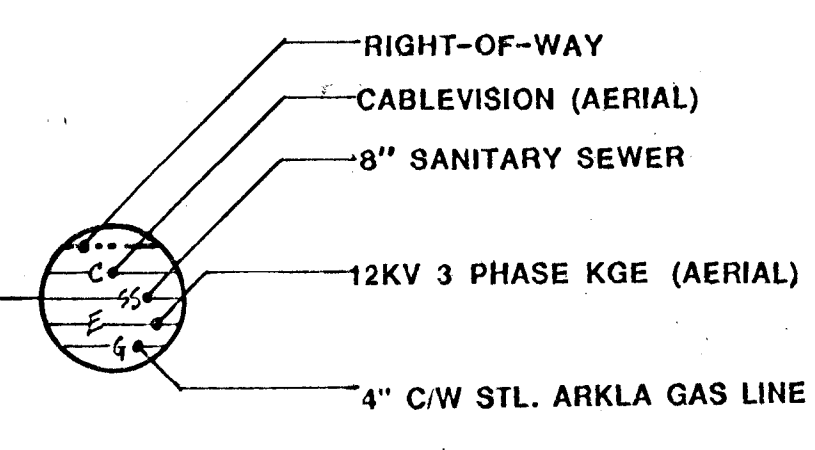


- NOTES**
- 1) A DRAINAGE CONCEPT FOR THIS PROJECT HAS BEEN PREPARED BY BAUGHMAN CO. P.A.
 - 2) FINAL PLAT SHALL BE PREPARED BY BAUGHMAN CO. P.A.
 - 3) BENCH MARK: RAILROAD SPIKE IN POWER POLE ON THE NORTH SIDE OF MAPLE, 21 FT. SOUTH AND 60.5 FT. EAST OF THE SOUTHWEST CORNER OF ASHLEY PARK ADDITION. ELEVATION- 141.48 (CITY DATUM).
 - 4) RESERVE DESCRIPTIONS:
 - RESERVE 'A' - SHALL PERMIT ENTRANCE MONUMENTS, LIGHTING, LANDSCAPING, WALK-WAYS, UTILITIES CONFINED TO EASEMENTS, DRAINAGE/DRAINAGE STRUCTURES.
 - RESERVE 'B' - SHALL PERMIT ALL USES IN RESERVE 'A' PLUS GAZEBOS, PLAYGROUND EQUIPMENT, SWIMMING POOLS, BATH HOUSE FACILITIES, FENCING, PARKING AND LAKES.
 - 5) REQUESTING 20' SETBACK UNDER C.U.P., BY VIRTUE OF FINAL PLAT.
 - 6) FINAL LOCATION, STATIC POOL ELEVATION, AND DEPTH OF LAKES ARE TO BE DETERMINED IN CONJUNCTION WITH DRAINAGE CONCEPT PLAN, TO BE PREPARED BY M.S. MITCHELL.
 - 7) ESTABLISHED MINIMUM PAD ELEVATIONS ON EXISTING LOTS IN ASHLEY PARK ADDITION, BLOCK 4, (ADJACENT TO DRAINAGE DEDICATION) ARE AS FOLLOWS:
 - LOTS 8-20 =141.5, LOTS 21-29 =140.5, LOTS 30-32 =140.0
 - 8) POOL AREA INCLUDES PRIVATE SWIMMING POOL, PARKING (5 CARS), TOT LOT, BATH HOUSE, AND LANDSCAPE SCREENING. SEE C.U.P..



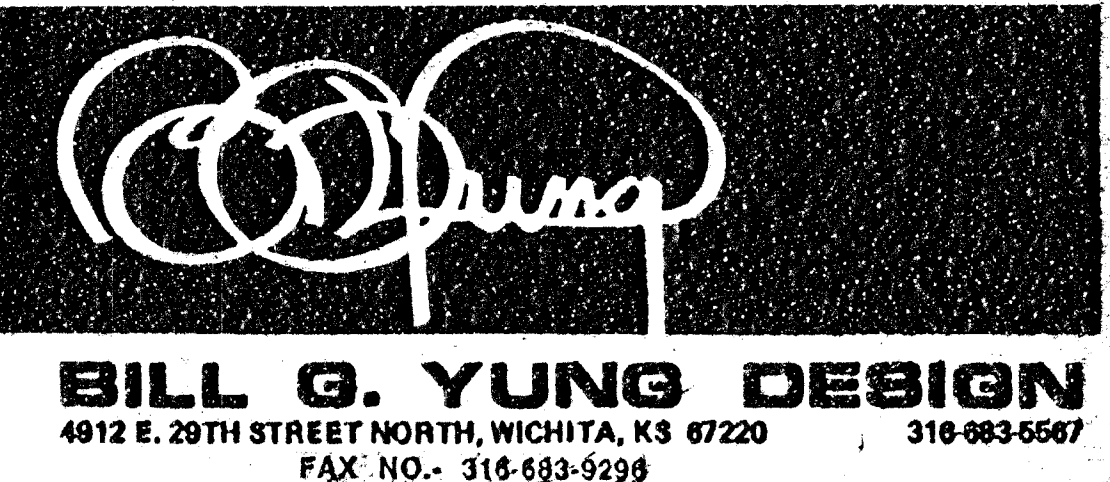
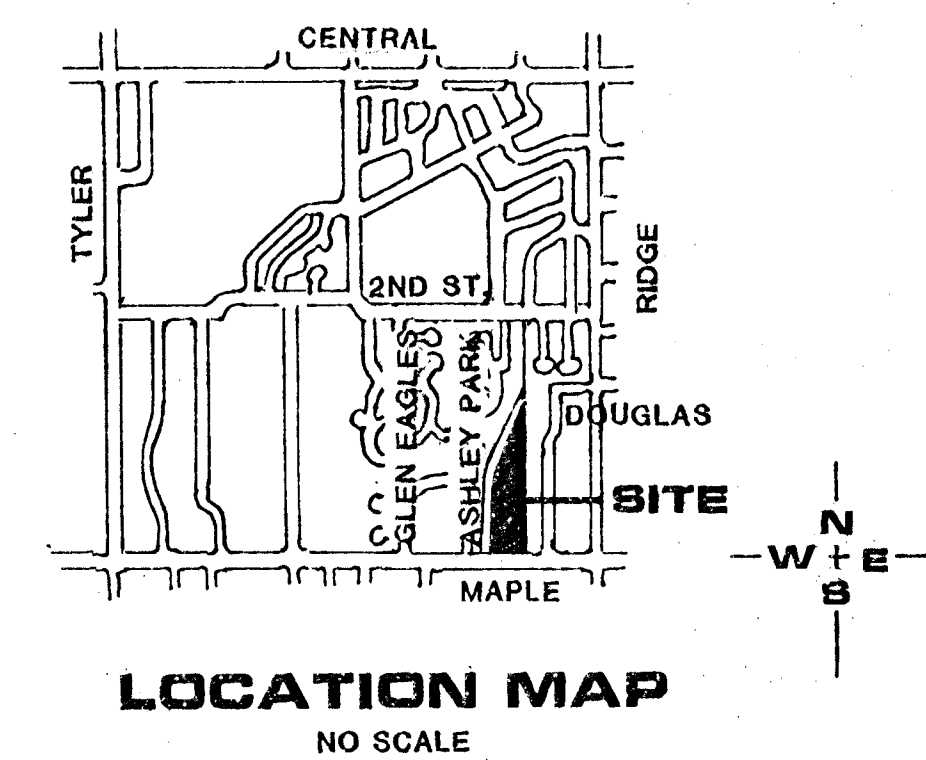
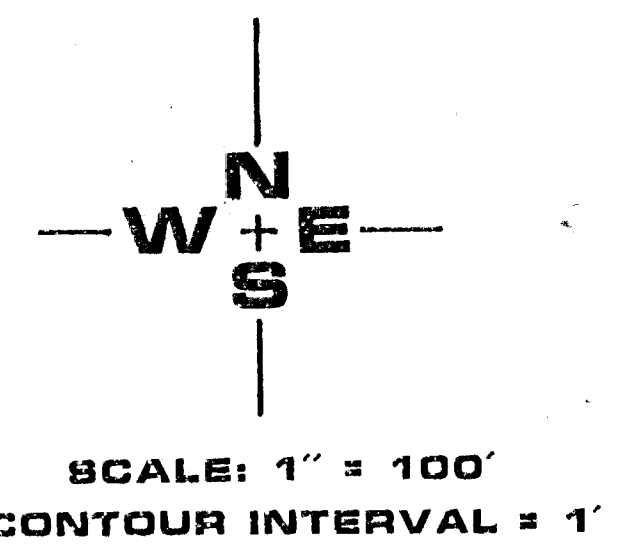
TOTAL ACRES - 17.87 (778,874.04 SQ. FT.)
 (INCLUDES 60' R.O.W. DEDICATION ALONG MAPLE)

DRAINAGE CONCEPT

PRELIMINARY PLAT

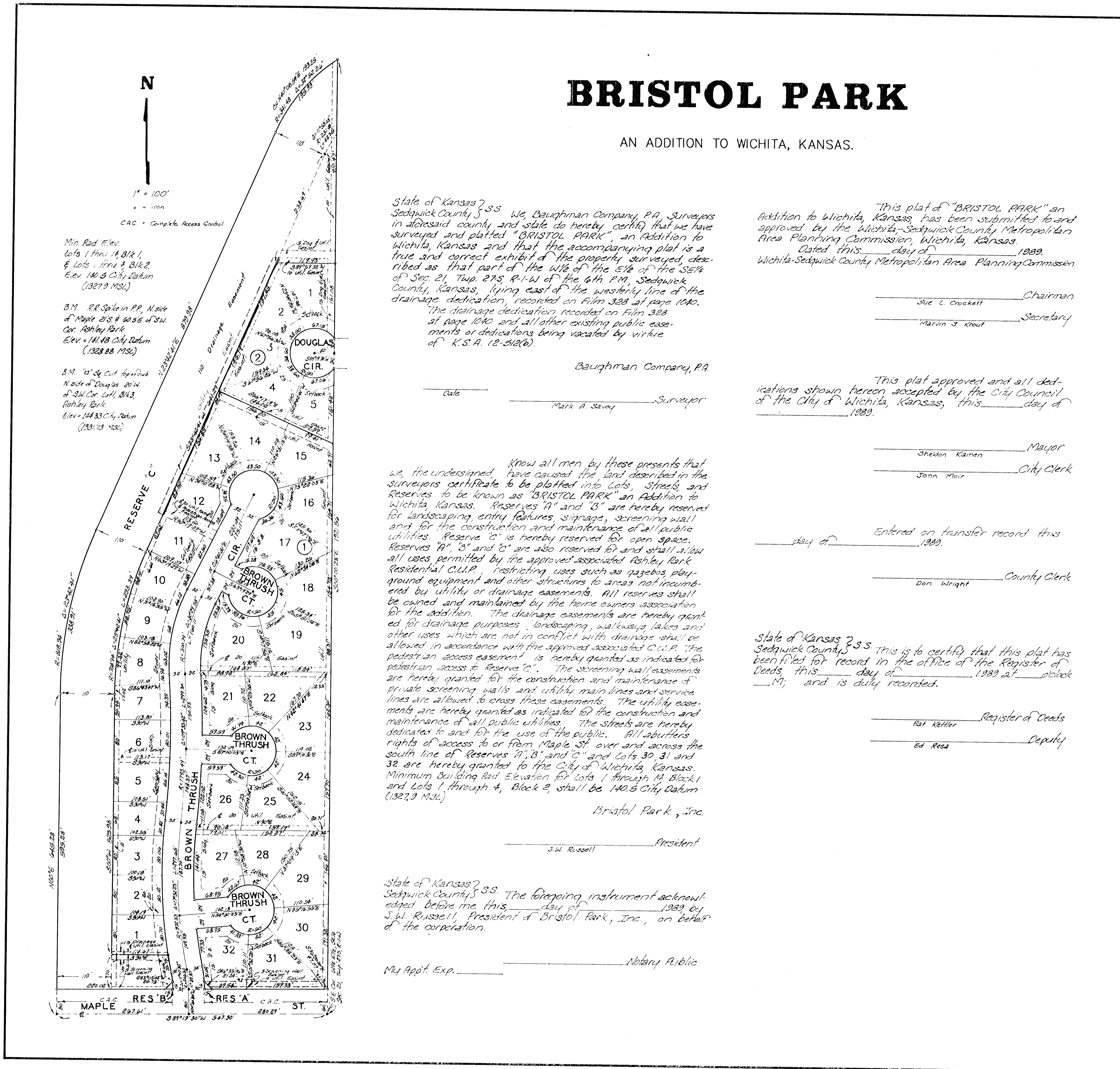
BRISTOL PARK

OWNER: STITT ESTATE IN C/O LEON STITT 2531 GREENWOOD WICHITA, KS. 67210 316-265-1455



BRISTOL PARK

AN ADDITION TO WICHITA, KANSAS.



1" = 100'
• = Iron
C.A.C. = Complete Access Control

Min. Rad. Elev.
Lots 1 thru 4, Blk. 1,
& Lots 1 thru 4, Blk. 2
Elev. 140.5 City Datum
(1327.9 MSL)

B.M. R.R. Spike in P.P. N. side
of Maple St. @ 60.5' S. of S.W.
Cor. Ashley Park
Elev. = 141.48 City Datum
(1328.88 MSL)

B.M. "10" Sq. Cut. Top of Post
N. side of Douglas St. W. of
S.W. Cor. Lot 1, Blk. 3,
Ashley Park
Elev. = 144.33 City Datum
(1331.73 MSL)

RESERVE C

RESERVE B

RESERVE A

MAPLE ST.

BROWN THRUSH CT.

DOUGLAS CIR.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

State of Kansas } s.s. We, Baughman Company, P.A., Surveyors
Sedgewick County } do hereby certify that we have
surveyed and platted "BRISTOL PARK" an Addition to
Wichita, Kansas and that the accompanying plat is a
true and correct exhibit of the property surveyed, de-
scribed as that part of the W 1/2 of the S 1/2 of the S 1/4
of Sec. 21, Twp. 27S, R. 1-W of the 6th P.M., Sedgewick
County, Kansas, lying east of the westerly line of the
drainage dedication, recorded on Film 328 at page 1040.
The drainage dedication, recorded on Film 328
at page 1040 and all other existing public eas-
ements or dedications being vacated by virtue
of K.S.A. 12-512(b).

Baughman Company, P.A.

Date _____
Mark A. Savary _____ Surveyor

This plat of "BRISTOL PARK" an
addition to Wichita, Kansas, has been submitted to and
approved by the Wichita-Sedgewick County Metropolitan
Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 1989.
Wichita-Sedgewick County Metropolitan Area Planning Commission

Sue L. Crockett _____ Chairman

Marvin S. Kroat _____ Secretary

This plat approved and all ded-
ications shown hereon accepted by the City Council
of the City of Wichita, Kansas, this _____ day of
_____, 1989.

Sheldon Kamen _____ Mayor

John Meir _____ City Clerk

Entered on transfer record this
_____ day of _____, 1989.

Don Wright _____ County Clerk

Know all men by these presents that
we, the undersigned, have caused the land described in the
surveyors certificate to be platted into Lots, Streets, and
Reserves to be known as "BRISTOL PARK" an Addition to
Wichita, Kansas. Reserves "A" and "B" are hereby reserved
for landscaping, entry features, signage, screening wall
and for the construction and maintenance of all public
utilities. Reserve "C" is hereby reserved for open space.
Reserves "A", "B" and "C" are also reserved for and shall allow
all uses permitted by the approved associated Ashley Park
Residential C.U.P., restricting uses such as gazebos, play-
ground equipment and other structures to areas not incumb-
ered by utility or drainage easements. All reserves shall
be owned and maintained by the home owners association
for the addition. The drainage easements are hereby grant-
ed for drainage purposes, landscaping, walkways, lakes and
other uses which are not in conflict with drainage shall be
allowed in accordance with the approved associated C.U.P. The
pedestrian access easement is hereby granted as indicated for
pedestrian access to Reserve "C". The screening wall easements
are hereby granted for the construction and maintenance of
private screening walls and utility main lines and service
lines are allowed to cross these easements. The utility ease-
ments are hereby granted as indicated for the construction and
maintenance of all public utilities. The streets are hereby
dedicated to and for the use of the public. All abutters
rights of access to or from Maple St. over and across the
south line of Reserves "A", "B" and "C" and Lots 30, 31 and
32 are hereby granted to the City of Wichita, Kansas.
Minimum Building Rad. Elevation for Lots 1 through 4, Block 1
and Lots 1 through 4, Block 2, shall be 140.5 City Datum
(1327.9 MSL).

Bristol Park, Inc.

J.W. Russell _____ President

State of Kansas } s.s. The foregoing instrument acknowl-
edged before me this _____ day of _____, 1989, by
J.W. Russell, President of Bristol Park, Inc., on behalf
of the corporation.

Notary Public

State of Kansas } s.s. This is to certify that this plat has
Sedgewick County } been filed for record in the office of the Register of
Deeds, this _____ day of _____, 1989 at _____ o'clock
_____ M., and is duly recorded.

Pat Keiffer _____ Register of Deeds

Ed Resa _____ Deputy