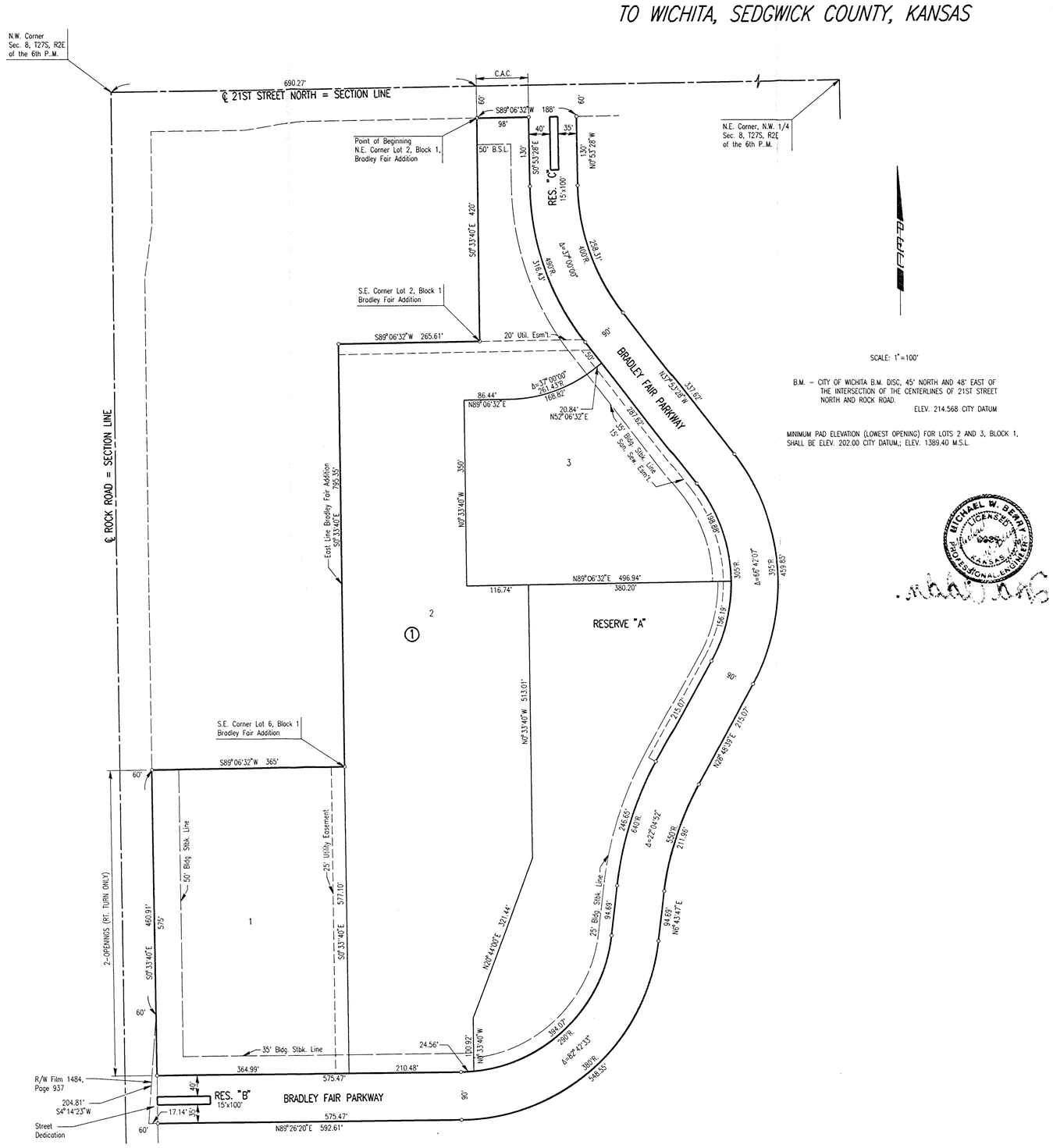
BRADLEY FAIR 2ND ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=100'

B.M. – CITY OF WICHITA B.M. DISC, 45' NORTH AND 48' EAST OF THE INTERSECTION OF THE CENTERLINES OF 21ST STREET NORTH AND ROCK ROAD.

ELEV. 214.568 CITY DATUM

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 2 AND 3, BLOCK 1, SHALL BE ELEV. 202.00 CITY DATUM.; ELEV. 1389.40 M.S.L.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE, AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 4th DAY OF April, 1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED BRADLEY FAIR 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND STREETS THE SAME BEING A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 1, IN BRADLEY FAIR ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S0°33'40"E ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 420.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE BEARING S89°06'32"W ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 265.61 FEET TO A POINT IN THE EAST LINE OF LOT 3, BLOCK 1, IN SAID BRADLEY FAIR ADDITION; THENCE BEARING S0°33'40"E ALONG THE EAST LINE OF LOTS 3, 5, AND 6 IN SAID BLOCK 1, A DISTANCE OF 795.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE BEARING S89°06'32"W ALONG THE SOUTH LINE OF SAID LOT A DISTANCE OF 365.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE BEARING S0°33'40"E ALONG THE EAST RIGHT-OF-WAY LINE OF ROCK ROAD A DISTANCE OF 460.91 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY BEARING S4°14'23"W A DISTANCE OF 204.81 FEET; THENCE BEARING N89°26'20"E A DISTANCE OF 592.61 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°42'33" AN ARC DISTANCE OF 548.55 FEET; THENCE BEARING N6°43'47"E A DISTANCE OF 94.69 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°04'52" AN ARC DISTANCE OF 211.96 FEET; THENCE BEARING N26°46'53"E A DISTANCE OF 215.07 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°42'07" AN ARC DISTANCE OF 459.85 FEET; THENCE BEARING N37°53'28"W A DISTANCE OF 337.62 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°00'00" AN ARC DISTANCE OF 258.31 FEET; THENCE BEARING N0°33'28"W A DISTANCE OF 130.00 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF 21ST STREET NORTH; THENCE BEARING S89°06'32"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 188.00 FEET TO THE POINT OF BEGINNING.

EASEMENTS AS PER FILM 1346, PAGE 1826, FILM 1417, PAGE 684, AND FILM 1093, PAGE 22 AS SHOWN IN THIS PLAT ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512(B) AMENDED.

MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

MICHAEL W. BERRY LICENSED KANSAS PROFESSIONAL ENGINEER

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND STREETS THE SAME TO BE KNOWN AS BRADLEY FAIR 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHTS-OF-ACCESS TO AND FROM 21ST STREET NORTH AND ROCK ROAD OVER AND ACROSS THE NORTH LINE OF LOT 2, AND WEST LINE OF LOT 1 IN BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO ROCK ROAD AT 2 (TWO) LOCATIONS AS SHOWN, SAID LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER, OF THE CITY OF WICHITA, KANSAS.

RESERVE "A" IS HEREBY PLATTED FOR PARK, LAKES, DRAINAGE IMPROVEMENTS, FOOT BRIDGES, RECREATIONAL FACILITIES, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "B" AND "C" ARE HEREBY PLATTED FOR MEDIAN, LANDSCAPING, LIGHTING, ENTRY MONUMENTS, VEHICULAR CROSSOVERS, AND UTILITIES.

RESERVES "A", "B", AND "C" SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS' ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY A LANDOWNERS' ASSOCIATION TO BE FORMED WITHIN BRADLEY FAIR 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 2 AND 3, BLOCK 1, SHALL BE ELEV. 202.00 CITY DATUM.; ELEV. 1389.40 M.S.L.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-191 AND DP-201 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

OWNER: WILSON ESTATES

BY: _____
ROBERT G. WILSON, MANAGING PARTNER

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBER THAT ON THIS 4th DAY OF April, 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ROBERT G. WILSON, MANAGING PARTNER OF WILSON ESTATES KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME AS THE VOLUNTARY ACT AND DEED OF SAID WILSON ESTATES IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley, NOTARY PUBLIC
MY COMMISSION EXPIRES July 15, 1997

GARY L. WILEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 7-15-97

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 24th DAY OF March, 1996.

Susan Osborne-Howes, CHAIR
SUSAN OSBORNE-HOWES

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS 21st DAY OF March, 1996.

_____, MAYOR
BOB KNIGHT

Pat Burnett, [redacted] CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 1996.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____ .M., ON THIS_____ DAY OF _____, 1996.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

F: 1995/95795/final.dgn