

PALACE EAST ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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 "PALACE EAST ADDITION, Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as and being a replat of Lot 2, Block 1, David's East
1st Addition to Wichita, Sedgwick County, Kansas, EXCEPT that part platted
as Chelsea Brook Addition, Wichita, Sedgwick County, Kansas, and EXCEPT
that part platted as Han Diec Addition, Wichita, Sedgwick County, Kansas,
TOGETHER with the E1/2 of the SE1/4 of the SE1/4 of Section 21, Twp.
27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, EXCEPT that
part platted as David's East 1st Addition to Wichita, Sedgwick County,
Kansas, and EXCEPT that part platted as Premier Addition, Wichita,
Sedgwick County, Kansas, and EXCEPT that part platted as Universal 4th
Addition, Wichita, Sedgwick County, Kansas, and EXCEPT that part platted as
Universal 5th Addition, Wichita, Sedgwick County, Kansas, and EXCEPT that
part platted as Golden Corral Addition, Wichita, Sedgwick County, Kansas,
and EXCEPT that part condemned for U.S. Highway 54 right-of-way in
Case A-17549, all being subject to road rights-of-way of record.
Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.

Michael G. Conrey, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into a Lot, a Block, and a Street, to be known as "PALACE EAST
ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are
hereby granted as indicated for the construction and maintenance of all
public utilities. The drainage and utility easement is hereby granted as
indicated for drainage purposes and for the construction and maintenance
of all public utilities. The drainage easement is hereby granted as
indicated for drainage purposes. The ingress and egress easement is
hereby granted as indicated to the owner of Lot 1, Block 1, David's East
1st Addition for ingress and egress purposes to or from Lot 1, Block 1, in
said David's East 1st Addition over and across Lot 1, Block 1, in said
Palace East Addition. The street is hereby dedicated to and for the use
of the public. The Kellogg Drive contingent street dedication shall become
effective in the event that the City of Wichita determines a need for the
right-of-way for any street related purposes. The Kellogg Drive
contingent street 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 contingent street dedication. Access controls
shall be as depicted on the face of the plat and are hereby granted to
the City of Wichita, Kansas. The Minimum Building Pad Elevations for the
lowest opening to the structures shall be as indicated on the face of the
plat.

Cinema Associates, a Kansas General Partnership

William J. Warren, President of
American Cinemas, Inc.

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2007, by William J. Warren, President
of American Cinemas, Inc., as Partner of Cinema Associates, a Kansas
General Partnership, on behalf of the partnership.

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 "PALACE
EAST ADDITION", Wichita, Sedgwick County, Kansas.
INTRUST Bank, N.A., *l/r/a*
The First National Bank in Wichita

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 2007, by
_____ of INTRUST Bank, N.A., *l/r/a* The First National Bank
in Wichita, on behalf of the bank.

Notary Public

My App't. Exp. _____

This plat of "PALACE EAST ADDITION", 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 _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

Darrell A. Downing, Chair

John L. Schlegel, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2007.

Carlos Mayans, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2007.

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

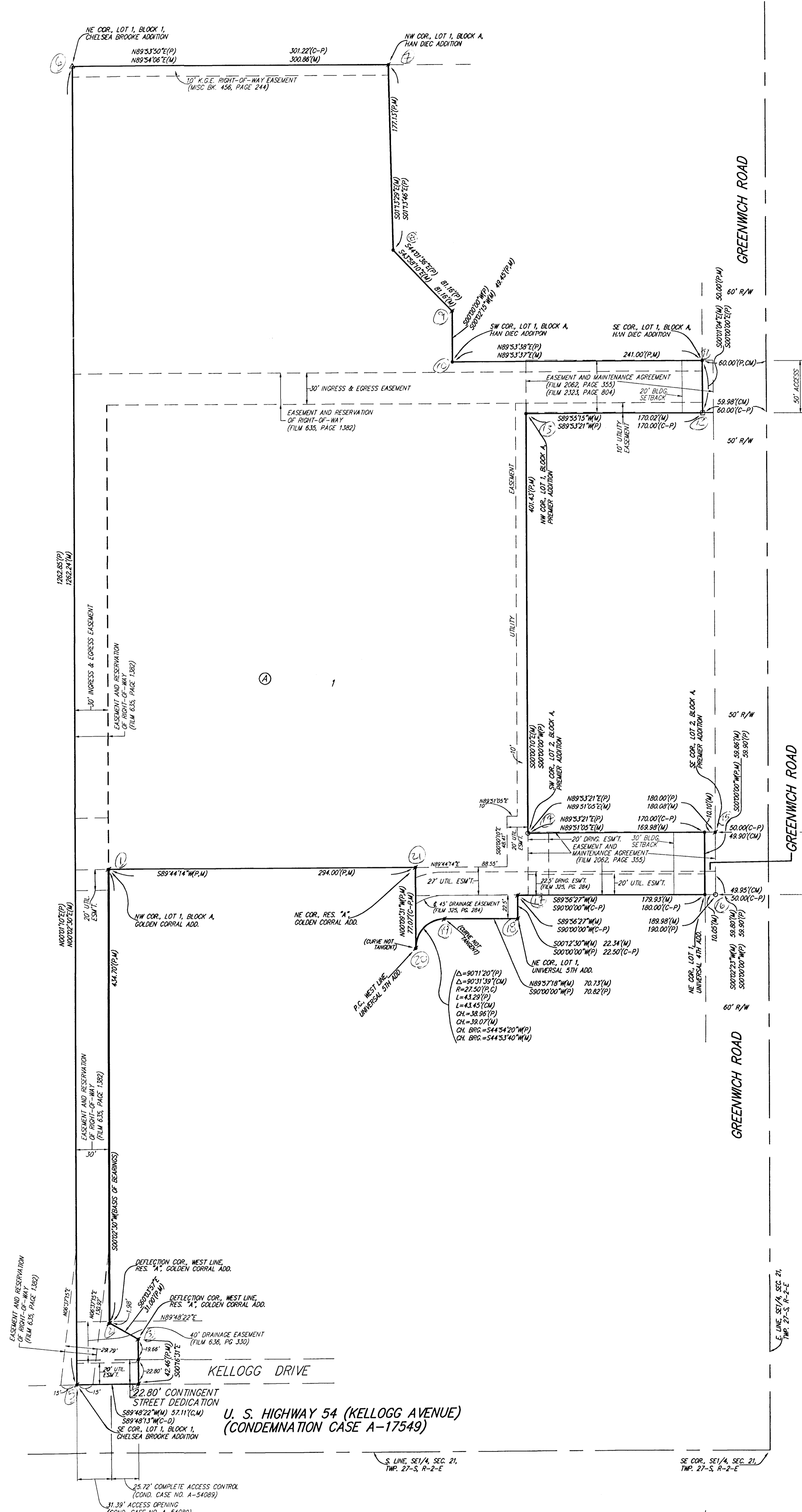
Entered on transfer record this _____ day
of _____, 2007.

Don Brace, County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2007 at _____ o'clock _____ M; and is duly recorded.

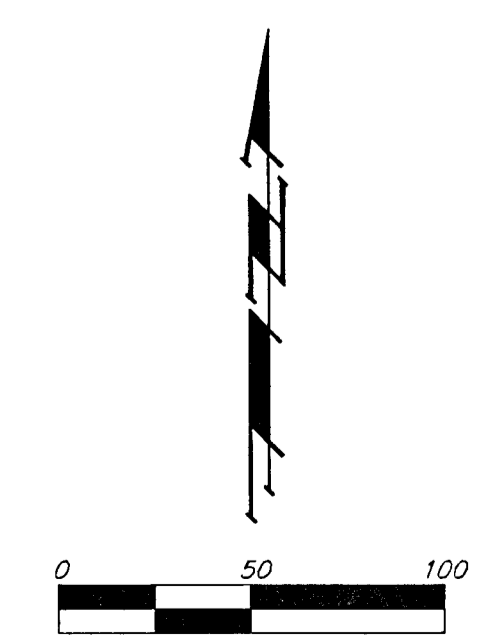
Bill Meek, Register of Deeds

Tonya Buckingham, Deputy



- = #1 REBAR W/ "BAUGHMAN" CAP (SET)
- = #1 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #1 REBAR (FOUND)
- ◇ = #1 REBAR W/ "PEC" CAP (FOUND)
- △ = 1/2" IRON (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (CM) = CALCULATED PER MEASURED INFO
- (C-P) = CALCULATED PER PLATTED 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.