WALKER ESTATES
AN ADDITION TO SEDGWICK COUNTY, KANSAS

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

INTRUST Bank, N.A.

Gary D. Schmitt, SVP (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 22 day of July, 2003, by Gary D. Schmitt, Senior Vice President (Title) of INTRUST Bank, N.A., on behalf of the bank.

Susan K. Cook, Notary Public
My App't. Exp. 11/3/04
SUSAN K. COOK
Notary Public - State of Kansas
My Appt. Expires 11/3/04

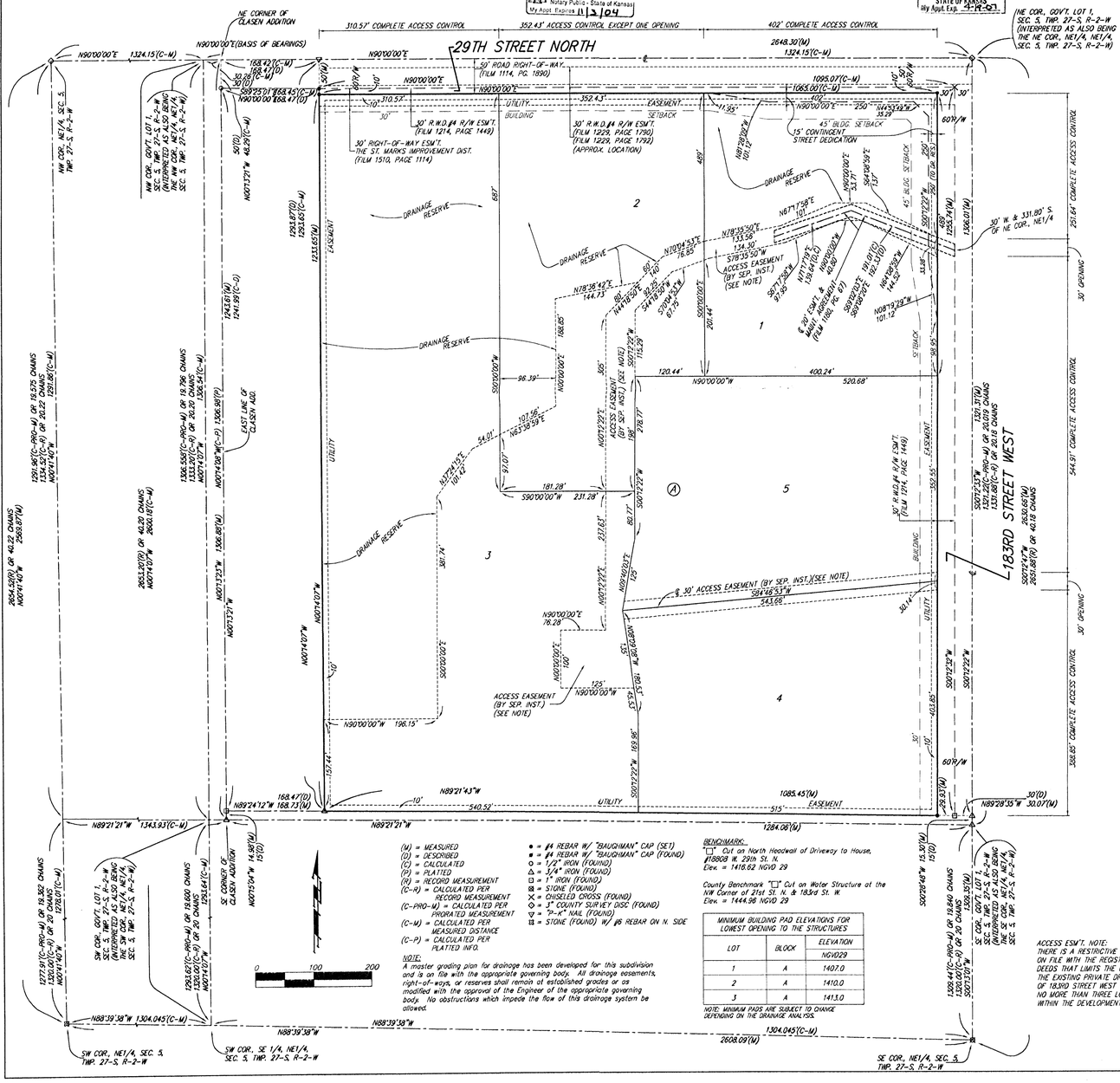
We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "WALKER ESTATES", Wichita, Sedgwick County, Kansas.

Legacy Bank

Larry Eck, AVP (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 21st day of July, 2003, by Larry Eck, AVP (Title) of Legacy Bank, on behalf of the bank.

Kimberly Buchner, Notary Public
My App't. Exp. 4-19-07
KIMBERLY BUCHNER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4-19-07



(M) = MEASURED
(D) = DESCRIBED
(C) = CALCULATED
(P) = PLATTED
(R) = RECORD MEASUREMENT
(C-R) = CALCULATED PER RECORD MEASUREMENT
(C-PRO-W) = CALCULATED PER PRORATED MEASUREMENT
(C-M) = CALCULATED PER MEASURED DISTANCE
(C-P) = CALCULATED PER PLATTED INFO.

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
● = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
○ = 1/2" IRON (FOUND)
△ = 3/4" IRON (FOUND)
□ = 1" IRON (FOUND)
⊠ = STONE (FOUND)
× = CHISELED CROSS (FOUND)
◇ = 3" COUNTY SURVEY DISC (FOUND)
▽ = "P-X" NAIL (FOUND)
⊡ = STONE (FOUND) W/ #6 REBAR ON N. SIDE

0 100 200

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the appropriate governing body. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the Engineer of the appropriate governing body. No obstructions which impede the flow of this drainage system be allowed.

BENCHMARK:
"L" Cut on North headwall of Driveway to House, #18808 W. 29th St. N.
Elev. = 1416.62 NGVD 29

County Benchmark "L" Cut on Water Structure at the NW Corner of 21st St. N. & 183rd St. W.
Elev. = 1444.96 NGVD 29

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD29
1	A	1407.0
2	A	1410.0
3	A	1413.0

NOTE: MINIMUM PADS ARE SUBJECT TO CHANGE DEPENDING ON THE DRAINAGE ANALYSIS.

ACCESS ESM'T. NOTE:
THERE IS A RESTRICTIVE COVENANT ON FILE WITH THE REGISTER OF DEEDS THAT LIMITS THE USE OF THE EXISTING PRIVATE DRIVE OFF OF 183RD STREET WEST TO SERVE NO MORE THAN THREE LOTS WITHIN THE DEVELOPMENT.

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WALKER ESTATES", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as The East half of the Northeast Quarter of the Northeast Quarter of Section 5, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, except the South 15 feet thereof, TOGETHER with a tract of land in Government Lot 1, of Section 5, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point in the North line and 198.46 feet East of the Northwest corner of said Government Lot 1, said point being 168.47 feet East of the Northeast corner of Clasen Addition, Sedgwick County, Kansas; thence South a distance of 1293.87 feet parallel to Clasen Addition to a point 15 feet north of the South line of said Government Lot 1; thence East parallel with the South line of said Government Lot 1, a distance of 502.78 feet; thence North parallel with the East line of said Clasen Addition, a distance of 1299.51 feet to a point in the North line of said Government Lot 1; thence West 502.78 feet to the point of beginning.

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

Baughman Company, P.A.

Michael G. Conrey 7-21-2003 Surveyor
Michael G. Conrey
L.S. 1246 KANSAS

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 "WALKER ESTATES", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage reserves are hereby reserved for drainage reserve purposes and shall be the responsibility of the owners of each Lot, respectively, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said drainage reserves, 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, (29th Street North and 183rd Street West), are hereby dedicated to and for the use of the public. The contingent street dedication shall become effective in the event that the appropriate governing body 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 Lot 1, Block A. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. The permitted opening locations shall be as determined by the Engineer of 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.

Marshall D. Walker — Donna Walker
Marshall D. Walker — Donna Walker

Richard P. Harris — Michelle M. Harris
Richard P. Harris — Michelle M. Harris

Francis J. Randall — Amber M. Randall
Francis J. Randall — Amber M. Randall

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 21st day of July, 2003, by Marshall D. Walker and Donna Walker, husband and wife.

Kimberly Buchner, Notary Public
My App't. Exp. 4-19-07
KIMBERLY BUCHNER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4-19-07

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 21st day of July, 2003, by Richard P. Harris and Michelle M. Harris, husband and wife.

Kimberly Buchner, Notary Public
My App't. Exp. 4-19-07
KIMBERLY BUCHNER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4-19-07

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 21st day of July, 2003, by Francis J. Randall and Amber M. Randall, husband and wife.

Jan Wetta, Notary Public
My App't. Exp. 10/28/04
JAN WETTA
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 10/28/04

This plat of "WALKER ESTATES", Sedgwick County, Kansas 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
Bernard A. Hentzen

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this_____day of_____, 200__.

_____, Chairman
Bill Hancock

ATTEST:_____, County Clerk
Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 200__.

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

Entered on transfer record this_____day of_____, 200__.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 200__ at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-1271 • 311 E. 11th • WICHITA, KANSAS 67211
F:\PLAT\WALKER 10 VSD\DWG\WALKER_REVDWG-MGC