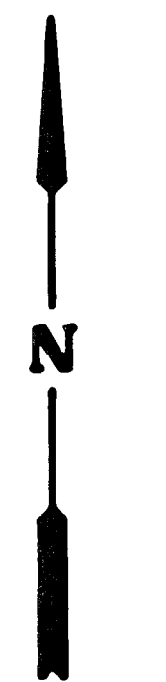


# FINAL PLAT OF WILLOWBEND FIRST ADDITION

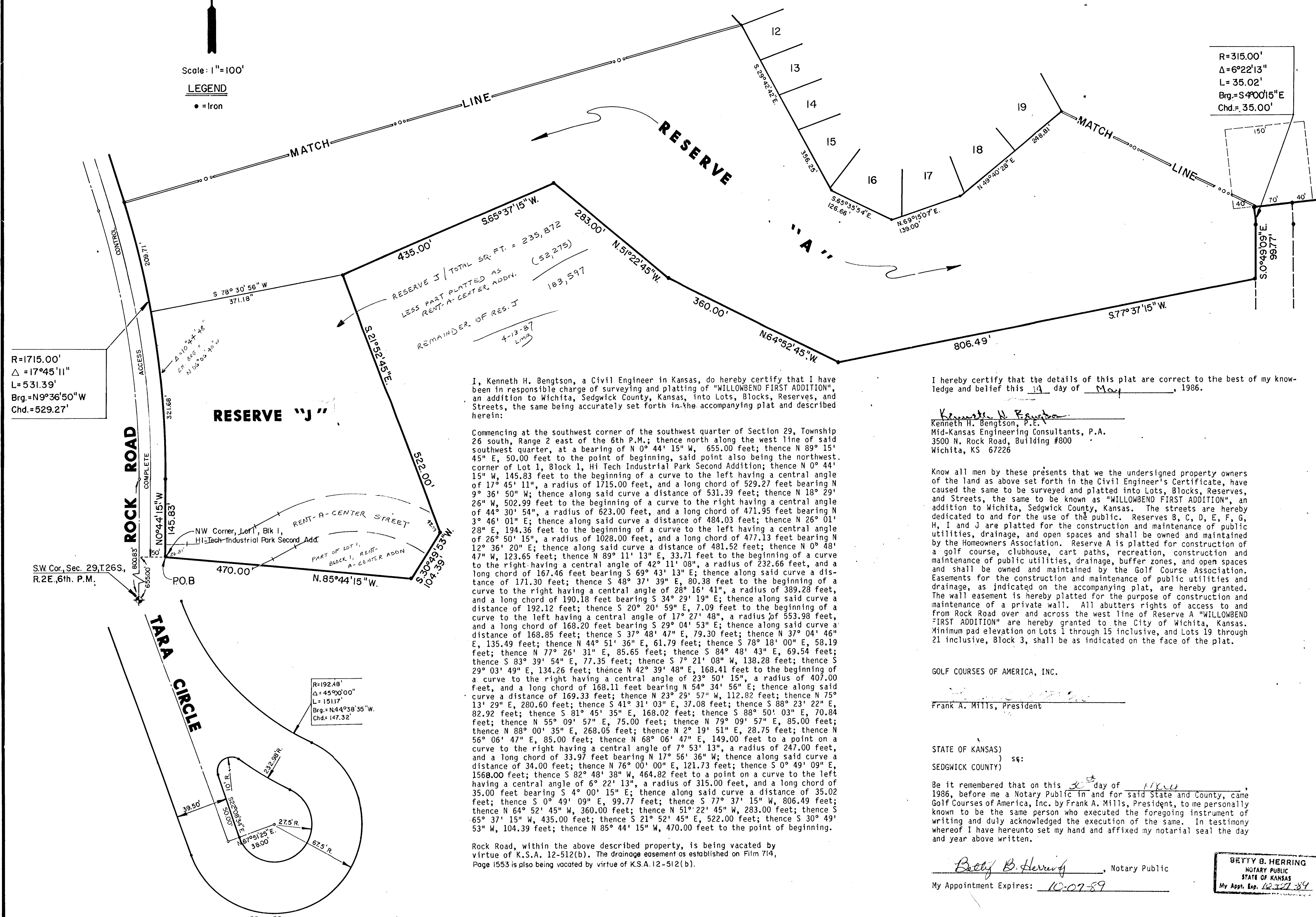
## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Scale: 1"=100'

**LEGEND**

• = Iron



R=315.00'  
Δ=6°22'13"  
L=35.02'  
Brg.=S4°00'15"E  
Chd.=35.00'

R=1715.00'  
Δ=17°45'11"  
L=531.39'  
Brg.=N9°36'50"W  
Chd.=529.27'

RESERVE "J"

TARA CIRCLE

RESERVE "B" DETAIL

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WILLOWBEND FIRST ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

Commencing at the southwest corner of the southwest quarter of Section 29, Township 26 South, Range 2 east of the 6th P.M.; thence north along the west line of said southwest quarter, at a bearing of N 0° 44' 15" W, 655.00 feet; thence N 89° 15' 45" E, 50.00 feet to the point of beginning, said point also being the northwest corner of Lot 1, Block 1, Hi Tech Industrial Park Second Addition; thence N 0° 44' 15" W, 145.83 feet to the beginning of a curve to the left having a central angle of 9° 36' 50" W; thence along said curve a distance of 531.39 feet; thence N 18° 29' 26" W, 502.99 feet to the beginning of a curve to the right having a central angle of 44° 30' 54", a radius of 623.00 feet, and a long chord of 471.95 feet bearing N 3° 46' 01" E; thence along said curve a distance of 484.03 feet; thence N 26° 01' 28" E, 194.36 feet to the beginning of a curve to the left having a central angle of 26° 50' 15", a radius of 1028.00 feet, and a long chord of 477.13 feet bearing N 12° 36' 20" E; thence along said curve a distance of 481.52 feet; thence N 0° 48' 47" W, 123.65 feet; thence N 89° 11' 13" E, 33.71 feet to the beginning of a curve to the right having a central angle of 42° 11' 08", a radius of 232.66 feet, and a long chord of 167.46 feet bearing S 69° 43' 13" E; thence along said curve a distance of 171.30 feet; thence S 48° 37' 39" E, 80.38 feet to the beginning of a curve to the right having a central angle of 28° 16' 41", a radius of 389.28 feet, and a long chord of 190.18 feet bearing S 34° 29' 19" E; thence along said curve a distance of 192.12 feet; thence S 20° 20' 59" E, 7.09 feet to the beginning of a curve to the left having a central angle of 17° 27' 48", a radius of 553.98 feet, and a long chord of 168.20 feet bearing S 29° 04' 53" E; thence along said curve a distance of 168.85 feet; thence S 37° 48' 47" E, 79.30 feet; thence N 37° 04' 46" E, 135.49 feet; thence N 44° 51' 36" E, 61.79 feet; thence S 78° 18' 00" E, 58.19 feet; thence N 77° 26' 31" E, 85.65 feet; thence S 84° 48' 43" E, 69.54 feet; thence S 83° 39' 54" E, 77.35 feet; thence S 7° 21' 08" W, 138.28 feet; thence S 29° 03' 49" E, 134.26 feet; thence N 42° 39' 48" E, 168.41 feet to the beginning of a curve to the right having a central angle of 23° 50' 15", a radius of 407.00 feet, and a long chord of 168.11 feet bearing N 54° 34' 56" E; thence along said curve a distance of 169.33 feet; thence N 23° 29' 57" W, 112.82 feet; thence N 75° 13' 29" E, 280.60 feet; thence S 41° 31' 03" E, 37.08 feet; thence S 88° 23' 22" E, 82.92 feet; thence S 81° 45' 35" E, 168.02 feet; thence S 88° 50' 03" E, 70.84 feet; thence N 55° 09' 57" E, 75.00 feet; thence N 79° 09' 57" E, 85.00 feet; thence N 88° 00' 35" E, 268.05 feet; thence N 2° 19' 51" E, 28.75 feet; thence N 56° 06' 47" E, 85.00 feet; thence N 68° 06' 47" E, 149.00 feet to a point on a curve to the right having a central angle of 7° 53' 13", a radius of 247.00 feet, and a long chord of 33.97 feet bearing N 17° 56' 36" W; thence along said curve a distance of 34.00 feet; thence N 76° 00' 00" E, 121.73 feet; thence S 0° 49' 09" E, 1568.00 feet; thence S 82° 48' 38" W, 464.82 feet to a point on a curve to the left having a central angle of 6° 22' 13", a radius of 315.00 feet, and a long chord of 35.00 feet bearing S 4° 00' 15" E; thence along said curve a distance of 35.02 feet; thence S 0° 49' 09" E, 99.77 feet; thence S 77° 37' 15" W, 806.49 feet; thence N 64° 52' 45" W, 360.00 feet; thence N 51° 22' 45" W, 283.00 feet; thence S 65° 37' 15" W, 435.00 feet; thence S 21° 52' 45" E, 522.00 feet; thence S 30° 49' 53" W, 104.39 feet; thence N 85° 44' 15" W, 470.00 feet to the point of beginning.

Rock Road, within the above described property, is being vacated by virtue of K.S.A. 12-512(b). The drainage easement as established on Film 714, Page 1553 is also being vacated by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 14 day of May, 1986.

Kenneth H. Bengtson  
Kenneth H. Bengtson, P.E.  
Mid-Kansas Engineering Consultants, P.A.  
3500 W. Rock Road, Building #800  
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves, and Streets, the same to be known as "WILLOWBEND FIRST ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Reserves B, C, D, E, F, G, H, I and J are platted for the construction and maintenance of public utilities, drainage, and open spaces and shall be owned and maintained by the Homeowners Association. Reserve A is platted for construction of a golf course, clubhouse, cart paths, recreation, construction and maintenance of public utilities, drainage, buffer zones, and open spaces and shall be owned and maintained by the Golf Course Association. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. The wall easement is hereby platted for the purpose of construction and maintenance of a private wall. All abutters rights of access to and from Rock Road over and across the west line of Reserve A "WILLOWBEND FIRST ADDITION" are hereby granted to the City of Wichita, Kansas. Minimum pad elevation on Lots 1 through 15 inclusive, and Lots 19 through 21 inclusive, Block 3, shall be as indicated on the face of the plat.

GOLF COURSES OF AMERICA, INC.  
Frank A. Mills, President

STATE OF KANSAS )  
SEDGWICK COUNTY )  
ss:

Be it remembered that on this 14 day of May, 1986, before me a Notary Public in and for said State and County, came Golf Courses of America, Inc. by Frank A. Mills, President, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Betty B. Herring, Notary Public  
My Appointment Expires: 10-07-89

BETTY B. HERRING  
NOTARY PUBLIC  
STATE OF KANSAS  
My App. Exp. 10-07-89

We, the Bank Audi (USA), mortgagees on the above described property, do hereby consent to the plat of "WILLOWBEND FIRST ADDITION".

BANK AUDI (USA)  
By: Phillip S. Frick, Attorney-in-fact

STATE OF KANSAS )  
SEDGWICK COUNTY )  
ss:

Be it remembered that on this 20 day of February, 1986, before me a Notary Public in and for said State and County, came Phillip S. Frick, Attorney-in-fact, on behalf of Bank Audi (USA), to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

\_\_\_\_\_, Notary Public  
My Appointment Expires: \_\_\_\_\_

This plat of "WILLOWBEND FIRST ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 20<sup>th</sup> day of February, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

David Bayouth, Vice-Chairman  
Michael E. Lindebak, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

\_\_\_\_\_, Mayor  
Tony Casado  
\_\_\_\_\_, City Clerk  
Donald C. Gistick  
Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1986.  
\_\_\_\_\_, County Clerk  
Don Wright

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 \_\_\_\_\_, 1986.

\_\_\_\_\_, Register of Deeds  
Pat Kettler  
\_\_\_\_\_, Deputy  
Ed Resa

