

S/D PLATS

1972 Bk 1

PLANNING

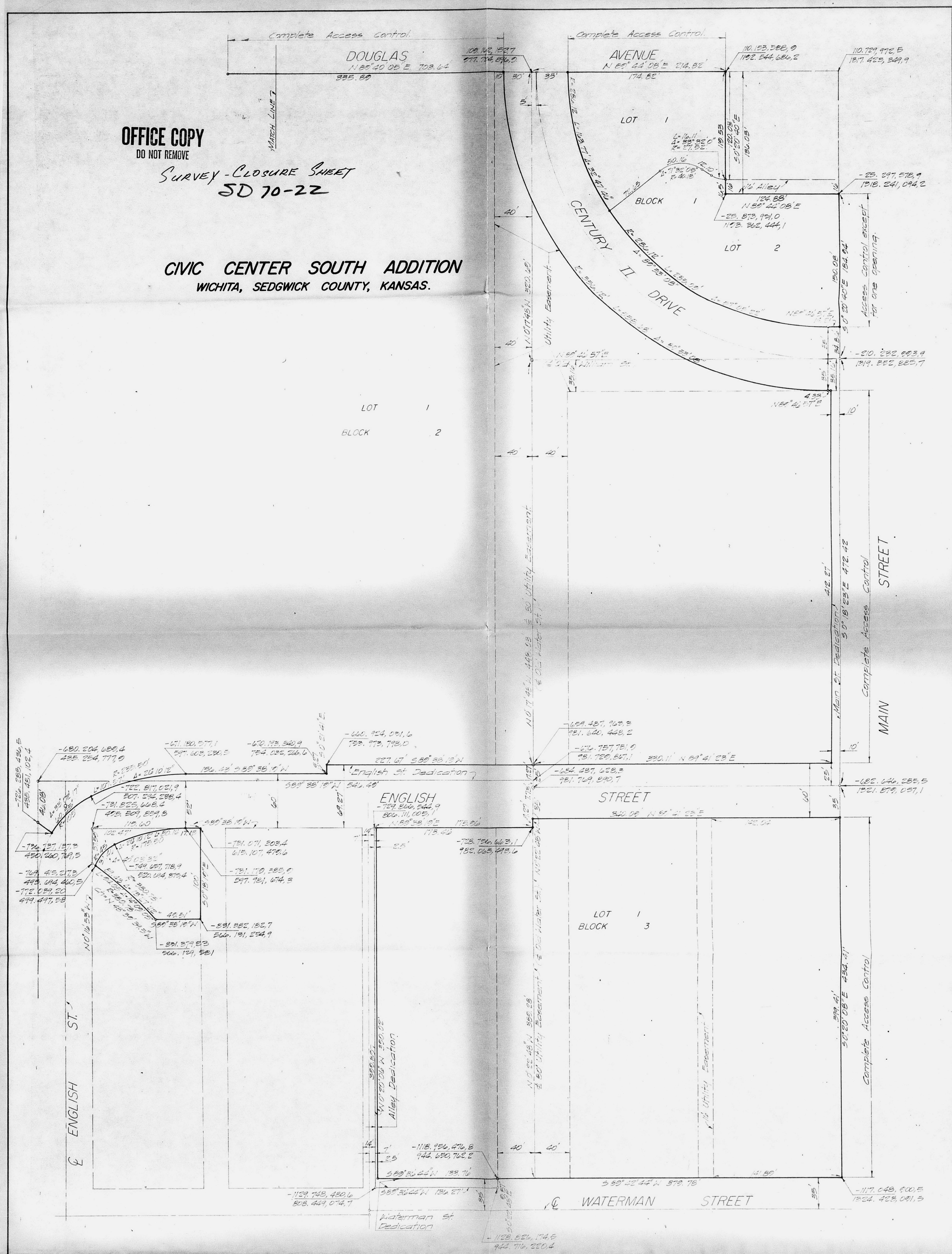
DEPT

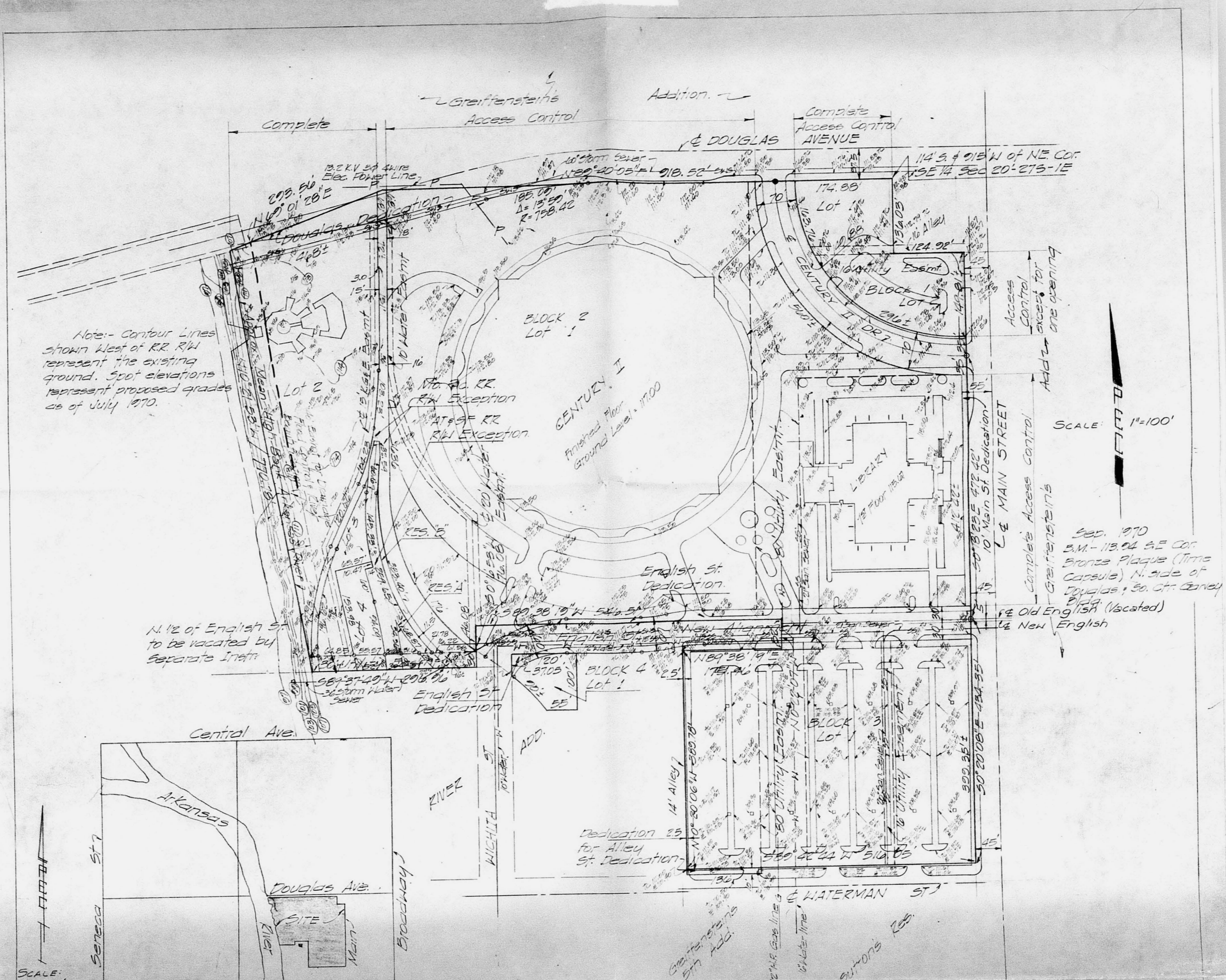
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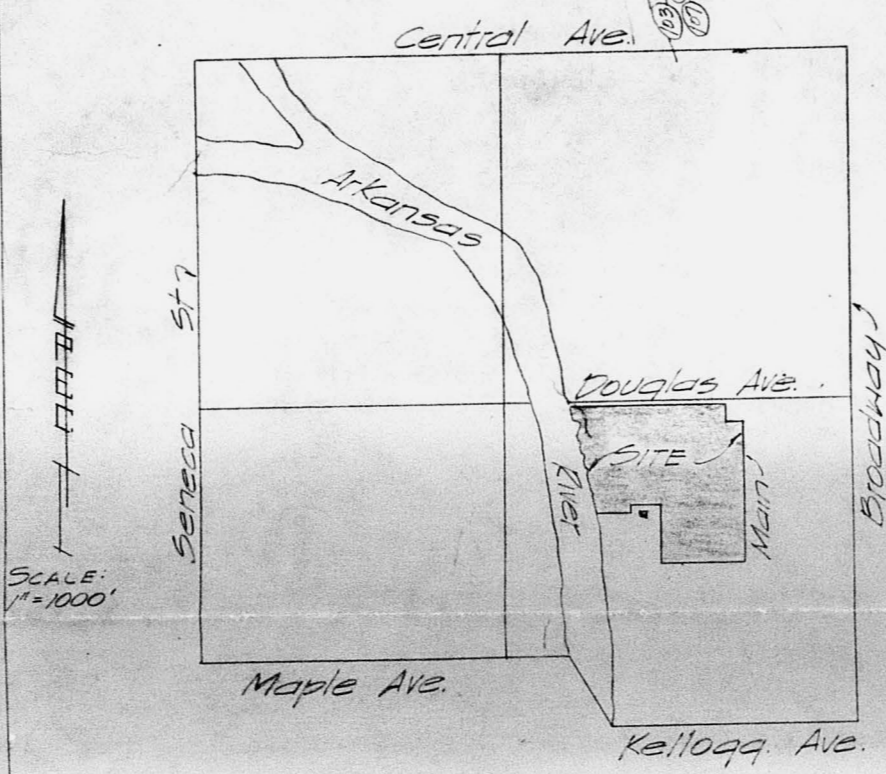
SURVEY CLOSURE SHEET
SD 70-22

CIVIC CENTER SOUTH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS.





Note: Contour lines shown West of RR RR represent the existing ground. The elevations represent proposed grades as of July 1970.



Urban Renewal Agency
 Suite 202 Central Bldg
 107 W. Douglas Ave
 Wichita, Ks. 67202

PRELIMINARY PLAT
 OF
 CIVIC CENTER SOUTH
 Wichita, Sedgewick County, Kansas
 Project No. K-19
 FILED
 THE URBAN RENEWAL AGENCY
 WICHITA, KANSAS
 BY
 PROFESSIONAL ENGINEERING
 CONSULTANTS
 1440 English St. Wichita, Ks.
 September 27, 1970.

PRELIMINARY PLAT
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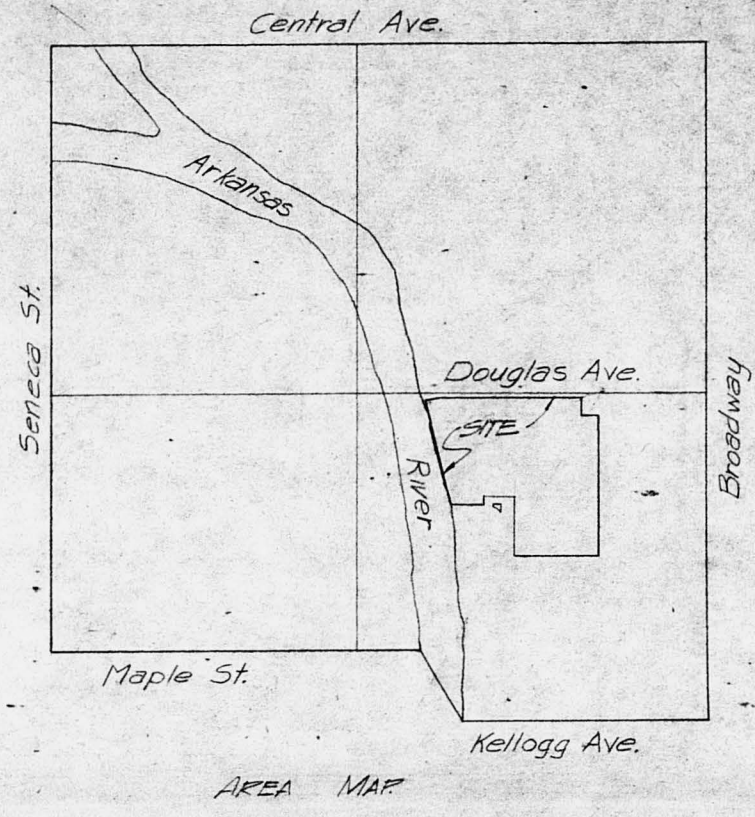
S/D 70-22

Approved subject to:

1. Contact M.S. Mitchell of the Maintenance Div. relative to establishing the east bank line of the Arkansas River. The plat should then correctly reflect said line on the final plat.
2. The applicant engineer shall furnish evidence that the distances and bearings permit subject plat to close, said evidence to include calculations for error of closure and to be submitted to the Maintenance-Flood Control Office and the Planning Dept.
3. The 45' dedication for river bank maintenance and beautification shall be extended as shown hereon.
4. The balance of the north half of vacated English St lying west of Wichita St, shall be labeled as a 30' access, utility and drainage easement.
5. The applicant being aware that sanitary sewer is not now available to serve lot 1, Block 4.
6. All tracts being platted as "Reserve" shall be defined within the plat's text as to what they are reserved for, or relabeled such reserves as appropriate lots and blocks.
7. Contact the Water Dept. regarding the necessary corrections needed to properly reflect the north-south water line easement crossing block 2.
8. Requirements for a final plat of the MAPC Subdivision Regulations.

Note: See letter dated 9-18-70

CUN



OWNERS -
City of Wichita
Urban Renewal Agency

Boundaries of plot do not close?

Arkansas River Bank Line to be established by data furnished by Flood Control
40' E. of mean high bank to be dedicated for drainage, river bank maintenance, flood control & river beautification

1" = 100'
• Existing Pipe or Monuments

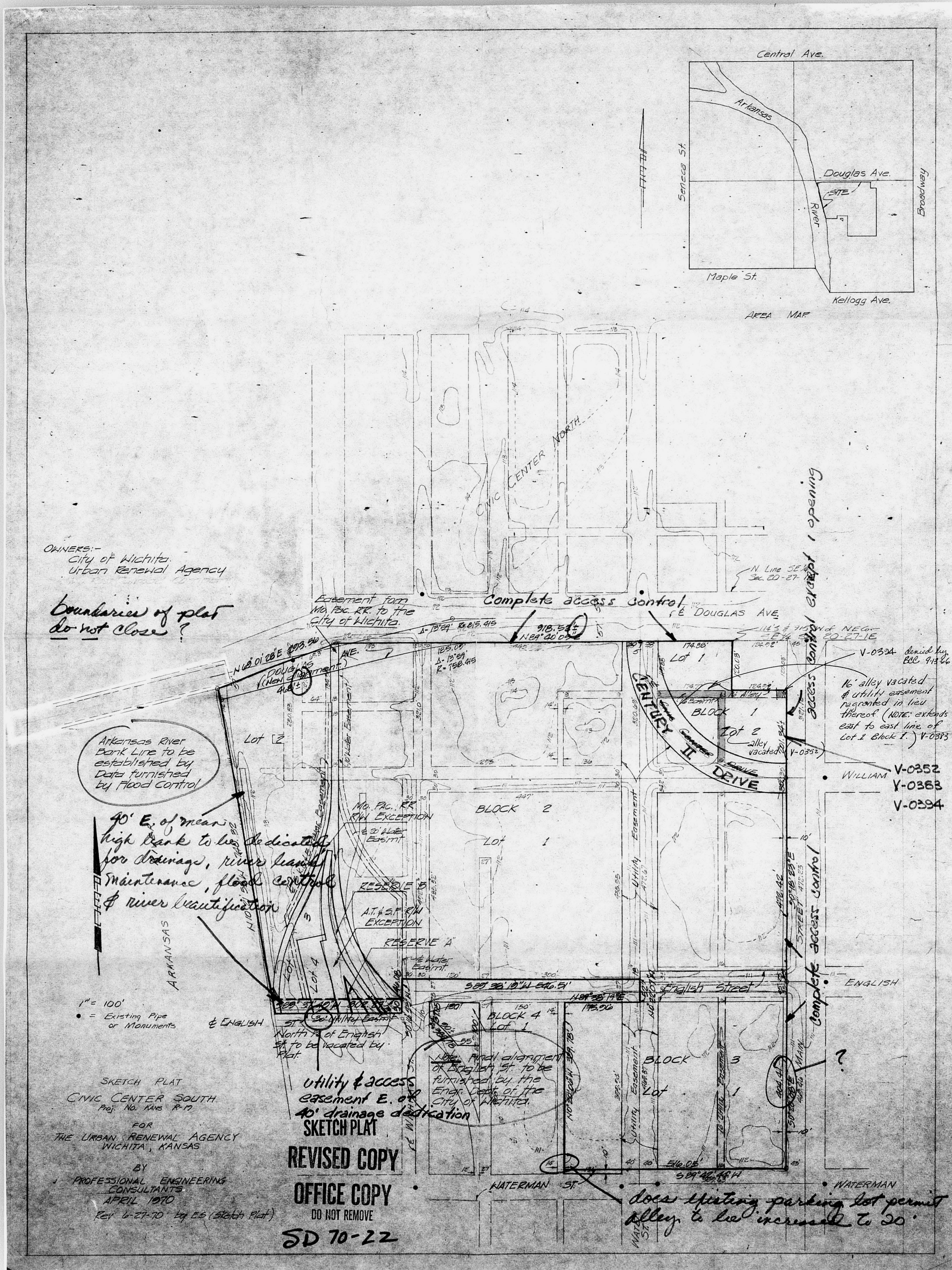
SKETCH PLAT
CIVIC CENTER SOUTH
Pgs. No. 105 & 10
FOR
THE URBAN RENEWAL AGENCY
WICHITA, KANSAS

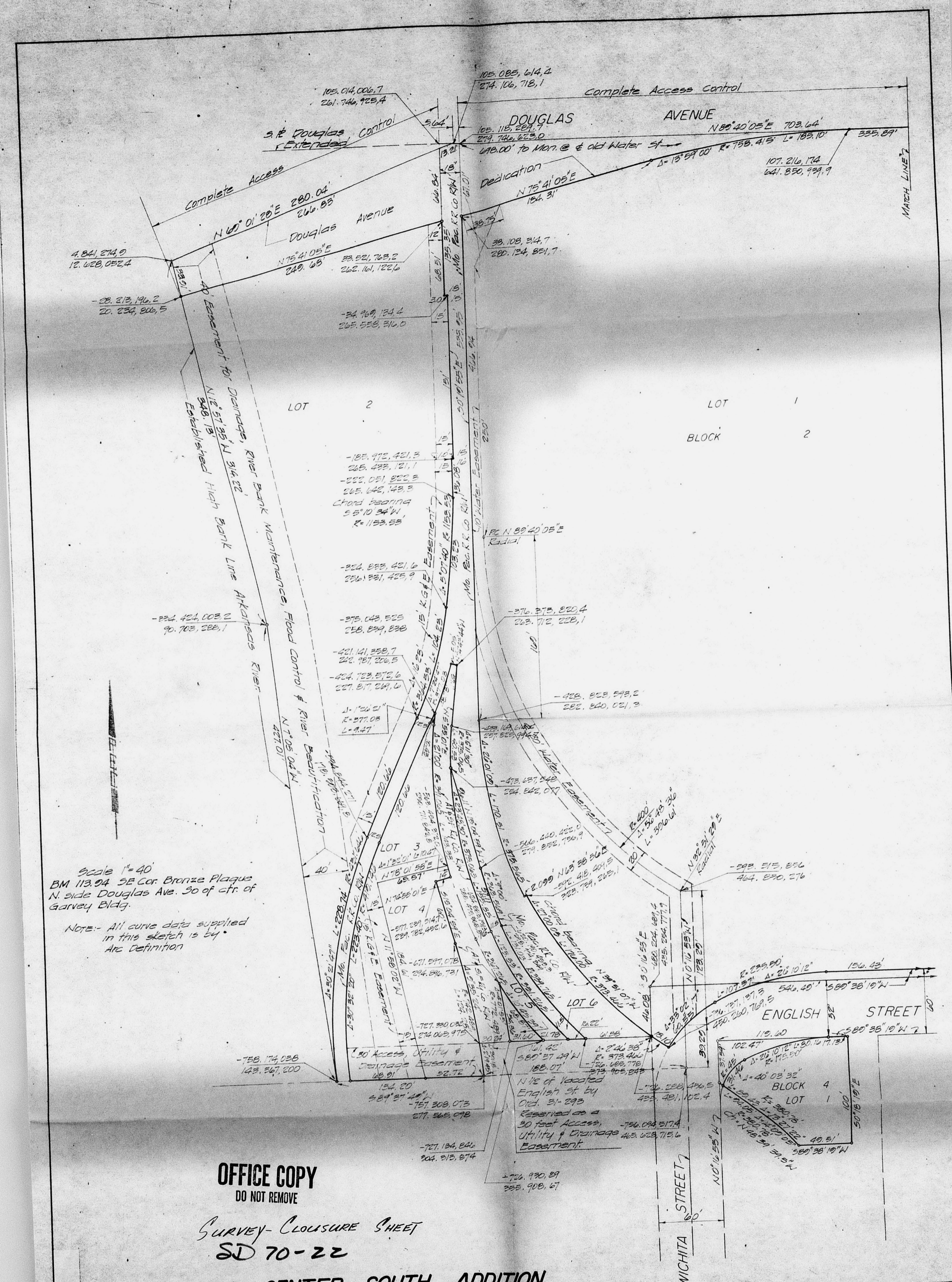
BY
PROFESSIONAL ENGINEERING
CONSULTANTS
APRIL 1970
Ref. 6-27-70 by EG (Sketch Plat)

UTILITY & ACCESS
EASEMENT E. OF
40' DRAINAGE
SKETCH PLAT
REVISED COPY

OFFICE COPY
DO NOT REMOVE
SD 70-22

Does existing parking lot permit alley to be increased to 20'





Scale 1" = 40'
 BM 113.04 SE Cor. Bronze Plaque
 N. side Douglas Ave. 30' of ctr. of
 Garvey Bldg.
 Note: All curve data supplied
 in this sketch is by
 Arc Definition

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 DO NOT REMOVE
 Survey-Closure SHEET
 SD 70-22

CIVIC CENTER SOUTH ADDITION
 WICHITA SEDGWICK COUNTY KANSAS

REV. NO.	DESCRIPTION	DATE	BY
1	Submitted	6-27-70	E.S.

MO. PAC. R.R. R/W

FINAL PLAT
3D 70-22
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DO NOT REMOVE

CIVIC CENTER SOUTH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS.

3/10 meeting 1-7-71;
Refer for period not to exceed 90 days.

STATE OF KANSAS S.S.
COUNTY OF SEDGWICK
I, CHARLES J. FREUND, A LICENSED PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY,
DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED AND PLATTED CIVIC CENTER SOUTH,
WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AN AVENUE AND
A DRIVE THE SAME BEING DESCRIBED AS FOLLOWS:

ODD LOTS 1 THROUGH 75 INCLUSIVE ON MAIN STREET AND EVEN LOTS 2, AND 24 THROUGH 76 IN-
CLUSIVE ON WATER STREET ALL IN GRIEFENSTEIN'S ADDITION TO WICHITA, SEDGWICK COUNTY,
KANSAS; LOTS 119 THROUGH 128 EVEN, ON WILLIAM STREET RESURVEY OF LOTS 4, 8, 9, 10
AND 12; ON WATER STREET IN GRIEFENSTEIN'S ADDITION TO WICHITA, ODD LOTS 65 THROUGH
77, INCLUSIVE ON DOUGLAS AVENUE; ALL IN THE GRIEFENSTEIN'S ADDITION TO WICHITA,
SEDGWICK COUNTY, KANSAS. ALL OF HAY'S REPLAT OF LOTS 14, 16, 18, 20 AND 22 ON WATER
STREET, GRIEFENSTEIN'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL OF GRIEFENSTEIN'S 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND A TRACT
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN GRIEFENSTEIN'S 4TH ADDITION TO WICHITA,
KANSAS, THENCE NORTH 5 1/2 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST 136
FEET TO THE POINT OF BEGINNING.

ALL OF GRIEFENSTEIN'S 4TH ADDITION TO WICHITA, KANSAS.

ALL OF GRIEFENSTEIN'S 6TH ADDITION TO WICHITA, KANSAS.

ALL OF LOTS 1 THROUGH 42 INCLUSIVE AND LOT 48, ALL IN RIVER ADDITION TO THE CITY OF
WICHITA, SEDGWICK COUNTY, KANSAS, EXCEPT THAT PORTION OWNED BY THE MISSOURI PACIFIC
RAILROAD COMPANY AS DESCRIBED IN BOOK 1395, PAGES 585 AND 586 OF THE REGISTER OF DEEDS,
AND EXCEPT THAT PORTION OWNED BY THE MISSOURI PACIFIC RAILROAD COMPANY AS DESCRIBED IN
A STRIP OF LAND 15 FEET IN WIDTH, CONTAINING 4,950 SQUARE FEET, MORE OR LESS, BEING
THAT PART OF A STRIP OF LAND IDENTIFIED AS RIGHT-OF-WAY OF THE MISSOURI PACIFIC RAIL-
ROAD COMPANY ON THE PLAT OF RIVER ADDITION TO THE CITY OF WICHITA, KANSAS, OF RECORD
IN PLAT BOOK 38, PAGES 9 AND 10, OF THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS
BOUND AS FOLLOWS:

ON THE NORTH, BY A WESTERLY EXTENSION OF THE NORTH LINE OF LOT 19 OF SAID RIVER ADDITION;
ON THE EAST BY THE WEST LINES OF LOTS 19, 20, 21, 22, 30, 31 AND 32 OF SAID RIVER ADDI-
TION AND OF A STREET BETWEEN LOTS 22 AND 32; ON THE WEST BY A LINE PARALLEL TO AND 15
FEET WESTWARDLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID LOTS AND STREET;
AND ON THE SOUTH BY THE APPLICABLE PORTION OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF ENGLISH STREET WITH THE WEST LINE OF
WICHITA STREET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 36 OF SAID RIVER ADDITION;
THENCE NORTHWESTWARDLY IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 313.065 FEET AND WITH
A LINE TANGENT TO SAID CURVE AT THE POINT OF BEGINNING DEFLECTING NORTHWESTWARDLY FROM
A LINE TANGENT TO SAID CURVE AT AN ANGLE OF 53°28' 17" BEING SOUTHWESTWARDLY, A
THE WEST LINE OF WICHITA STREET AT AN ANGLE OF 53°28' 17" BEING SOUTHWESTWARDLY, A
NORMAL TO LAST DESCRIBED CURVE, 2 FEET TO A POINT 8 FEET NORTHWESTWARDLY, AS MEASURED
NORMAL, FROM THE CENTERLINE OF THE MISSOURI PACIFIC RAILROAD COMPANY'S TRACK NO. 183-57,
THENCE NORTHWARDLY, CONCENTRIC TO SAID TRACK AND AN EXTENSION OF ABOVE DESCRIBED CURVE TO
A POINT ON THE NORTH LINE OF "TRACK NO. 3" AS SET FORTH IN DEED RECORDED IN BOOK 1410,
PAGE 386, OF THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS, ALSO BEGINNING AT A POINT
2 FEET EAST OF THE SOUTHWEST CORNER OF LOT 34 ON WILLIAM STREET, IN GRIEFENSTEIN'S FOURTH
ADDITION TO THE CITY OF WICHITA; THENCE WEST 27 FEET; THENCE SOUTH PARALLEL WITH THE
LINE OF WATER STREET, 285.7 FEET TO THE NORTH LINE OF ENGLISH STREET; THENCE EAST 27 FEET;
THENCE NORTH, PARALLEL WITH THE WEST LINE OF WATER STREET, 285.7 FEET, MORE OR LESS,
TO THE POINT OF BEGINNING.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 17, ON WATER STREET, IN "PART OF RIVERSIDE RESERVE
OR GRIEFENSTEIN'S 4TH ADDITION" TO WICHITA, SEDGWICK COUNTY, KANSAS, THENCE SOUTH ALONG
THE WEST LINE OF WATER STREET TO THE POINT OF INTERSECTION OF SAID WEST LINE OF WATER STREET
AND THE NORTH LINE OF ENGLISH STREET; THENCE WEST ALONG THE NORTH LINE OF ENGLISH STREET A
DISTANCE OF 300 FEET, MORE OR LESS, TO THE EAST LINE OF THE MISSOURI PACIFIC RAILROAD COM-
PANY PROPERTY AS DESCRIBED IN DEED RECORDED IN BOOK 193, PAGE 27, OF THE RECORDS OF SEDGWICK
COUNTY, KANSAS, THENCE NORTH ALONG THE EAST LINE OF SAID RAILROAD PROPERTY TO THE SOUTH LINE
OF "PART OF RIVERSIDE RESERVE OR GRIEFENSTEIN'S 4TH ADDITION" TO WICHITA, SEDGWICK COUNTY,
KANSAS; THENCE EAST ALONG THE SOUTH LINE OF SAID ADDITION TO THE POINT OF BEGINNING; BEING
A TRACT IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 1 EAST OF THE 6TH
P.M., SEDGWICK COUNTY, KANSAS.

INCLUDED IN THIS PLAT IS THAT PORTION OF WACO AVENUE LYING SOUTH OF DOUGLAS AVENUE A
PORTION OF LAND 25 FEET EAST-WEST AND 26 FEET NORTH-SOUTH LYING 146 FEET SOUTH OF DOUGLAS
AVENUE AND WEST OF WACO AVENUE; AND THE WEST 48 FEET OF THE 20-FOOT EAST-WEST ALLEY BETWEEN
LOTS 6 AND 10 RIVER ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS.

INCLUDED ALSO WITH THE ABOVE DESCRIPTIONS ARE THE STREETS AND ALLEYS VACATED BY ORDINANCE
NUMBERS 28-374, 28-177, 28-268 IN MISCELLANEOUS BOOK NO. 584, PAGES 28-31.
VACATION ORDINANCE NUMBER 469, BOOK 2, PAGE 204, PLAT BOOK G1, PAGE 15.
VACATION ORDINANCE 2589, BOOK 8, PAGE 424, PLAT BOOK G1, PAGE 16.
VACATION ORDINANCE 28-892, MISCELLANEOUS BOOK 622, PAGES 575-578.
VACATION ORDINANCE 28-801, MISCELLANEOUS BOOK 587, PAGES 34-37.
VACATION ORDINANCE 2444, BOOK 9, PAGE 281, PLAT BOOK G1, PAGE 16.
VACATION ORDINANCE 7590, BOOK 22, PAGE 518, PLAT BOOK G2, PAGE 23.
VACATION ORDINANCE 498, BOOK 7, PAGE 204, PLAT BOOK G1, PAGE 16.
VACATION ORDINANCE 3454, BOOK 12, PAGE 260, PLAT BOOK R1, PAGE 13.
VACATION ORDINANCE 4152, BOOK 13.

ALL THE ABOVE TRACTS MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT A POINT ON THE SOUTH PROPERTY LINE OF DOUGLAS AVENUE AND THE CENTERLINE OF WATER
STREET, SAID POINT ALSO BEING 114.00 FEET SOUTH AND 1131.80 FEET WEST OF THE NORTHEAST
CORNER OF THE SOUTHWEST QUARTER, SECTION 20, T27S, R1E OF THE SIXTH P.M. THENCE BEARING
N89°44'00"E ALONG THE SOUTHWEST LINE OF DOUGLAS AVENUE A DISTANCE OF 214.82 FEET, THENCE
BEARING S02°20'40"E ON A LINE BETWEEN LOTS 77 AND 78 ON DOUGLAS AVENUE IN GRIEFENSTEIN'S
ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, A DISTANCE OF 130.00 FEET TO A POINT IN THE
SOUTH LINE OF MAIN STREET; THENCE ALONG THE SOUTH LINE OF SAID ALLEY BEARING N89°44'00"E A DISTANCE OF
124.48 FEET TO A POINT IN THE WEST LINE OF MAIN STREET; THENCE BEARING S02°20'40"E ALONG
SAID WEST LINE OF MAIN STREET A DISTANCE OF 432.42 FEET; THENCE BEARING S02°20'40"E ALONG
SAID WEST LINE OF MAIN STREET A DISTANCE OF 436.41 FEET TO A POINT IN THE NORTH LINE OF
WATERMAN STREET; THENCE BEARING S89°42'40"W ALONG THE NORTH LINE OF WATERMAN STREET A
DISTANCE OF 378.78 FEET TO A POINT IN THE WEST LINE OF WATER STREET; THENCE BEARING S022°40'E
ALONG THE WEST LINE OF WATER STREET A DISTANCE OF 9.87 FEET TO A POINT IN THE NORTH LINE
OF WATERMAN STREET; THENCE BEARING S89°30'40"W ALONG THE NORTH LINE OF WATERMAN STREET A
DISTANCE OF 136.27 FEET TO A POINT IN THE EAST LINE OF THE FIRST NORTH-SOUTH ALLEY WEST OF
WATER AND NORTH OF WATERMAN STREET; THENCE BEARING N0°20'00"W ALONG THE EAST LINE OF SAID
NORTH-SOUTH ALLEY A DISTANCE OF 308.98 FEET TO A POINT IN THE SOUTH LINE OF ENGLISH STREET;
THENCE BEARING N89°30'19"E ALONG THE SOUTH LINE OF ENGLISH STREET A DISTANCE OF 175.98
FEET; THENCE BEARING N0°22'40"W A DISTANCE OF 84.27 FEET; THENCE BEARING N0°17'40"W
A DISTANCE OF 7.73 FEET TO A POINT IN THE NORTH LINE OF ENGLISH STREET; THENCE BEARING N0°17'40"W
ALONG SAID NORTH LINE OF ENGLISH STREET A DISTANCE OF 346.48 FEET TO A POINT IN THE WEST
LINE OF WICHITA STREET; THENCE BEARING S0°19'19"E ALONG THE WEST LINE OF WICHITA STREET A
DISTANCE OF 46.80 FEET TO THE INTERSECTION OF THE NORTH LINE OF ENGLISH STREET AND THE WEST
LINE OF WICHITA STREET; THENCE BEARING S89°37'49"W ALONG THE NORTH LINE OF ENGLISH STREET
A DISTANCE OF 181.42 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF
742.400 FEET THROUGH A CENTRAL ANGLE OF 2°18'45" A DISTANCE OF 30.18 FEET TO A POINT IN THE
CENTERLINE OF ENGLISH STREET 108.07 FEET WEST OF THE CENTERLINE OF WICHITA STREET; THENCE
BEARING S89°37'49"W A DISTANCE OF 134.20 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE
OF THE MISSOURI PACIFIC RAILROAD; THENCE BEARING N7°05'04"W ALONG THE HIGH BANK LINE OF THE
ARKANSAS RIVER A DISTANCE OF 927.01 FEET; THENCE BEARING N12°57'35"W ALONG SAID BANK LINE A
DISTANCE OF 348.13 FEET TO A POINT IN THE SOUTH LINE OF DOUGLAS AVENUE; THENCE BEARING
N89°40'20"E ALONG SAID SOUTH LINE OF DOUGLAS AVENUE A DISTANCE OF 280.94 FEET; THENCE BEARING
N89°40'20"E ALONG SAID SOUTH LINE OF DOUGLAS AVENUE A DISTANCE OF 703.64 FEET TO THE POINT OF BEGINNING.

AND BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF ENGLISH STREET WITH THE EAST LINE OF
WICHITA STREET, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 48 IN RIVER ADDITION TO THE
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N89°38'19"E A DISTANCE OF 119.80
FEET TO THE NORTHEAST CORNER OF SAID LOT 48, THENCE BEARING S0°18'19"E A DISTANCE OF 100.80
FEET; THENCE BEARING S89°38'19"W A DISTANCE OF 49.51 FEET; THENCE NORTHERLY ON A CURVE TO
THE LEFT HAVING A RADIUS OF 380.78 FEET AND WHOSE CHORD HAS A BEARING OF N48°39'36.5"W
THROUGH A CENTRAL ANGLE OF 14°08'00" A DISTANCE OF 94.05 FEET; THENCE BEARING N0°18'53"W A
DISTANCE OF 37.59 FEET TO THE POINT OF BEGINNING.

CHARLES J. FREUND
KANSAS #2602

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE
SET FORTH IN THE ENGINEER'S CERTIFICATE HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO
LOTS, BLOCKS, STREETS, AN AVENUE AND A DRIVE, THE SAME TO BE KNOWN AS CIVIC CENTER
SOUTH, WICHITA, SEDGWICK COUNTY, KANSAS, EASEMENTS AS INDICATED HEREON AND CONSTRUCTED FOR AND
MAINTENANCE OF PUBLIC UTILITIES AND HEREBY GRANTED, A 16-FOOT EASEMENT FOR DRAINAGE, RIVER
BANK MAINTENANCE, FLOOD CONTROL AND RIVER BEAUFICATION IS HEREBY GRANTED, A 30-FOOT
ACCESS, UTILITY AND DRAINAGE EASEMENT ACROSS THE SOUTH SIDE OF LOTS 3 AND 4, BLOCK 2 IS HEREBY
GRANTED, THE STREETS, AVENUE, AND DRIVE ARE HEREBY DEDICATED TO AND FOR THE USE OF THE
PUBLIC. ALL ADJUTERS RIGHTS OF ACCESS TO AND FROM DOUGLAS AVENUE AND MAIN STREET OVER AND
BLOCK 1, LOT 1, BLOCK 2 AND LOT 1, BLOCK 3 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED
HOWEVER THAT LOT 2, BLOCK 1 SHALL HAVE ACCESS TO MAIN STREET AT ONE LOCATION TO BE DESIGNATED
BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

BOARD OF CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS.

MAYOR
A. PRICE WOODARD
CITY CLERK
RALPH C. EBERLY
CHAIRMAN
OTHELLO H. CURRY
SECRETARY
KENNETH H. KITCHEN

THE URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA.

STATE OF KANSAS S.S.
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1970, BEFORE ME A NOTARY
PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME A. PRICE WOODARD, MAYOR OF THE CITY OF WICHITA,
KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF
WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT OF THE
BOARD OF CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, IN TESTIMONY WHEREOF I HAVE HERE-
UNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF KANSAS S.S.
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1970, BEFORE ME A NOTARY
PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME OTHELLO H. CURRY, CHAIRMAN OF THE URBAN RENEWAL
AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA, TO ME PERSONALLY KNOWN TO BE THE SAME
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION
OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID AGENCY, IN TESTIMONY WHEREOF I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

THIS PLAT OF CIVIC CENTER SOUTH, WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND
APPROVED BY THE WICHITA, SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA,
KANSAS, DATED THIS _____ DAY OF _____, 1970.

CHAIRMAN
ASNER V. J. JACKSON

SECRETARY
ROBERT A. LAKIN

THE DEDICATIONS SHOWN ON THIS PLAT ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA,
KANSAS, THIS _____ DAY OF _____, 1970.

MAYOR
A. PRICE WOODARD, JR.

CITY CLERK
RALPH C. EBERLY

THE DEDICATIONS SHOWN ON THIS PLAT ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK
COUNTY, KANSAS, THIS _____ DAY OF _____, 1970.

CHAIRMAN
EARL E. RUSH

COMMISSIONER
ELMER S. PETERS

COMMISSIONER
YOW SCOTT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1970.

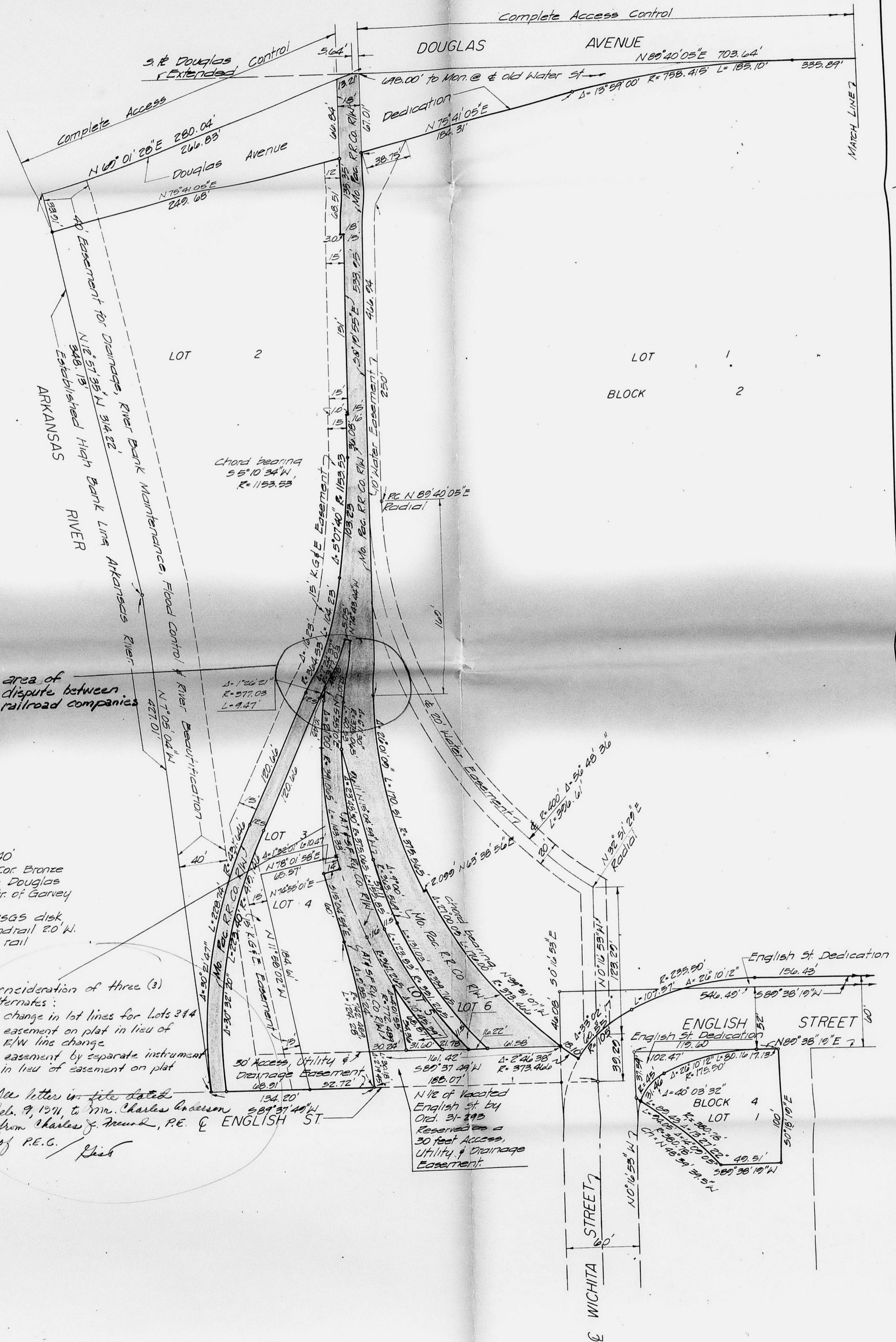
COUNTY CLERK
MARIE WARDEN

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE
AT _____, MO., ON THE _____ DAY OF _____, 1970.

REGISTER OF DEEDS
JOHN HALE

DEPUTY
PEARL B. GILBERT

CIVIC CENTER SOUTH ADDITION
 WICHITA, SEDGWICK COUNTY, KANSAS.



Scale 1"=40'
 B.M. 113.04 SE Cor. Bronze
 Plaque N. Side Douglas
 Ave. & So. of ctr. of Garvey
 Bldg.
 P.M. 113.925 USGS disk
 Top of 3" handrail 20' W.
 of E. end of rail

- Consideration of three (3)
 alternatives:
1. change in lot lines for Lots 3 & 4
 2. easement on plat in lieu of
 E/W line change
 3. easement by separate instrument
 in lieu of easement on plat

See letter in file dated
 Feb. 9, 1971, to Mrs. Charles Anderson
 from Charles J. Freund, P.E. & ENGLISH ST
 by P.E.C. *Chick*

N 1/2 of Vacated
 English St by
 Ord. 21-295
 Reopened as a
 30' foot Access
 Utility & Drainage
 Easement

CIVIC CENTER SOUTH ADDITION
 WICHITA, SEDGWICK COUNTY, KANSAS.

Pt. of Beginning
 14.00 S. + 1131.00 N. of N.E. Cor.
 22nd 1/4, Sec. 20, T27S, R1E of
 6th RM.



FILMED FROM THE BEST AVAILABLE COPY

REVISED COPY
SD 70-22
FINAL PLAT
OFFICE COPY
DO NOT REMOVE

CIVIC CENTER SOUTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS.

3/10 70-22
approved subject to:
1. Changing the name of the Planning Commission
Chairman to read as: FLOYD SOWERS
2. Changing the name of the County Commissioner
Chairman to read as: ELMER S. PETERS

STATE OF KANSAS
COUNTY OF SEDGWICK S.S.

STATE OF KANSAS
COUNTY OF SEDGWICK S.S.

I, CHARLES J. FREUND, A LICENSED PROFESSIONAL ENGINEER IN AFRICANIA STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED AND PLATTED CIVIC CENTER SOUTH, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AN AVENUE AND A DRIVE THE SAME BEING DESCRIBED AS FOLLOWS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1971, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME A. PRICE WOODARD, MAYOR OF THE CITY OF WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT OF THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS. IN TESTIMONY WHEREOF I HAVE HERE-UNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

ODD LOTS 1 THROUGH 75 INCLUSIVE ON MAIN STREET AND EVEN LOTS 2, AND 24 THROUGH 76 INCLUSIVE ON WATER STREET ALL IN GRIEFENSTEIN'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. LOTS 118 THROUGH 128 EVEN ON WILSON STREET RESERVE OF LOTS 88, 89, 90 AND 12, ON WATER STREET IN GRIEFENSTEIN'S ADDITION TO WICHITA, ODD LOTS 65 THROUGH 77, INCLUSIVE ON DOUGLAS AVENUE, ALL IN THE GRIEFENSTEIN'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. ALL OF HAYS REPLAT OF LOTS 18, 19, 20 AND 22 ON WATER STREET, GRIEFENSTEIN'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

MY COMMISSION EXPIRES: _____

ALL OF GRIEFENSTEIN'S 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND A TRACT BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN GRIEFENSTEIN'S 4TH ADDITION TO WICHITA, KANSAS THENCE NORTH 9 FEET, THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT 1, 136 FEET, THENCE SOUTH 9 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST 136 FEET TO THE POINT OF BEGINNING.

3. The applicants engineer, contacting the Engineering Division of the Dept. of Public Works regarding certain angles and dimensions indicated on the plat.

ALL OF GRIEFENSTEIN'S 4TH ADDITION TO WICHITA, KANSAS.

4. Recording in 30 days. Note: see letter dated 3-71 CJA

ALL OF GRIEFENSTEIN'S 6TH ADDITION TO WICHITA, KANSAS.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1971, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME OTHELLO H. CURRY, CHAIRMAN OF THE URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID AGENCY. IN TESTIMONY WHEREOF I HAVE HERE-UNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

ON THE NORTH, BY A WESTERLY EXTENSION OF THE NORTH LINE OF LOT 19 OF SAID RIVER ADDITION; ON THE EAST BY THE WEST LINES OF LOTS 19, 20, 21, 22, 30, 31 AND 32 OF SAID RIVER ADDITION AND OF A STREET BETWEEN LOTS 22 AND 32; ON THE WEST BY A LINE PARALLEL TO AND 15 FEET WESTWARDLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID LOTS AND STREET; AND ON THE SOUTH BY THE APPLICABLE PORTION OF A LINE DESCRIBED AS FOLLOWS:

NOTARY PUBLIC

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF ENGLISH STREET WITH THE WEST LINE OF WICHITA STREET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 36 OF SAID RIVER ADDITION, THENCE NORTHWESTWARDLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 373.88 FEET AND WITH A LINE TANGENT TO SAID CURVE AT THE POINT OF BEGINNING DEFLECTING NORTHWESTWARDLY FROM THE WEST LINE OF WICHITA STREET AT AN ANGLE OF 55°00' 17.0 FEET, THENCE SOUTHWESTWARDLY, A NORMAL TO LAST DESCRIBED CURVE, 2 FEET TO A POINT 8 FEET NORTHWESTWARDLY, AS MEASURED NORMAL FROM THE CENTERLINE OF THE MISSOURI PACIFIC RAILROAD COMPANY'S TRACK NO. 193-57; THENCE NORTHWARDLY, CONCENTRIC TO SAID TRACK AND AN EXTENSION OF ABOVE DESCRIBED CURVE TO A POINT ON THE NORTH LINE OF TRACK NO. 3; AS SET FORTH IN DEED RECORDED IN BOOK 1410, PAGE 386, OF THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS, ALSO, BEGINNING AT A POINT 2 FEET EAST OF THE SOUTHWEST CORNER OF LOT 34 ON WILLIAM STREET, IN GRIEFENSTEIN'S FOURTH ADDITION TO THE CITY OF WICHITA; THENCE WEST 27 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF WATER STREET, 285.7 FEET TO THE NORTH LINE OF ENGLISH STREET; THENCE EAST 23 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF WATER STREET, 285.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THIS PLAT OF CIVIC CENTER SOUTH, WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA, SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1971.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 17, ON WATER STREET, IN "PART OF RIVERSIDE RESERVE OR GRIEFENSTEIN'S 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, THENCE SOUTH ALONG THE WEST LINE OF WATER STREET TO THE POINT OF INTERSECTION OF SAID WEST LINE OF WATER STREET AND THE NORTH LINE OF ENGLISH STREET; THENCE WEST ALONG THE NORTH LINE OF ENGLISH STREET A DISTANCE OF 300 FEET, MORE OR LESS TO THE MISSOURI PACIFIC RAILROAD COMPANY TRACK NO. 193-57; THENCE NORTH ALONG THE EAST LINE OF SAID RAILROAD PROPERTY TO THE SOUTHWEST CORNER OF "PART OF RIVERSIDE RESERVE OR GRIEFENSTEIN'S 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE EAST ALONG THE SOUTH LINE OF SAID ADDITION TO THE POINT OF BEGINNING; BEING A TRACT IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.

ADNER L. JACKSON
FLOYD SOWERS

ROBERT A. LAKIN

INCLUDED IN THIS PLAT IS THAT PORTION OF WACO AVENUE LYING SOUTH OF DOUGLAS AVENUE. A PORTION OF LAND 25 FEET EAST-WEST AND 20 FEET NORTH-SOUTH LYING 140.6 FEET SOUTH OF DOUGLAS AVENUE AND WEST OF WACO AVENUE; AND THE 20-FOOT EAST-WEST ALLEY BETWEEN LOTS 6 AND 10 RIVER ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS.

THE DEDICATIONS SHOWN ON THIS PLAT ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1971.

INCLUDED ALSO WITH THE ABOVE DESCRIPTIONS ARE THE STREETS AND ALLEYS VACATED BY ORDINANCE NUMBERS 28-374, 28-177, 28-268 IN MISCELLANEOUS BOOK NO. 584, PAGES 28-31.

A. PRICE WOODARD, JR.

VACATION ORDINANCE NUMBER 469, BOOK 2, PAGE 204, PLAT BOOK 61, PAGE 16.

RALPH C. EBERLY

VACATION ORDINANCE 2559, BOOK 9, PAGE 424, PLAT BOOK 61, PAGE 16.

THE DEDICATIONS SHOWN ON THIS PLAT ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1971.

VACATION ORDINANCE 29-982, MISCELLANEOUS BOOK 622, PAGES 575-578.

ELMER S. PETERS

VACATION ORDINANCE 28-801, MISCELLANEOUS BOOK 587, PAGES 34-37.

TOM SCOTT

VACATION ORDINANCE 2444, BOOK 9, PAGE 201, PLAT BOOK 61, PAGE 16.

MARIE WARDEN
COUNTY CLERK

VACATION ORDINANCE 7590, BOOK 22, PAGE 518, PLAT BOOK 62, PAGE 23.

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1971.

VACATION ORDINANCE 489, BOOK 2, PAGE 204, PLAT BOOK 61, PAGE 16.

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, ON THE _____ DAY OF _____, 1971.

VACATION ORDINANCE 3454, BOOK 12, PAGE 260, PLAT BOOK 61, PAGE 13.

JOHN HALE

PEARL B. GILBERT

ALL THE ABOVE TRACTS MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTH PROPERTY LINE OF DOUGLAS AVENUE AND THE CENTERLINE OF WATER STREET, SAID POINT ALSO BEING 114.00 FEET SOUTH AND 1131.98 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER, SECTION 20, T27S, R1E OF THE SIXTH P.M., THENCE BEARING N89°44'08"E ALONG THE SOUTH LINE OF DOUGLAS AVENUE A DISTANCE OF 214.82 FEET, THENCE BEARING S0°00'40"E ON A LINE BETWEEN LOTS 77 AND 78 ON DOUGLAS AVENUE, IN GRIEFENSTEIN'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, A DISTANCE OF 138.03 FEET TO A POINT IN THE SOUTH LINE OF A 16-FOOT EAST-WEST ALLEY BETWEEN DOUGLAS AVENUE AND WILLIAM STREET WEST OF MAIN STREET; THENCE ALONG THE NORTH LINE OF SAID ALLEY BEARING N89°44'08"E A DISTANCE OF 124.88 FEET TO A POINT IN THE WEST LINE OF MAIN STREET; THENCE BEARING S0°20'40"E ALONG THE WEST LINE OF MAIN STREET A DISTANCE OF 472.42 FEET; THENCE BEARING S0°20'40"E ALONG SAID WEST LINE OF MAIN STREET A DISTANCE OF 134.41 FEET TO A POINT IN THE NORTH LINE OF WATERMAN STREET; THENCE BEARING S89°42'44"W ALONG THE NORTH LINE OF WATERMAN STREET A DISTANCE OF 378.78 FEET TO A POINT IN THE WEST LINE OF WATER STREET; THENCE BEARING S0°22'40"E ALONG THE WEST LINE OF WATER STREET A DISTANCE OF 8.00 FEET TO A POINT IN THE NORTH LINE OF WATERMAN STREET; THENCE BEARING S89°38'44"W ALONG THE NORTH LINE OF WATERMAN STREET A DISTANCE OF 136.22 FEET TO A POINT IN THE EAST LINE OF THE EAST-NORTH ALLEY WEST OF WATER AND NORTH OF WATERMAN STREET; THENCE BEARING N0°20'00"E ALONG THE EAST LINE OF SAID NORTH-SOUTH ALLEY A DISTANCE OF 399.88 FEET TO A POINT IN THE SOUTH LINE OF ENGLISH STREET; THENCE BEARING N89°38'10"E ALONG THE SOUTH LINE OF ENGLISH STREET A DISTANCE OF 175.96 FEET; THENCE BEARING N0°22'48"W A DISTANCE OF 44.27 FEET; THENCE BEARING N0°17'48"W A DISTANCE OF 7.73 FEET TO A POINT IN THE NORTH LINE OF ENGLISH STREET; THENCE BEARING S89°38'10"W ALONG SAID NORTH LINE OF ENGLISH STREET A DISTANCE OF 348.49 FEET TO A POINT IN THE WEST LINE OF WICHITA STREET; THENCE BEARING S0°18'59"E ALONG THE WEST LINE OF WICHITA STREET A DISTANCE OF 48.08 FEET TO THE POINT OF BEGINNING. THENCE SOUTHERLY ON A CURVE TO THE WEST LINE OF WICHITA STREET BEARING S89°37'49"W ALONG THE NORTH LINE OF ENGLISH STREET A DISTANCE OF 48.08 FEET THROUGH A CENTRAL ANGLE OF 2°18'45" A DISTANCE OF 30.18 FEET TO A POINT IN THE CENTERLINE OF ENGLISH STREET 188.07 FEET WEST OF THE CENTERLINE OF WICHITA STREET; THENCE BEARING S89°37'49"W 124.20 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE BEARING N7°05'04"W ALONG THE HIGH BANK LINE OF THE ARKANSAS RIVER A DISTANCE OF 427.01 FEET; THENCE BEARING N12°57'55"W ALONG SAID BANK LINE A DISTANCE OF 348.13 FEET TO A POINT IN THE SOUTH LINE OF DOUGLAS AVENUE; THENCE BEARING N89°01'28"E ALONG SAID SOUTH LINE A DISTANCE OF 280.04 FEET; THENCE BEARING N89°40'05"E ALONG SAID SOUTH LINE OF DOUGLAS AVENUE, A DISTANCE OF 703.04 FEET TO THE POINT OF BEGINNING.

AND BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF ENGLISH STREET WITH THE EAST LINE OF WICHITA STREET, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 48 IN RIVER ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N89°38'19"E A DISTANCE OF 119.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 48; THENCE BEARING S0°18'19"E A DISTANCE OF 180.00 FEET; THENCE BEARING S89°38'19"W A DISTANCE OF 49.51 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 390.78 FEET AND WHOSE CHORD HAS A BEARING OF N48°30'35.5"W THROUGH A CENTRAL ANGLE OF 14°48'05" A DISTANCE OF 84.05 FEET; THENCE BEARING N0°18'55"W A DISTANCE OF 37.50 FEET TO THE POINT OF BEGINNING.

CHARLES J. FREUND
KANSAS #2802

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AN AVENUE AND A DRIVE, THE SAME TO BE KNOWN AS CIVIC CENTER SOUTH, WICHITA, SEDGWICK COUNTY, KANSAS, EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. A 40-FOOT EASEMENT FOR DRAINAGE, RIVER BANK MAINTENANCE, FLOOD CONTROL AND RIVER BEAUTIFICATION IS HEREBY GRANTED. A 30-FOOT ACCESS, UTILITY AND DRAINAGE EASEMENT ACROSS THE SOUTH SIDE OF LOTS 3 AND 4, BLOCK 2 IS HEREBY GRANTED. AN EASEMENT FOR RAILROAD PURPOSES TO THE RICHMOND TOPKAT AND SANTA FE RAILWAY CO. ALONG THE EAST SIDE OF LOT 3 AND LOT 4, BLK. 2 AS SHOWN IS HEREBY GRANTED. THE STREETS, AVENUE DRIVE AND ALLEYS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE ADJOINERS RIGHTS OF ACCESS TO AND FROM DOUGLAS AVENUE AND MAIN STREET OVER AND ACROSS THE NORTH LINE OF LOTS 1 AND 2, BLOCK 2 AND LOT 1, BLOCK 1 AND EAST LINE OF LOT 2, BLOCK 1, LOT 1, BLOCK 2 AND LOT 1, BLOCK 3 ARE HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT LOT 2, BLOCK 1 SHALL HAVE ACCESS TO MAIN STREET AT ONE LOCATION TO BE DESIGNATED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

BOARD OF CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS.

A. PRICE WOODARD
MAYOR

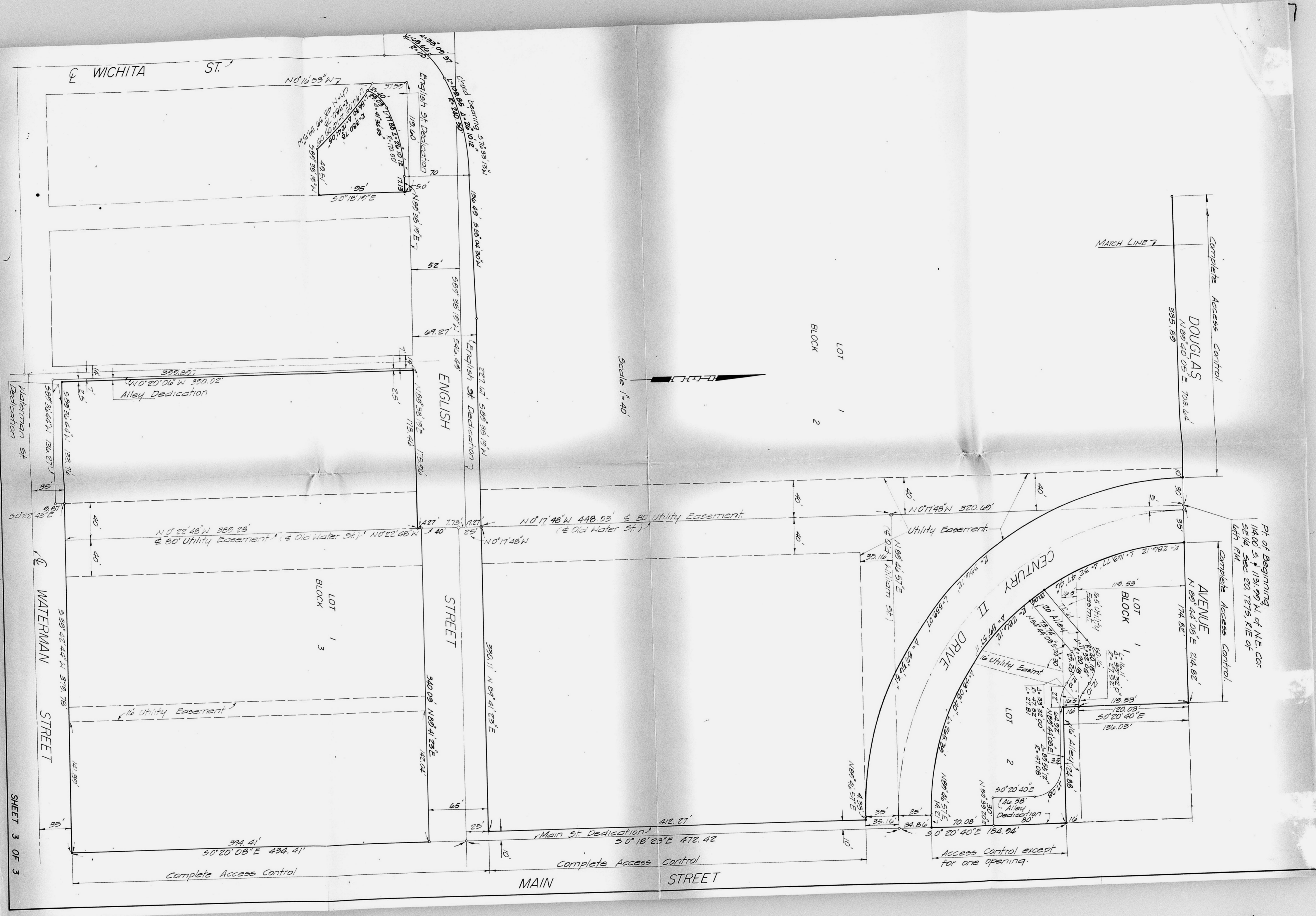
ATTEST: RALPH C. EBERLY
CITY CLERK

THE URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA.

OTHELLO H. CURRY
CHAIRMAN

ATTEST: KENNETH H. KITCHEN
SECRETARY

FILMED FROM THE BEST AVAILABLE COPY...



SHEET 3 OF 3

FILMED FROM THE BEST
 AVAILABLE COPY

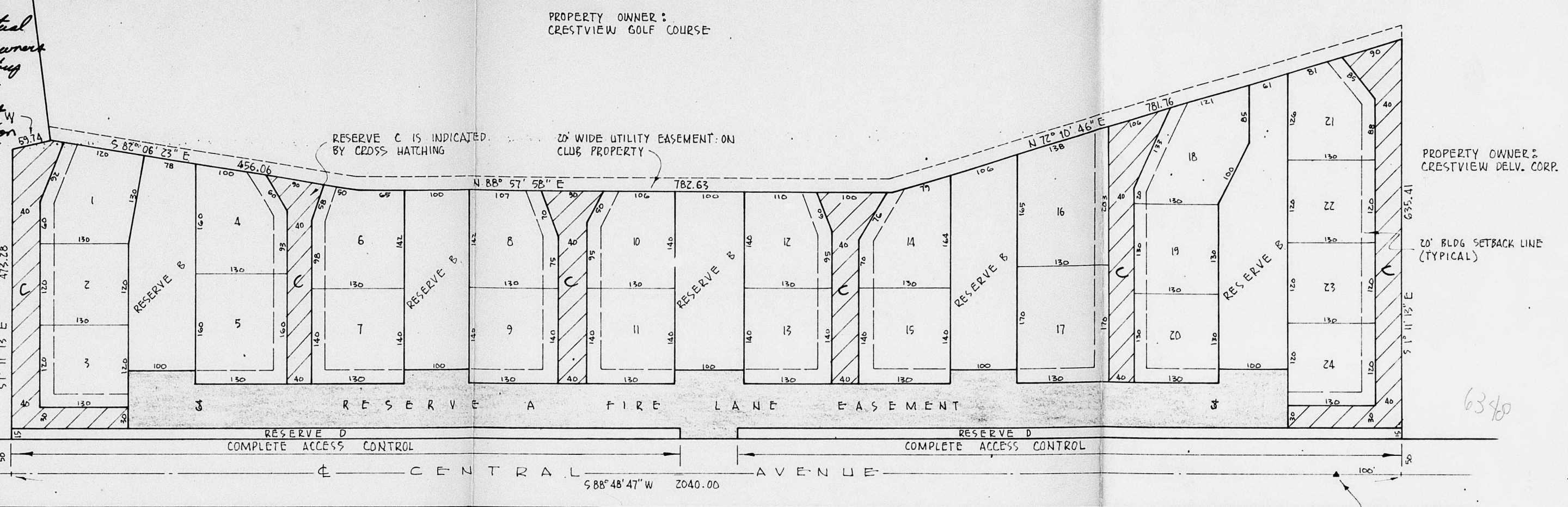
9/10/72-28
Approved subject to:

- A. Approval of this plat is subject to the applicant filing and receiving approval of an appropriate zone change request and Conditional Use permit on subject property to permit construction of a 2 family unit on each lot.
- B. The applicant shall furnish adequate assurance, or copies of actual contracts of sale, etc., which include and bind all present and future owners within the subdivision, to cooperate and join with the Business Country Club in the filing and completion of a planned unit development (PUD).
- C. The applicant shall furnish a copy of Home Association agreement to the Planning Dept. Such agreement shall provide for the construction development and continued maintenance of the common open space reserves, parking areas, private drive and access easements, buffer reserves, and other adjacent to drives, etc.
- D. The applicant shall file separate instrument, the dedication from the County, West of the 20' utility easement adjacent to subject property on the north.
- E. The cases for which the proposed reserves are intended, if not indicated in the plat, shall be expanded as that Reserve D is also reserved in granted for utility easements.
- F. The applicant shall obtain a letter from the Environmental Health Dept. approving the connection of the proposed sanitary sewer system into the existing sewage treatment facility.
- G. Install or guarantee the installation of sanitary sewer lines in accordance with specifications of the City of Wichita.
- H. Make satisfactory arrangements for the extension of municipal water to serve all lots being platted.
- I. The subdivision shall be served with underground electric and telephone utilities.

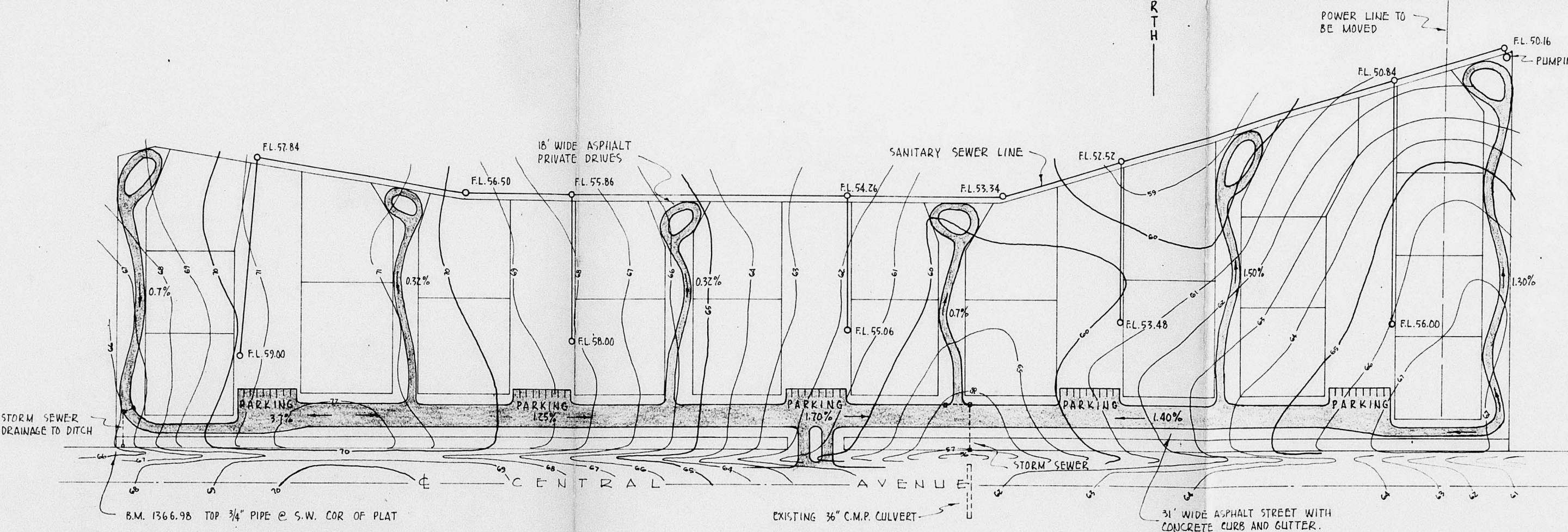
VICINITY MAP

- J. Install or guarantee the installation of all applicable utilities & facilities and described in Art. 8 of the MUPC Subdivision Regulations.
 - K. Requirements for a final plat of the MUPC Subdivision Regulations.
- Note: see letter dated 4-10-72
CLM

24.71 ACRES - 22 D.U.'S/ACRE
24 MULTI FAMILY LOTS
MINIMUM LOT SIZE 120 X 150
ALL BUILDING SETBACK LINES 20'
CONTOUR INTERVAL IS ONE FOOT - DATUM U.S.G.S. - TOP DATE 3-15-72
RESERVE A IS FOR PRIVATE STREET, UTILITY EASEMENT, AND FIRE LANE EASEMENT.
RESERVE B IS FOR RECREATION AREA, UTILITY EASEMENT, AND OPEN AREA.
RESERVE C IS FOR PRIVATE DRIVE WITH RIGHTS OF INGRESS AND EGRESS AND PUBLIC UTILITY EASEMENT.
RESERVE D IS FOR A BUFFER ZONE.



PLAT DIMENSIONS
SCALE 1"=100'



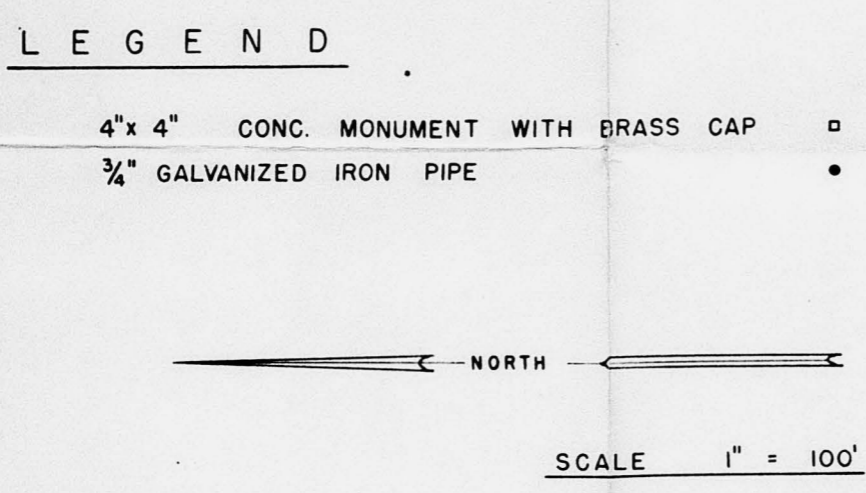
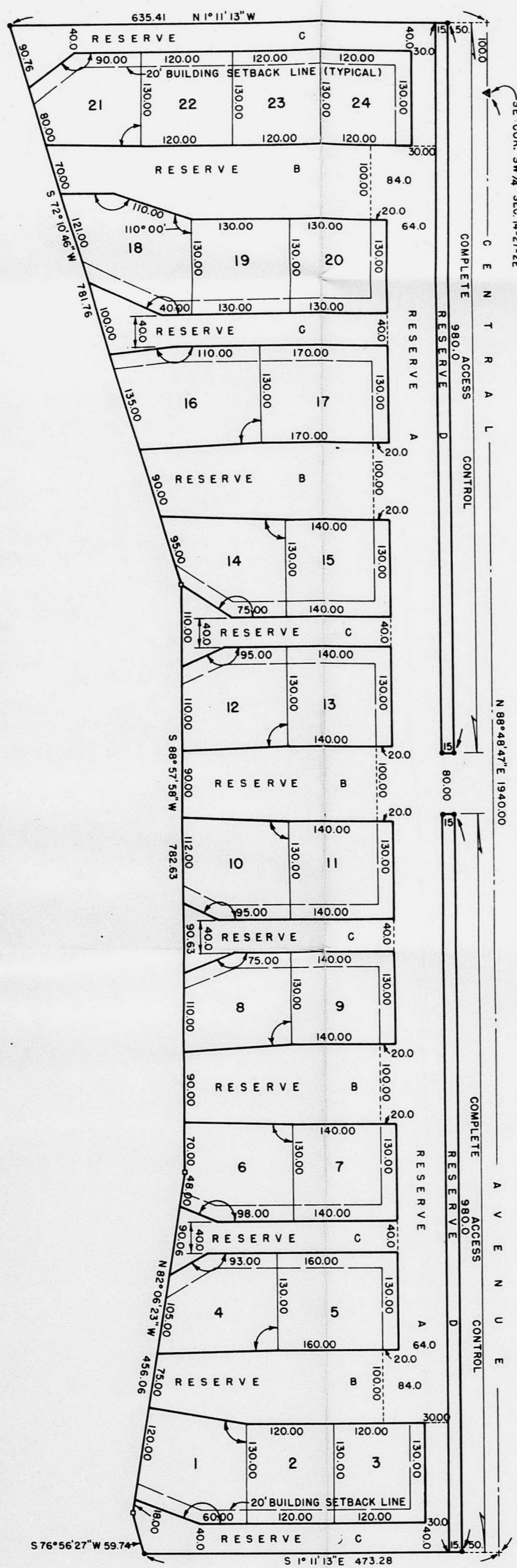
TOPO AND GRADING
SCALE 1"=100'

PRELIMINARY PLAT
SD 72-28
OFFICE COPY
DO NOT REMOVE

PRELIMINARY PLAT
SOUTHERN VILLAGE ADDITION
CRESTVIEW COUNTRY CLUB ESTATES

DATE	3-27-72
REVISIONS	
SHEET NO.	1
OF SHEETS	1

REISS & GOODNESS ENGINEERS
Consulting Engineers
WICHITA, KANSAS 67214



STATE OF KANSAS } ss.
 COUNTY OF SEDGWICK }

I, Charles M. Goodness, being a duly licensed professional engineer in said county and state, do hereby certify that I have surveyed and plotted the land described in the engineer's certificate to be platted into lots and reserves, described as follows: Beginning at the southeast corner of the southeast quarter of Section Fourteen (14), Township twenty seven (27) south, range two (2) east of the Sixth Principal Meridian, Sedgwick County, Kansas; thence north 88°56'17" east for a distance of 100.00 feet to a point on the south line of said Section Fourteen; thence north 1°11'13" west for a distance of 655.41 feet; thence south 72°10'46" west for a distance of 781.75 feet; thence south 88°56'17" east for a distance of 100.00 feet; thence north 82°06'23" west for a distance of 156.06 feet; thence south 88°57'23" west for a distance of 782.63 feet; thence north 1°11'13" east for a distance of 187.28 feet to a point on the south line of said Section Fourteen; thence north 88°56'17" east for a distance of 190.00 feet to the point of beginning, containing twenty one and seventy one hundredths (21.71) acres. The accompanying plat is a true and correct exhibit of property surveyed.

Charles M. Goodness Engineer
 (SEAL)

KNOW ALL MEN BY THESE PRESENTS:
 That we, Crestview Development Corporation, a corporation, by its President, James F. Heugen, and Vice President, John F. Sheaks, have caused the land described in the engineer's certificate to be platted into lots and reserves. Reserve A, as platted, is for the use of private drives, parking areas and open spaces. Reserve B, as platted, is for open space and recreational purposes. Reserve C, as platted, is for the use of private drives and open spaces. Reserve D, as platted, is for an open space buffer zone. All Reserves, as platted, are easements for utility and drainage construction and maintenance. Private drives in Reserves A and C are hereby granted as fire lane easements.

CRESTVIEW DEVELOPMENT CORPORATION
 President
 James F. Heugen
 Vice-President
 John F. Sheaks
 (SEAL)

STATE OF KANSAS } ss.
 COUNTY OF SEDGWICK }

Be it remembered that on this _____ day of _____, 1972, before me, a notary public in and for said county and state, came Crestview Development Corporation, a corporation, by its President, James F. Heugen, and Vice-President, John F. Sheaks, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the same as their voluntary act and deed and as the act and deed of said corporation. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Hazel M. McConaughy Notary Public
 (SEAL)

My Commission expires May 15, 1976.

We, Union National Bank of Wichita, holders of a mortgage on the above described property, do hereby consent to the plat of Crestview Country Club Estates, Southern Village Addition to Sedgwick County, Kansas.

UNION NATIONAL BANK OF WICHITA
 Vice President
 C. W. Gillemester
 Asst. Cashier
 Howard H. Nellis
 (SEAL)

STATE OF KANSAS } ss.
 COUNTY OF SEDGWICK }

Be it remembered that on this _____ day of _____, 1972, before me, a notary public in and for said county and state, came Union National Bank of Wichita by its Vice President, C. W. Gillemester and Assistant Cashier, Howard H. Nellis, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the same as their voluntary act and deed and as the act and deed of said Bank. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public
 (SEAL)

This plat of CRESTVIEW COUNTRY CLUB ESTATES, SOUTHERN VILLAGE ADDITION to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1972.

WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Chairman
 Alvin J. Hennessy
 Secretary
 Robert A. Lakin
 (SEAL)

The dedications shown on this plat accepted by the City Commissioners of the City of Wichita, Kansas this _____ day of _____, 1972.

B. Amend the plat to include platting of the land into lots, reserves and a street. The dedication of the street to and for the use of the public, and for granting of "complete access control" over and across the street to Reserve D.

Ralph Barry Mayor
 (SEAL)

The dedications shown on this plat accepted by the Board of County Commissioners of Sedgwick County, Kansas this _____ day of _____, 1972.

C. Dimension all lot lines and label all deflection angles.

Chairman
 Elmer S. Peters
 Commissioner

D. Amend the City's County Commission approval to be as follows: "This plat approved and all dedications shown hereon _____"

Commissioner
 Elmer S. Peters

E. Indicate the limits of Reserve A where it adjoins the north line of the right-of-way for Central Ave.

County Clerk
 Marie Warden

STATE OF KANSAS } ss.
 COUNTY OF SEDGWICK }

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ A.M. - P.M. on the _____ day of _____, 1972.

John Hale Deputy

F. Obtain from Crestview Country Club the dedication for the use of the public of a street adjacent to the north line of the plat.

G. Furnish a copy of a Home Association agreement.

H. Furnish a letter from the Environmental Health Dept. approving the connection to the existing sewage treatment facility serving the Crestview development.

I. Install or guarantee the installation of sanitary sewer lines in accordance with City of Wichita specifications.

J. Make satisfactory arrangements for the extension of municipal water to serve all lots.

K. The subdivision shall be served with underground electrical and telephone utilities.

L. Recording in 30 days _____

CRESTVIEW COUNTRY CLUB ESTATES
SOUTHERN VILLAGE ADDITION
 TO SEDGWICK COUNTY — KANSAS

Note: see letter dated 5-5-72
 LLN

FINAL PLAT
SD72-28 OFFICE COPY
 DO NOT REMOVE