

ASHLEY PARK II

AN ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be plotted into Lots, Reserves, Blocks and Streets to be known as "ASHLEY PARK II", an Addition to Wichita, Sedgwick County, Kansas. Reserve "A" is hereby reserved for landscaping, emergency fire lane access and for drainage and utility easement purposes. Reserve "B" is hereby reserved for landscaping, entry features, signage, screening wall and for the construction and maintenance of all public utilities. Reserves "A" and "B" shall be owned and maintained by the home owners association for the addition. The screening wall easement is hereby granted for the construction and maintenance of a private screening wall and utility main lines and service lines are allowed to cross this easement. The floodway easement is hereby granted for drainage purposes and shall be the responsibility of the owners of Lots 5, 6, 7, and 8, Block 1, until such time as the governing body exercising jurisdiction elects to assume responsibility for the maintenance and improvements of the drainage, provided further that no building, fencing or similar drainage obstructions, shall be constructed on or within said floodway easement, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. With such permission of said appropriate governing body additional improvements and/or activities, such as landscaping, walkways, lakes and other uses which are not in conflict with drainage, may be permitted within said floodway easement. The utility easements are hereby granted for the construction and maintenance of all public utilities. The drainage easements are hereby granted for drainage purposes. The pedestrian access easements are hereby granted as indicated for access to the streets as shown on the face of the plat. 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 Lot 1, Block 3 and Reserve "B" and to or from Douglas Ave., over and across the east line of Reserve "A" are hereby granted to the City of Wichita, provided however that Reserve "A" shall have access to Douglas Ave. for emergency fire lane purposes as shall be determined by the City Engineer of the City of Wichita, Kansas. Minimum Building Pad Elevations for lowest openings to structures are as shown on the face of the plat.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and plotted "ASHLEY PARK II", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 11, 12, 13, 14, 15, 16, 17, and 18, Block 1, and Lots 1, 2, 3, 4, and 5, Block 2, and all of Reserve "B", together with that part of Brown Thrush Circle, lying northeasterly of a line extending from the point of curvature of the Cul-De-Sac of said Brown Thrush Circle, and together with all of Douglas Circle, and together with that part of Reserve "C", lying east of the west line of Lot 1, Block 1, extended south to the north line of Maple St., and together with that part of Reserve "C", lying northerly of the southwesterly line of Lot 4, Block 2, extended northwesterly, except the westerly 55 feet of said Reserve "C", adjacent thereof, all as plotted in Bristol Park an Addition to Wichita, Kansas.

All being situated in the SE1/4 of Sec. 21, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Date: 12 SEP 91
Baughman Company, P.A.
Mark A. Saylor, Surveyor

Bristol Park, Inc.
J.W. Russell, President
Chaney Construction Co., Inc.
Randy Chaney, President
Ashley Park Homeowners' Association, Inc.
Curtis Dorn, President

State of Kansas) SS The foregoing instrument acknowledged before me, this 1st day of October, 1991, by J.W. Russell, President of Bristol Park, Inc. and by Randy Chaney, President of Chaney Construction Co., Inc. and by Curtis Dorn, President of Ashley Park Homeowners' Association, Inc., on behalf of their respective corporations.

My App't. Exp. 10/1/92
Mark A. Saylor, Notary Public

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "ASHLEY PARK II", an Addition to Wichita, Sedgwick County, Kansas.

Fidelity Savings Association of Kansas
Toni R. Keenan, Asst. Vice Pres.

Bank IV of Wichita, N.A.
Alicia Pres.

State of Kansas) SS The foregoing instrument acknowledged before me, this 22nd day of September, 1991, by Toni R. Keenan and Alicia Pres. of Fidelity Savings Association of Kansas, on behalf of the association.

My App't. Exp. 09-22-92
Tracy Herrell, Notary Public



State of Kansas) SS The foregoing instrument acknowledged before me, this 1st day of October, 1991, by George D. Sherman of Bank IV of Wichita, N.A., on behalf of the corporation.

My App't. Exp. 10-3-92
Ann P. Phillips, Notary Public

12-15

This plat of "ASHLEY PARK II", an Addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 1st day of October, 1991.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

George D. Sherman, Chairman
Marvin S. Kraut, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 1st day of October, 1991.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

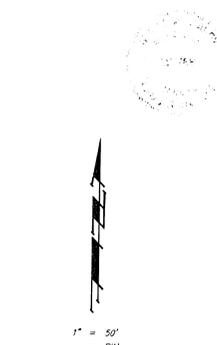
Entered on transfer record this 1st day of October, 1991.

Don Wright, County Clerk

State of Kansas) SS This is to certify that this instrument has been filed for record in the office of the Register of Deeds, this 1st day of October, 1991, at 10 o'clock A.M. and is duly recorded.

Pat Kettler, Register of Deeds

Ed Reso, Deputy



MINIMUM PAD ELEVATION:
LOWEST OPENING
LOTS 1, 2, 3, 4, 5, 6, 7 & BLOCK 1
ELEVATION = 140.5 CITY DATUM
(1327.9 M.S.L.)
BENCH MARK:
SQUARE CUT, TOP OF SOUTH CURB
OF DOUGLAS AVENUE, 20' EAST OF
EAST LINE OF ASHLEY PARK II
ELEVATION = 142.85 CITY DATUM
(1330.25 M.S.L.)

