

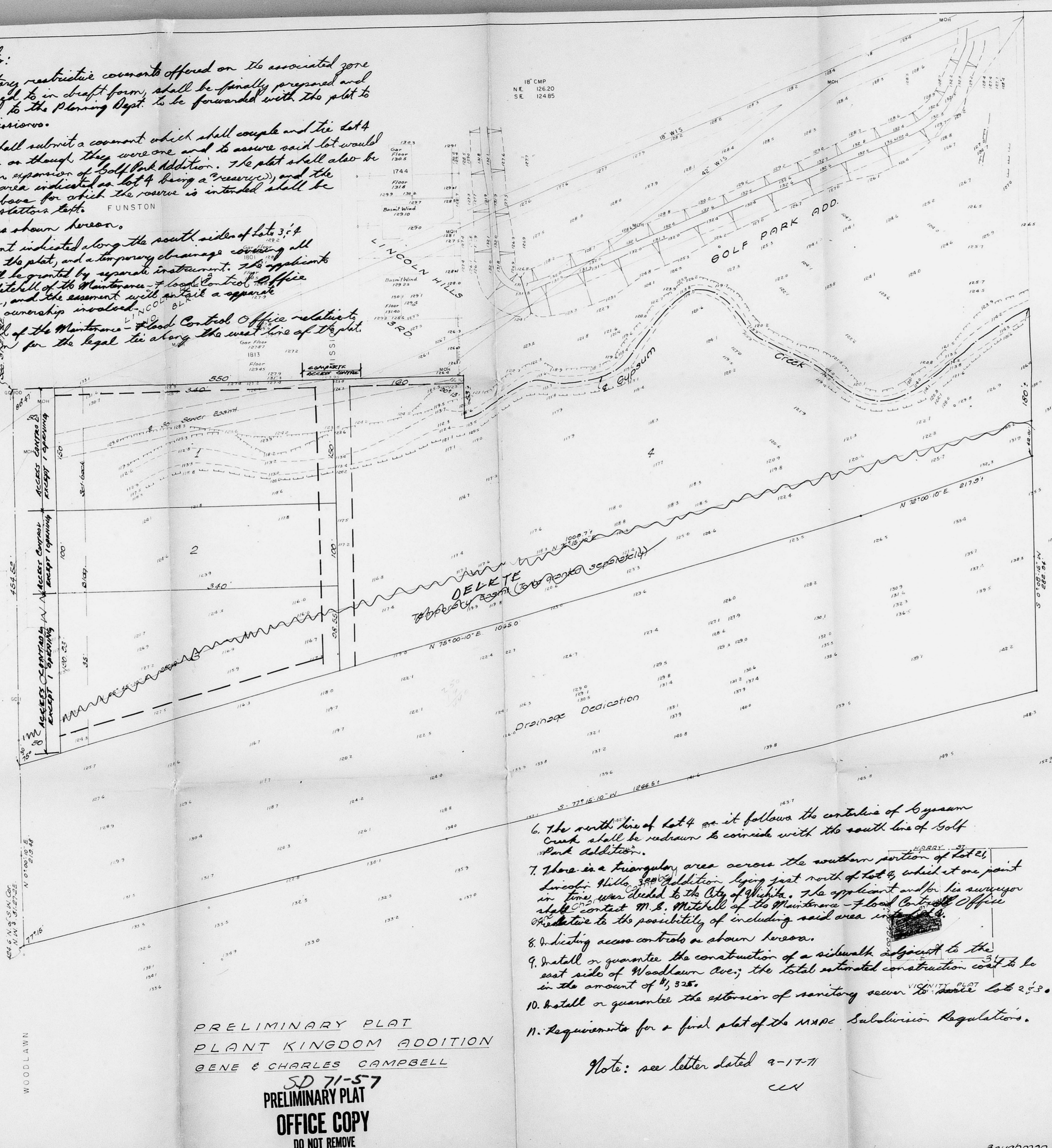
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51071-57

approved subject to:

1. The applicant's voluntary restrictive covenants offered on the associated zone case 2-1291, once agreed to in draft form, shall be finally prepared and executed and submitted to the Planning Dept. to be forwarded with the plat to the Board of City Commissioners.
2. The owners of Lot 4 shall submit a covenant which shall couple and tie Lot 4 to Golf Park Addition or though they were one and to assure said lot would be developed as a further expansion of Golf Park Addition. The plat shall also be changed to reflect the area indicated as Lot 4 being a "reserve" and the purpose mentioned above for which the reserve is intended shall be indicated within the plat's title.
3. Dedicating easements as shown hereon.
4. The temporary easement indicated along the south side of lots 3 & 4 shall be deleted from the plat, and a temporary drainage covering all lots 1 thru 4, shall be granted by separate instrument. The applicants of lots 1 thru 4, shall be granted by separate instrument. The applicants shall contact M.B. Mitchell of the Maintenance & Flood Control Office regarding this matter, and the easement will be a separate instrument from each ownership interest.
5. Contact M.B. Mitchell of the Maintenance & Flood Control Office relative to the dimensions shown for the legal tie along the west line of the plat.



90 x 23' Wood Piling Br.  
 Deck Elev. 132.6  
 Low Chord 130.53

FCBM  
 Top of Bell w/ 3 Tacks  
 1/4 End of 5th Hill NW Cor. Br.  
 Gypsum Cr. & Woodlawn  
 MSL Elev. 133.60  
 City Datum 133.20

FCBM  
 Top of Fire Hydrant  
 50' W. of Woodlawn  
 250' N. of Mt Vernon  
 MSL Elev. 132.10  
 City Datum 133.70

PRELIMINARY PLAT  
 PLANT KINGDOM ADDITION  
 GENE & CHARLES CAMPBELL

SD 71-57  
 PRELIMINARY PLAT  
 OFFICE COPY  
 DO NOT REMOVE

6. The north line of Lot 4 as it follows the centerline of Gypsum Creek shall be redrawn to coincide with the south line of Golf Park Addition.
7. There is a triangular area across the southern portion of Lot 2, Lincoln Hills Addition, lying just north of Lot 4, which at one point in time was deeded to the City of Wichita. The applicant and his surveyor shall contact M.B. Mitchell of the Maintenance & Flood Control Office relative to the possibility of including said area in the plat.
8. Dedicating access controls as shown hereon.
9. Install or guarantee the construction of a sidewalk adjacent to the east side of Woodlawn Ave.; the total estimated construction cost to be in the amount of \$1,325.
10. Install or guarantee the extension of sanitary sewer to serve Lot 2, 3 & 4.
11. Requirements for a final plat of the MADC Subdivision Regulations.

Note: see letter dated 9-17-71  
 CCH

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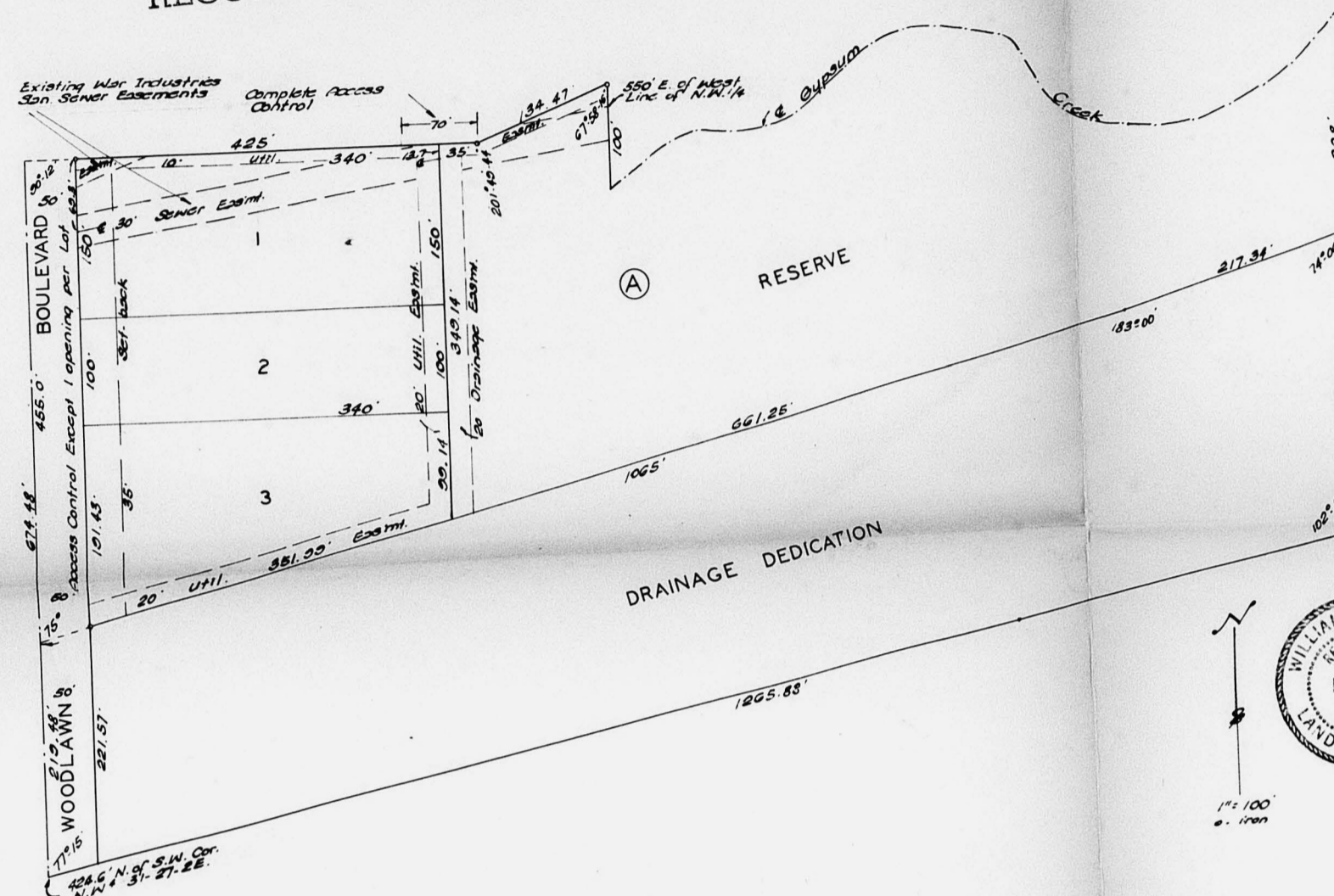
SD71-57

# PLANT KINGDOM ADDITION

WICHITA KANSAS

APPROVED FOR RECORDING

RECORDED ON 6-16-72



State of Kansas, ss. We, Baughman Company, Sedgwick County, ss. We, Baughman Company Surveyors in and for said county and state do hereby certify that we have surveyed and plotted "PLANT KINGDOM ADDITION" in Wichita, Kansas and that the accompanying plat is a true exhibit of the property surveyed, including a Replat of a portion of Lot 21, Lincoln Hills 3rd Addition and described as follows: commencing at the S.W. Cor. of N.W. 1/4 of Sec. 31, Twp 27 S., R. 2 E., thence north along the west line of said 1/4 Sec. 424.6 feet for a place of beginning; thence with an angle to the right of 77° 15' 12.65.88 feet to the east line of the west 1/2 of said N.W. 1/4; thence north along said east line 421 feet to the centerline of Gypsum Creek; thence following the meanderings of the centerline of said creek to a point 550 feet east of the west line of said N.W. 1/4; thence north parallel with the west line of said N.W. 1/4, 100 feet to a point 50 feet north of the S.E. Cor. of Lot 21, Lincoln Hills 3rd Addition; thence southwest 134.47 feet to the S.W. Cor. of said Lot 21; thence west to the S.W. Cor. of said Lot 21, 1850 feet south of the north parallel with and 1850 feet south of the west line of said N.W. 1/4, 425 feet to the west line of said N.W. 1/4; thence south 674.48 feet to the place of beginning.

Baughman Company  
1-10-72  
0512  
William L. Korb  
Surveyor

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this 13th day of May, 1972.

*Alan J. Shanahan* Mayor  
*John O. Corbin* City Clerk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners, Sedgwick County, Kansas, this 13th day of May, 1972.

\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
Commissioner  
\_\_\_\_\_  
Commissioner  
\_\_\_\_\_  
County Clerk  
Entered on transfer record this 13th day of May, 1972.  
\_\_\_\_\_  
County Clerk

State of Kansas, ss. This is to certify that this plat was filed for record in the office of the Register of Deeds this 13th day of May, 1972, at o'clock M, and is duly recorded.

\_\_\_\_\_  
Register of Deeds  
\_\_\_\_\_  
Deputy

State of Kansas, ss. Be it remembered that on this 13th day of May, 1972, before me a notary public in and for said county and state came Gene M. Campbell and Barbara J. Campbell, Charles M. Campbell and Marilyn E. Campbell, Luis A. Casado and Vera J. Casado, and Jesse L. Graham and Ira L. Graham, to me known to be the same persons 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.

*Paul J. Drown* Notary Public  
My Comm. Exp. 3-16-74

This plat of "PLANT KINGDOM ADDITION" in Wichita, Kansas, has been submitted to and approved by the Wichita Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, on this 13th day of May, 1972.

*Alfred Lawrence* Chairman  
*Robert A. Lakin* Secretary

State of Kansas, ss. Be it remembered that on this 13th day of May, 1972, before me a notary public in and for said county and state came \_\_\_\_\_ Secretary of Union National Bank, to me known to be the same persons 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  
Exp. \_\_\_\_\_

Know all men by these presents that we Gene M. Campbell and Barbara J. Campbell, his wife and Charles M. Campbell and Marilyn E. Campbell, his wife and Luis A. Casado and Vera J. Casado, his wife and Jesse L. Graham and Ira L. Graham, his wife have caused the land described in the surveyors certificate to be platted into a block, lots, a drainage dedication and a reserve to be known as "PLANT KINGDOM ADDITION" in Wichita, Kansas. Easements are hereby granted as indicated for the construction and maintenance of all public utilities and drainage where designated. The drainage dedication is hereby dedicated for drainage purposes. The boulevard is hereby dedicated to and for the use of the public. The reserve shall be developed through, and as a further expansion of Golf Park Addition.

All egress rights of access to or from Mission Road over and across the north line of Lot 1 and Reserve are hereby granted the City of Wichita. All egress rights of access to or from Woodlawn Boulevard over and across the west lines of Lots 1-2-3 are hereby granted the City of Wichita, provided, however, that Lots 1-2-3 shall have access to Woodlawn at one point each, as shall be determined by the City Engineer of the City of Wichita, Kansas.

*Gene M. Campbell*  
*Barbara J. Campbell*  
*Luis A. Casado*  
*Vera J. Casado*  
*Jesse L. Graham*  
*Ira L. Graham*

We, Union National Bank of Wichita, holders of a mortgage on a portion of the above described property do hereby consent to the plat of "PLANT KINGDOM ADDITION" in Wichita, Kansas.

\_\_\_\_\_  
President  
\_\_\_\_\_  
Secretary

