedgewick 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, if any, accepted by the Board of County Commissioners of Sedgewick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

COUNTY COMMISSIONERS

Thomas G. Winters, Chairman

Attest: James Alford, County Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

James Alford, County Clerk

State of Kansas )  
Sedgewick County ) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_, 2000.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

TERRA TECH LAND SURVEYING, INC.

239 North Ohio  
Wichita, Kansas 67214-3933  
(316) 267-0744 / 267-2148  
Fax (316) 267-2736