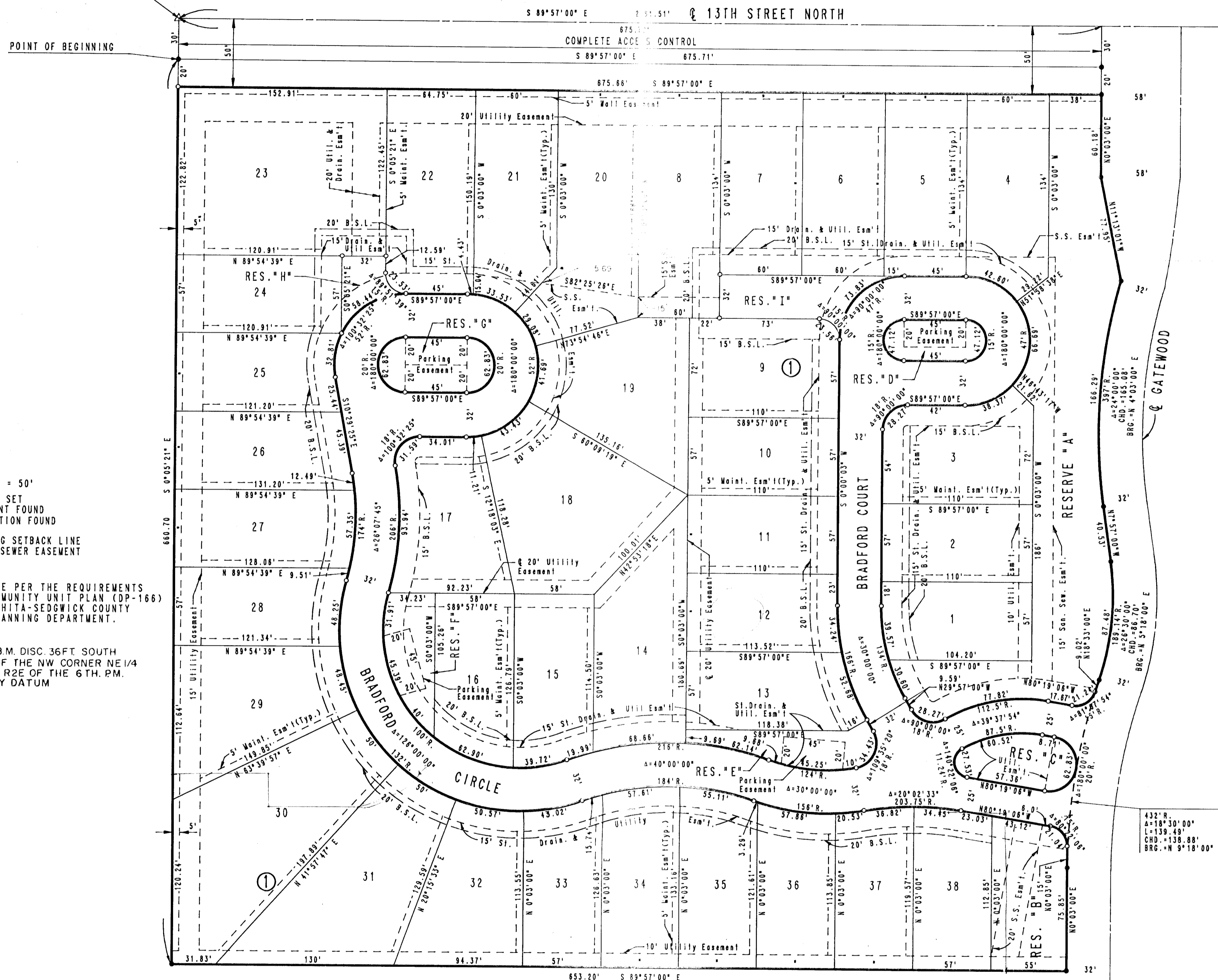


BRADFORD PLACE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NW COR. NE 1/4
SEC. 17, T27S, R2E
OF THE 6TH P.M.



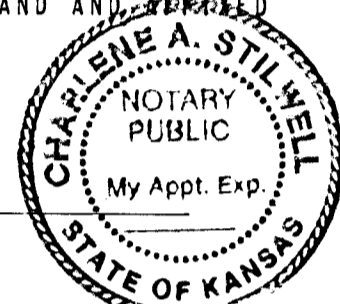
NE COR. NE 1/4
SEC. 17, T27S, R2E
OF THE 6TH P.M.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY ON THIS 22ND DAY OF December, 1987, THAT I WAS IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF BRADFORD PLACE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND RESERVES, AS SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE NE 1/4 OF SECTION 17, T27S, R2E OF THE 6TH P.M.; THENCE S0°05'21"E ALONG THE WEST LINE OF SAID NE 1/4 A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 13TH STREET NORTH BEING THE POINT OF BEGINNING; THENCE S0°05'21"E ALONG THE WEST LINE OF SAID NE 1/4 A DISTANCE OF 660.70 FEET TO THE NORTHWEST CORNER OF LOT 25, BLOCK 1, WOODCREST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE S89°57'00"E ALONG THE NORTH LINE OF SAID BLOCK 1, WOODCREST ADDITION A DISTANCE OF 653.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF GATEWOOD STREET; THENCE N0°03'00"E A DISTANCE OF 75.85 FEET TO THE P.C. OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°30'00" A DISTANCE OF 139.49 FEET (SAID CURVE HAVING A RADIUS OF 432.00 FEET, A LONG CHORD OF 138.88 FEET AND A CHORD BEARING OF N9°18'00"E) TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°30'00" A DISTANCE OF 87.48 FEET (SAID CURVE HAVING A RADIUS OF 189.14 FEET, A LONG CHORD OF 86.70 FEET AND A CHORD BEARING OF N5°18'00"E) TO THE P.O. OF SAID CURVE TO THE LEFT; THENCE N7°57'00"W A DISTANCE OF 40.53 FEET TO THE P.C. OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°00'00", A DISTANCE OF 168.29 FEET (SAID CURVE HAVING A RADIUS OF 397.00 FEET, A LONG CHORD OF 165.08 FEET AND A CHORD BEARING OF N4°03'00"E); THENCE N11°13'01"W A DISTANCE OF 77.95 FEET; THENCE N0°03'00"E A DISTANCE OF 80.18 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 13TH STREET NORTH; THENCE N89°57'00"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF 13TH STREET NORTH A DISTANCE OF 675.71 FEET TO THE S. 57'00" W. BEGINNING, ENCOMPASSING 10.2 ACRES MORE OR LESS.

BE IT REMEMBERED THAT ON THIS 22ND DAY OF December, 1987, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME RITCHIE DEVELOPMENT CORPORATION, BY JACK D. RITCHIE, C.E.O., ON BEHALF OF LAKEPOINT COMPANY, A KANSAS GENERAL PARTNERSHIP, 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.

Charlene A. Stull, NOTARY PUBLIC
MY APPOINTMENT EXPIRES 11/30/91



THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS 12 DAY OF December, 1987.

ELTON PARSONS, CHAIRMAN
MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1987.

ROBERT G. KNIGHT, MAYOR
DALE E. REA, DEPUTY CITY CLERK
DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, ON THIS _____ DAY OF _____, 1987.

PAT KETTLER, REGISTER OF DEEDS
ED RESA, DEPUTY

James P. Moore
JAMES P. MOORE, LS 829
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVES, THE SAME TO BE KNOWN AS BRADFORD PLACE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE WALL EASEMENTS AS SHOWN ARE RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL BUTTERS RIGHTS OF ACCESS TO AND FROM 13TH STREET NORTH OVER AND ACROSS THE NORTH LINE OF BLOCK 1 OF SAID PLAT ARE HEREBY GRANTED TO THE CITY OF WICHITA.

RESERVES A, B AND C ARE HEREBY PLATTED FOR ENTRY MONUMENTS, EARTH BERMS, WALKS, LANDSCAPING, DRAINAGE, AND FOR UTILITIES CONFINED WITHIN EASEMENTS. RESERVES D, E, F AND G ARE HEREBY PLATTED FOR LANDSCAPING, WALKS, EARTH BERMS, DRAINAGE, PARKING AND FOR UTILITIES CONFINED WITHIN EASEMENTS. RESERVE H IS HEREBY PLATTED FOR DRAINAGE, UTILITIES AND PRIVATE DRIVE TO PROVIDE ACCESS TO LOTS 23 AND 24 IN BLOCK 1. RESERVE I IS HEREBY PLATTED FOR DRAINAGE UTILITIES AND PRIVATE DRIVE TO PROVIDE ACCESS TO LOTS 5, 6, 7, AND 8, IN BLOCK 1. NO EARTH BERMS SHALL BE ALLOWED WITHIN THE 15 FOOT STREET DRAINAGE AND UTILITY EASEMENTS.

ALL RESERVES SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN BRADFORD PLACE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THE 5-FOOT MAINTENANCE ACCESS EASEMENTS ARE PLATTED FOR THE MAINTENANCE OF THE STRUCTURE ON THE ADJACENT LOT AND ROOF OVERHANG.

SIDEYARD SETBACKS ARE PER THE REQUIREMENTS OF THE LAKEPOINT COMMUNITY UNIT PLAN (OP-166) ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

OWNERS: LAKEPOINT COMPANY, A KANSAS GENERAL PARTNERSHIP
BY RITCHIE DEVELOPMENT CORPORATION,
MANAGING PARTNER OF SAID PARTNERSHIP.

BY Jack D. Ritchie
JACK D. RITCHIE, C.E.O.

SCALE: 1" = 50'
○ = IRON SET
△ = MONUMENT FOUND
▲ = 1/4 SECTION FOUND
B.S.L. = BUILDING SETBACK LINE
S.S. = SANITARY SEWER EASEMENT

SIDEYARD SETBACKS ARE PER THE REQUIREMENTS OF THE LAKEPOINT COMMUNITY UNIT PLAN (OP-166) ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

B.M. - CITY OF WICHITA B.M. DISC. 36FT SOUTH AND 4FT. WEST OF THE NW CORNER NE 1/4 SECTION 17, T27S, R2E OF THE 6TH P.M. ELEV. = 187.59 CITY DATUM