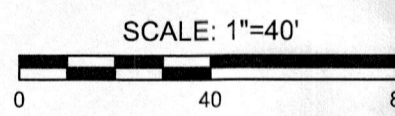
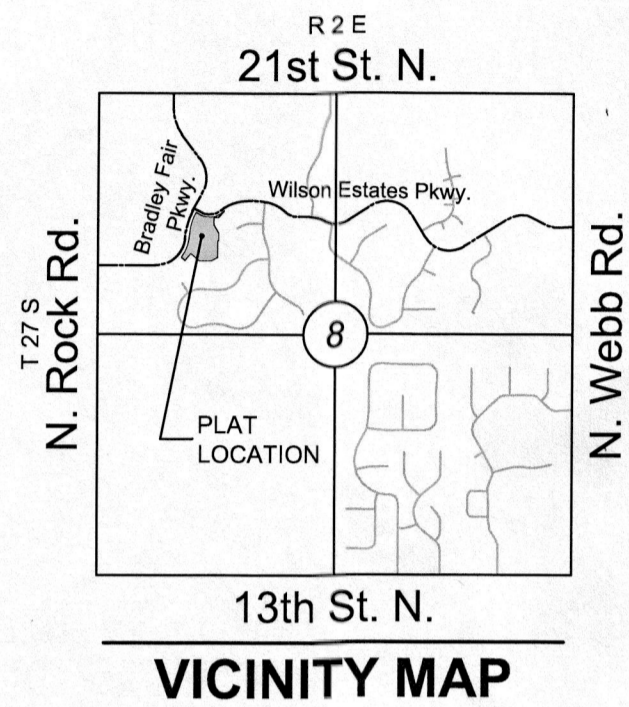


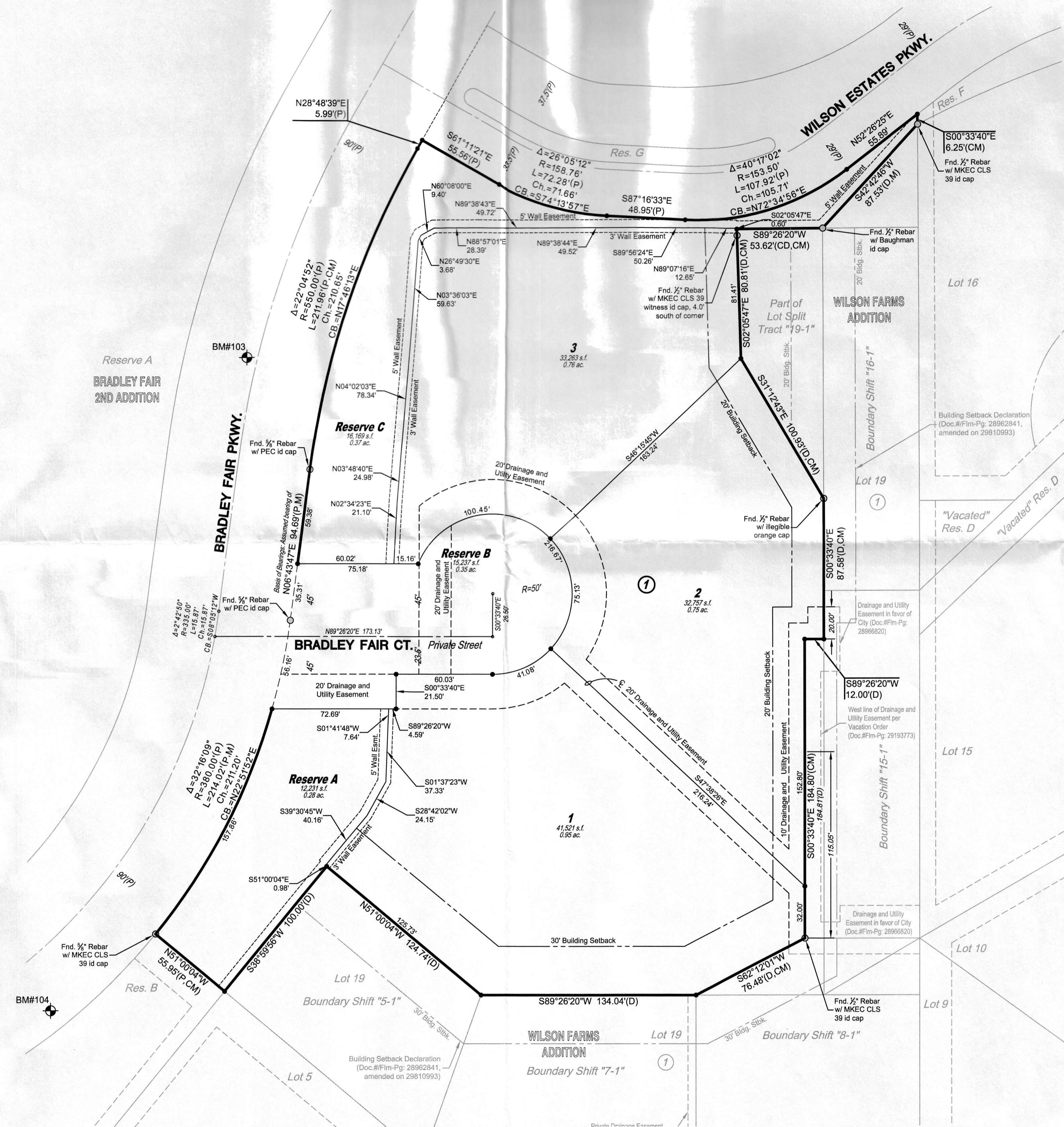
# FINAL PLAT

## WILSON FARMS FIFTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Basis of Bearings: Assumed bearing of N06°43'47"E on the west line of Wilson Farms Fifth Addition.  
This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728



- ### LEGEND
- Date of Survey: July 2019
- △ = Section Corner Monument Found
  - = Found monument (see annotation for type)
  - = Set 3/4" rebar w/ MKEC CLS 39 id. cap
  - ⊕ = Benchmark
  - (M) = Measured
  - (P) = Platted
  - (D) = Described
  - (CM) = Calculated from Measured
  - (CD) = Calculated from Described
  - ① = Lot
  - ② = Block

- ### BENCHMARKS
- BM#103 Chiseled square on south end of median island in Bradley Fair Parkway, 200' +/- south of Wilson Estates Parkway. Elev.=1392.31 NAVD88
  - BM#104 Chiseled square on southeast corner of curb inlet on east side of Bradley Fair Parkway, 625' +/- south of Wilson Estates Parkway. Elev.=1391.04 NAVD88



# FINAL PLAT

## WILSON FARMS FIFTH ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

#### CERTIFICATE OF SURVEY

I, James C. McClure, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WILSON FARMS FIFTH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and Reserves, the same being accurately set forth in the accompanying plat and described herein:

##### Parcel 1

A portion of Lot 19, Block 1, Wilson Farms Addition, an addition to Wichita, Sedgwick County, Kansas, being more particularly described as follows:  
BEGINNING at the northwest corner of said Lot 19; thence along the north line of said Lot 19 on a platted bearing of N89°26'20"E, 197.76 feet; thence S02°05'47"E, 80.81 feet; thence S31°12'43"E, 100.93 feet to a point on the east line of a tract of land last described on Doc.#/FLM-PG: 29665897; thence along said east line, S00°33'40"E 87.58 feet to the southeast corner of said tract of land; thence along the south line of said tract of land, S89°26'20"W, 267.27 feet; thence N03°00'00"E, 255.69 feet to the POINT OF BEGINNING,  
TOGETHER WITH,

##### Parcel 2

A tract of land located in a portion of Lot 19, Block 1, and a portion of vacated Reserve "F", Wilson Farms Addition, an addition to Wichita, Sedgwick County, Kansas and being located in the Northwest Quarter of Section 8, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, said tract being more particularly described as follows:

COMMENCING at the northwest corner of said Lot 19; thence along the west line of said Lot 19 on a platted bearing of S03°00'00"W, a distance of 255.69 feet to the POINT OF BEGINNING; thence N89°26'20"E, a distance of 267.27 feet; thence S00°33'40"E, a distance of 219.81 feet; thence S89°26'20"W, a distance of 214.04 feet; thence N51°00'04"W, a distance of 124.74 feet; thence N38°59'56"E, a distance of 58.09 feet to a point on the west line of said Lot 19; thence along said west line, N03°00'00"E, a distance of 95.76 feet to the POINT OF BEGINNING,  
EXCEPT,

A tract of land lying within a portion of Lot 19, Block 1, Wilson Farms Addition, an addition to Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows:

COMMENCING at the southeast corner of said Lot 19, thence along the east line of said Lot 19, on a platted bearing of N00°33'40"W, 135.00 feet; thence S89°26'20"W, 60.00 feet to the POINT OF BEGINNING; thence S89°26'20"W, 12.00 feet; thence N00°33'40"W, 184.81 feet to the south line of a described Lot Split Tract "19-1" recorded on Doc.#/Flm-Pg: 28982198; thence along said south line, N89°26'20"E, 12.00 feet to the southeast corner of said Tract "19-1"; thence along the west line of a described Boundary Shift "15-1", recorded on said Doc.#/Flm-Pg: 28982198, S00°33'40"E, 184.81 feet to the POINT OF BEGINNING,  
AND EXCEPT,

A tract of land lying within a portion of Lot 19, Block 1, Wilson Farms Addition, an addition to Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows:

COMMENCING at the southeast corner of said Lot 19, thence along the east line of said Lot 19, on a platted bearing of N00°33'40"W, 135.00 feet; thence S89°26'20"W, 60.00 feet to the POINT OF BEGINNING, being a point on the east line of a described Lot Split Tract "19-2" recorded on Doc.#/Flm-Pg: 28982198; thence along said east line, S00°33'40"E, 35.00 feet to the southeast corner of said Tract "19-2"; thence along the south line of said Tract "19-2", S89°26'20"W, 80.00 feet; thence N62°12'01"E, 76.48 feet; thence N89°26'20"E, 12.00 feet to the POINT OF BEGINNING,  
TOGETHER WITH,

##### Parcel 3

A portion of Reserve "F", Wilson Farms Addition, an addition to Wichita, Sedgwick County, Kansas, said portion lying west of a line extended north from the northwest corner of Lot 16, Block 1, said addition, to the Wilson Estates Parkway street right-of-way,  
EXCEPT,

Those tracts lying in a portion of said Reserve "F" previously vacated on Vacation Order, Case Number VAC20018-00014 recorded on Doc./Flm-Pg:28989172, said tracts being described as follows:

##### Tract "RES. F-2"

COMMENCING at the southeast most corner of said Reserve "F", being coincident with the northwest corner of Lot 5, Block 1, said Wilson Farms Addition, thence on a platted bearing of N38°56'56"E, 100.00 feet to the POINT OF BEGINNING, thence N38°56'56"E, 58.09 feet to a point on an easterly line of said Reserve "F"; thence along said easterly line, S03°00'00"W, 71.80 feet; thence N51°00'04"W, 42.20 feet to the POINT OF BEGINNING,  
AND ALSO,

##### Tract "RES. F-3"

BEGINNING at the southeast most corner of said Reserve "F", being coincident with the northwest corner of Lot 5, Block 1, said Wilson Farms Addition, thence on a platted bearing of N38°59'56"E, 100.00 feet; thence S51°00'04"E, 42.20 feet to an easterly line of said Reserve "F"; thence along said easterly line, S03°00'00"W, 123.61 feet to the southeast most corner of said Reserve "F", said corner being coincident with the north line of said Lot 5; thence along a southerly line of said Reserve "F", N51°00'04"W, 114.85 feet to the POINT OF BEGINNING,  
AND ALSO,

##### Tract "RES. F-4"

BEGINNING at the northwest corner of Lot 16, Block 1, said Wilson Farms Addition, thence along the west line of said Lot 16 being common to Reserve "F" on a platted bearing of S00°33'40"E, 63.73 feet to a platted corner of said Reserve "F" being coincident with the northeast corner of Lot 19, said Block 1; thence along a line common to said Lot 19, and said Reserve "F", S89°26'20"W, 60.00 feet; thence N42°42'46"E, 87.53 feet to the POINT OF BEGINNING.

All streets, easements, rights-of-way, building setbacks, access controls; together with a portion of a Drainage and Utility Easement recorded on Doc.#/Flm-Pg: 28966820; together with a Drainage and Utility Easement recorded on Doc.#/Flm-Pg: 29193235; together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_\_ day of \_\_\_\_\_, 2019.

James C. McClure, P.S. #1251  
MKEC Engineering, Inc. (CLS 39)  
411 North Webb Road  
Wichita, Kansas 67206

#### OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, and Reserves, the same to be known as "WILSON FARMS FIFTH ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of drainage, utilities, and sanitary sewer, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works and Utilities Department; a wall and entry monument is planned to intersect the 20 foot drainage and utility easement in Reserve B. The wall easement is non-exclusive and is hereby platted for the construction and maintenance of private walls; utilities may cross under the private walls. The walls shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

All Reserves are platted for open space, berms, landscaping, irrigation, monuments, development signs, sidewalks, fences, walls, lighting, public and private drainage facilities, utilities confined by easement (platted or otherwise separate instrument). Reserve B is also platted for a private street, private parking, monuments, ingress/egress gates, shade structures / gazebos, cross-lot drainage. The reserves are hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns. The owners of the reserve containing a private street shall bear the cost of any repair or replacement of improvements within said reserve resulting from street construction, repair, and/or maintenance.

This plat shall comply with the recitals of the Wilson Estates Residential Community Unit Plan (DP-201) on file at the Wichita-Sedgwick County Planning Department.

As to Parcels 1 and 2; Lots 1, 2, 3, and Reserve B

Paul R. Hoover

Cheri M. Hoover

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2019, by Paul R. Hoover and Cheri M. Hoover, husband and wife.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_, Notary Public

My Term Expires: \_\_\_\_\_

As to Parcel 3; Reserves A and C

Wilson Farms Residential Master Association,  
a Kansas not-for-profit corporation

Steve Brown, President

Michael Herrman, Secretary

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2019, by Steve Brown, President and Michael Herrman, Secretary of Wilson Farms Residential Master Association, a Kansas not-for-profit corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_, Notary Public

My Term Expires: \_\_\_\_\_

#### MORTGAGE CERTIFICATE

Equity Bank, NA, holder of a mortgage on the above described property, does hereby consent to the "WILSON FARMS FIFTH ADDITION" final plat.

EQUITY BANK, NA

Jeremy Machain, Senior Vice President

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2019, by Jeremy Machain, Senior Vice President of Equity Bank, NA.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_, Notary Public

My Term Expires: \_\_\_\_\_

#### PLANNING COMMISSION CERTIFICATE

This plat of "WILSON FARMS FIFTH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2019.

WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By \_\_\_\_\_  
Cindy Miles, Chair

Attest:

\_\_\_\_\_  
Dale Miller, Secretary

#### GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this \_\_\_\_ day of \_\_\_\_\_, 2019.

At the direction of the City Council.

\_\_\_\_\_  
Jeff Longwell, Mayor

Attest:

\_\_\_\_\_  
Karen Sublett, City Clerk

#### REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_M; and is duly recorded.

\_\_\_\_\_  
Tonya E. Buckingham, Register of Deeds

Attest:

\_\_\_\_\_  
Judy J. Paget, Deputy

#### TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Kelly B. Arnold, County Clerk

#### COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_, Deputy County Surveyor

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

