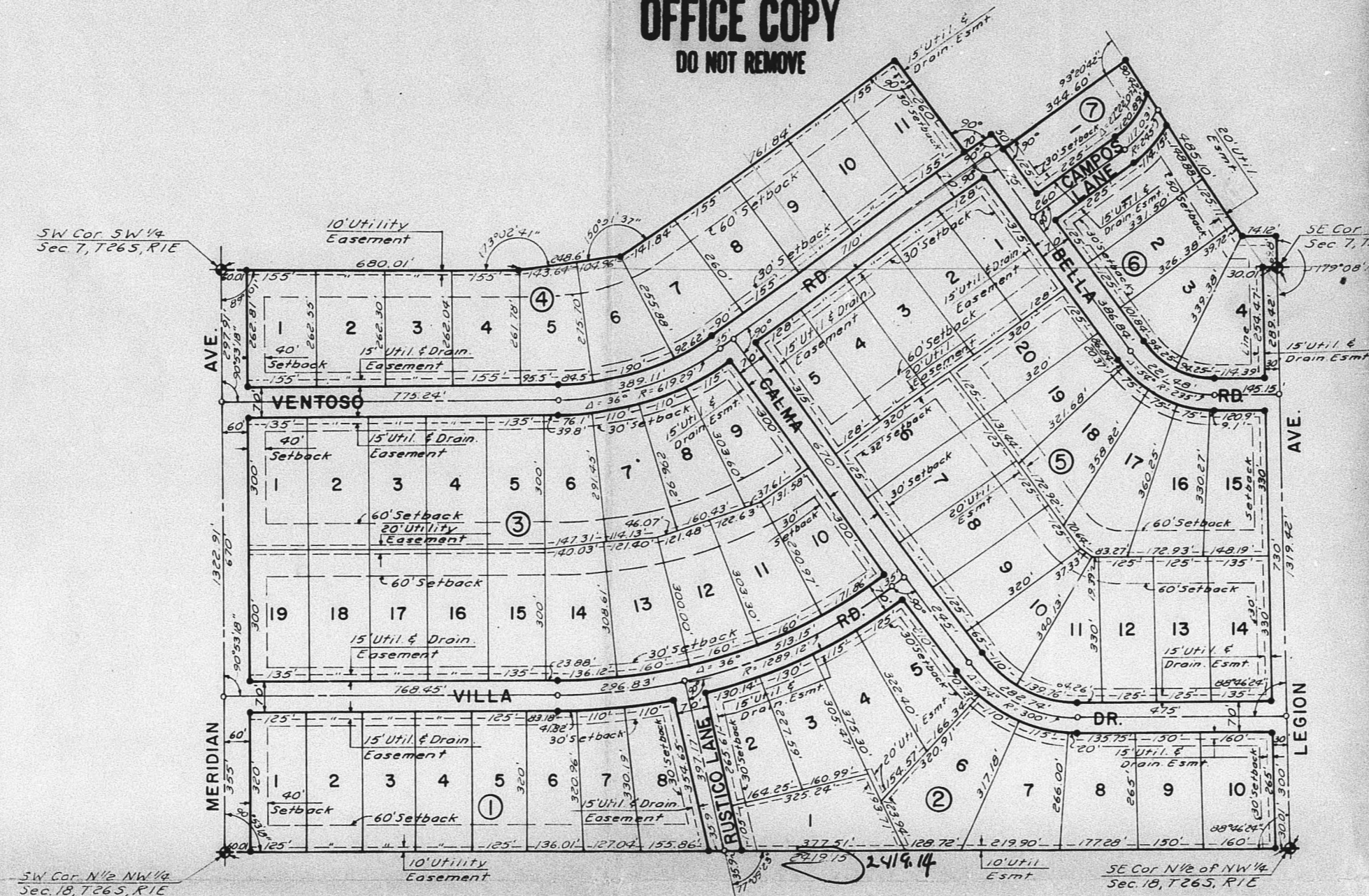


R

310 76-24  
RIO VISTA ESTATES

FINAL PLAT  
OFFICE COPY  
DO NOT REMOVE  
SEDGWICK COUNTY, KANSAS



State of Kansas § 33 Sedgwick County, Kansas, we, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "RIO VISTA ESTATES" Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The NW 1/4 of the NW 1/4 of Section 18, Twp 26 S, R 1 E, Sedgwick County, Kansas, and that part of the SW 1/4 of Section 7, Twp 26 S, R 1 E, described as beginning at the southeast corner of said SW 1/4. Hence northerly, along the east line of said SW 1/4, 69.80 feet; thence westerly with a deflection angle to the left of 89°10', 74.12 feet; thence northwesterly with a deflection angle to the right of 36°45'42", 485.10 feet; thence southwesterly with a deflection angle to the left of 90°00', 70.00 feet; thence northwesterly with a deflection angle to the right of 90°00', 30.00 feet; thence southwesterly with a deflection angle to the left of 90°00', 70.00 feet; thence northwesterly with a deflection angle to the right of 90°00', 260.00 feet; thence southwesterly with a deflection angle to the left of 90°00', 761.84 feet; thence southwesterly with a deflection angle to the right of 69°08'23", 248.60 feet to a point on the south line of said SW 1/4, said point being 1224.18 feet west of the point of beginning; thence easterly, along said south line, to the point of beginning.

Date \_\_\_\_\_  
Baughman Company  
Surveyor  
William L. Warner

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, blocks and streets to be known as "RIO VISTA ESTATES", Sedgwick County, Kansas. The easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public.

James A. Carron Helen J. Carron

State of Kansas § 33 Sedgwick County, Kansas, Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1976, before me a notary public in aforesaid county and state, came James A. Carron and Helen J. Carron, his wife, 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  
My Commission Expires \_\_\_\_\_

We, the Reserve Savings and Loan Association of Wichita, Kansas, holders of a mortgage on the above described property, do hereby consent to this plat of "RIO VISTA ESTATES", Wichita, Kansas.

State of Kansas § 33 Sedgwick County, Kansas, Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1976, before me a notary public in aforesaid county and state came the Reserve Savings and Loan Association of Wichita, Kansas, by \_\_\_\_\_, and \_\_\_\_\_, 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  
My Commission Expires \_\_\_\_\_

This plat of "RIO VISTA ESTATES", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1976.

Wichita-Sedgwick County Metropolitan Area Planning Commission  
David Bayouth Chairman  
Robert A. Lakin Secretary

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1976.

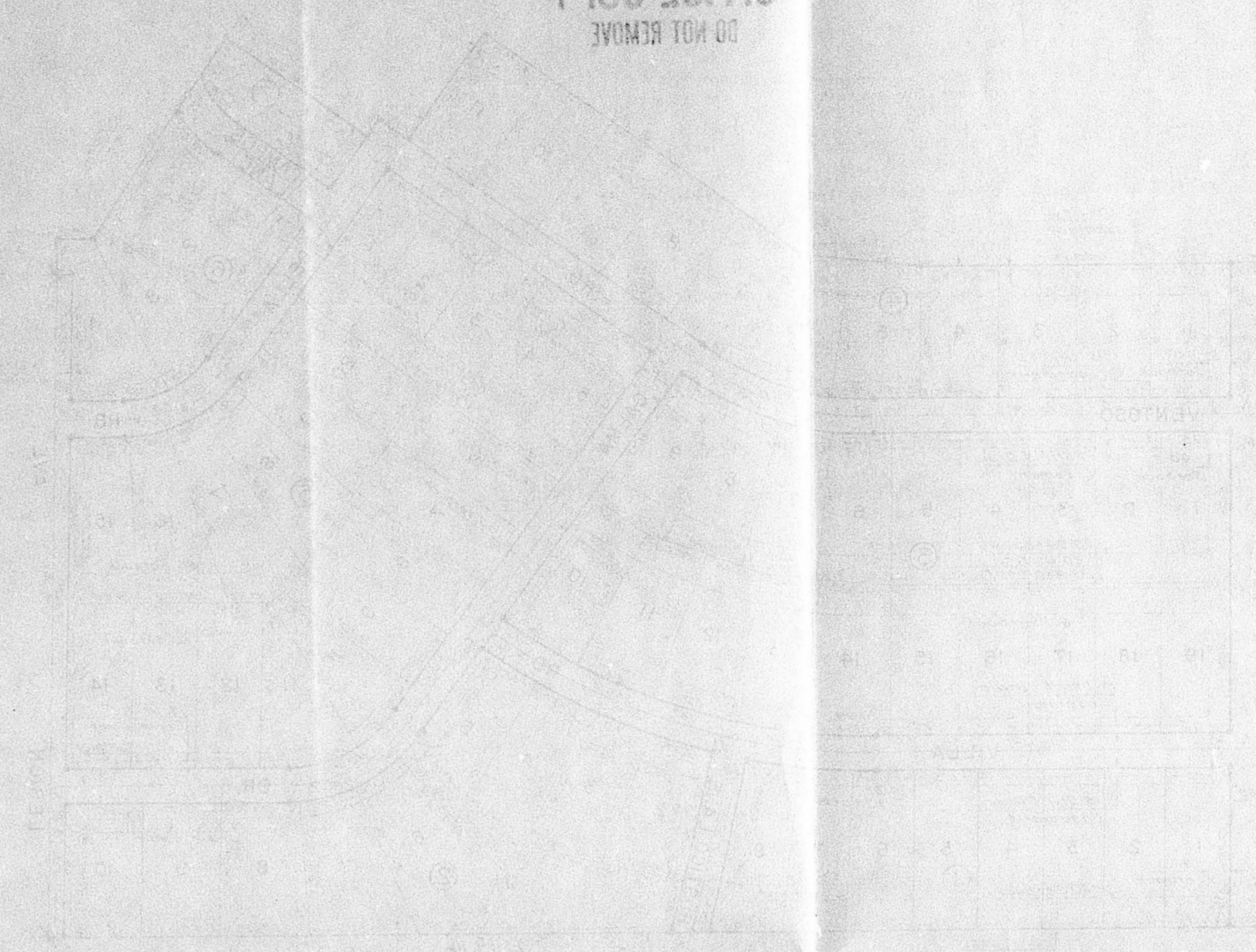
John Hale Chairman  
Earle Rush Commissioner  
Tom Scott Commissioner  
George Pierce County Clerk

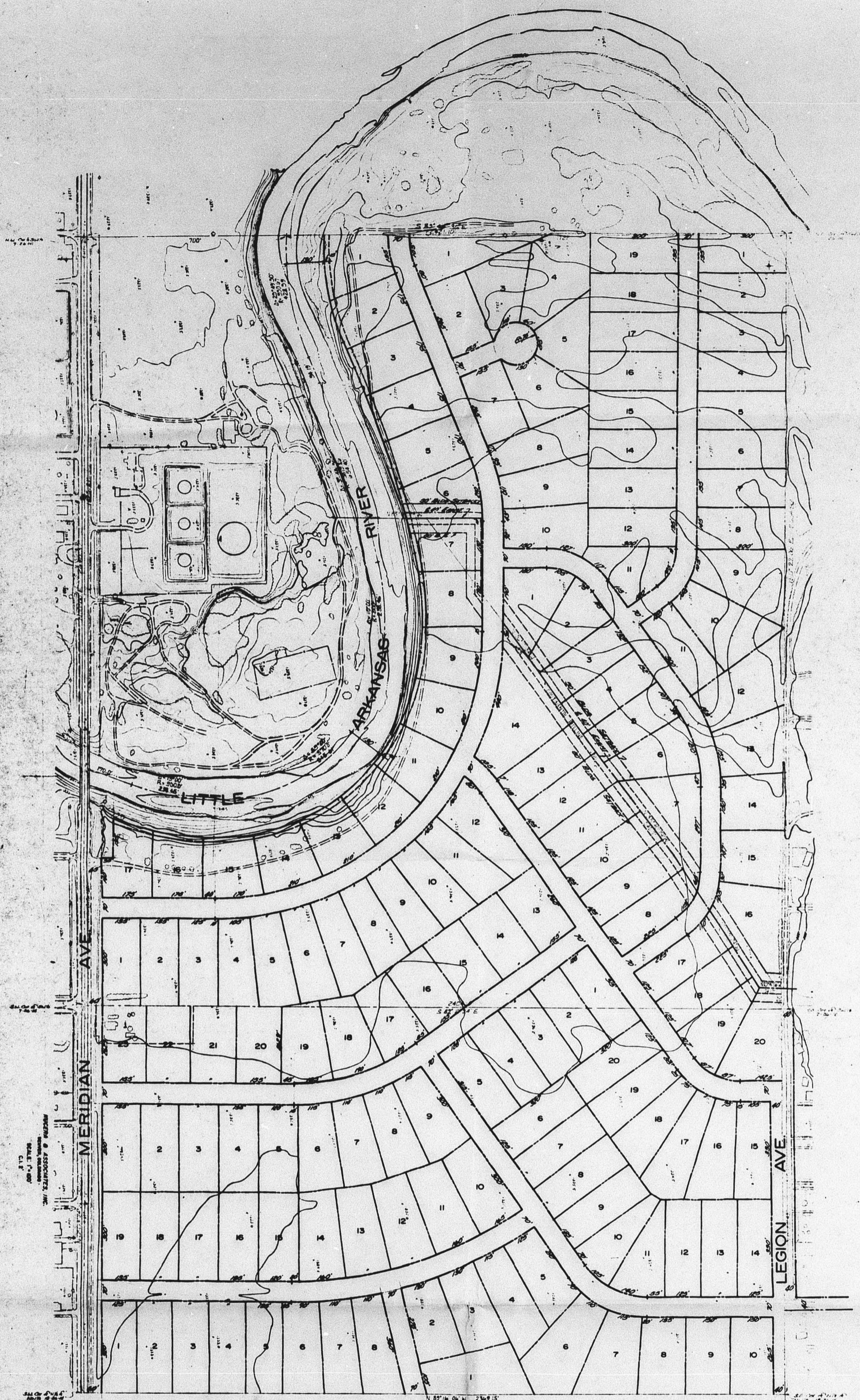
Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1976.  
George Pierce County Clerk

State of Kansas § 33 Sedgwick County, Kansas, This is to certify that this plat has been filed for record in the office of the Register of Deeds this \_\_\_\_\_ day of \_\_\_\_\_, 1976, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

Bette K. McEurt Register of Deeds  
Pat Kettler Deputy

- 810-75-94
- RIO VISTA ESTATES  
SEDGWICK COUNTY, KANSAS
- PLAT  
OFFICE COPY  
DO NOT REMOVE
- A. The appropriate deflection angles shall be indicated at the northeast and northwest corners of Lot 4, block 6.
  - B. Temporary cul-de-sacs on turnaround easements shall be provided at the end of Campos Lane and Rustico Lane.
  - C. Complete access control adjacent to Maridian Avenue shall be indicated on Lot 1, Block 4, Lots 1 and 19, Block 3, and Lot 1, Block 1.
  - D. The applicant shall guarantee all drainage improvements required in the approval of this plat.
  - E. The applicant's engineer shall submit appropriate street plans and profiles to the County Engineer for approval. A letter of approval shall be obtained and submitted to the Planning Department and a copy of the approved plans and profiles shall be submitted to the City Engineer for the City of Wichita for review.
  - F. Both telephone and electric service shall be installed underground.
  - G. The applicant shall contact Kansas Gas & Electric Company, Southeastern Bell Telephone and the Engineering Division of the Public Works Department relative to the location of utility easements to serve present and future needs on subject property.
  - H. The street named "Rustico Lane" shall be changed to read St. Clair.
  - I. The applicant's engineer shall contact the Flood Control Office relative to some of the dimensions on the plat.
  - J. The applicant may delete the 60-foot interior building setback lines from the plat.
  - K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- 





OFFICE COPY  
DO NOT REMOVE

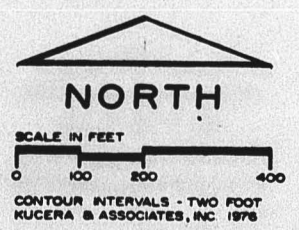
SKETCH PLAT

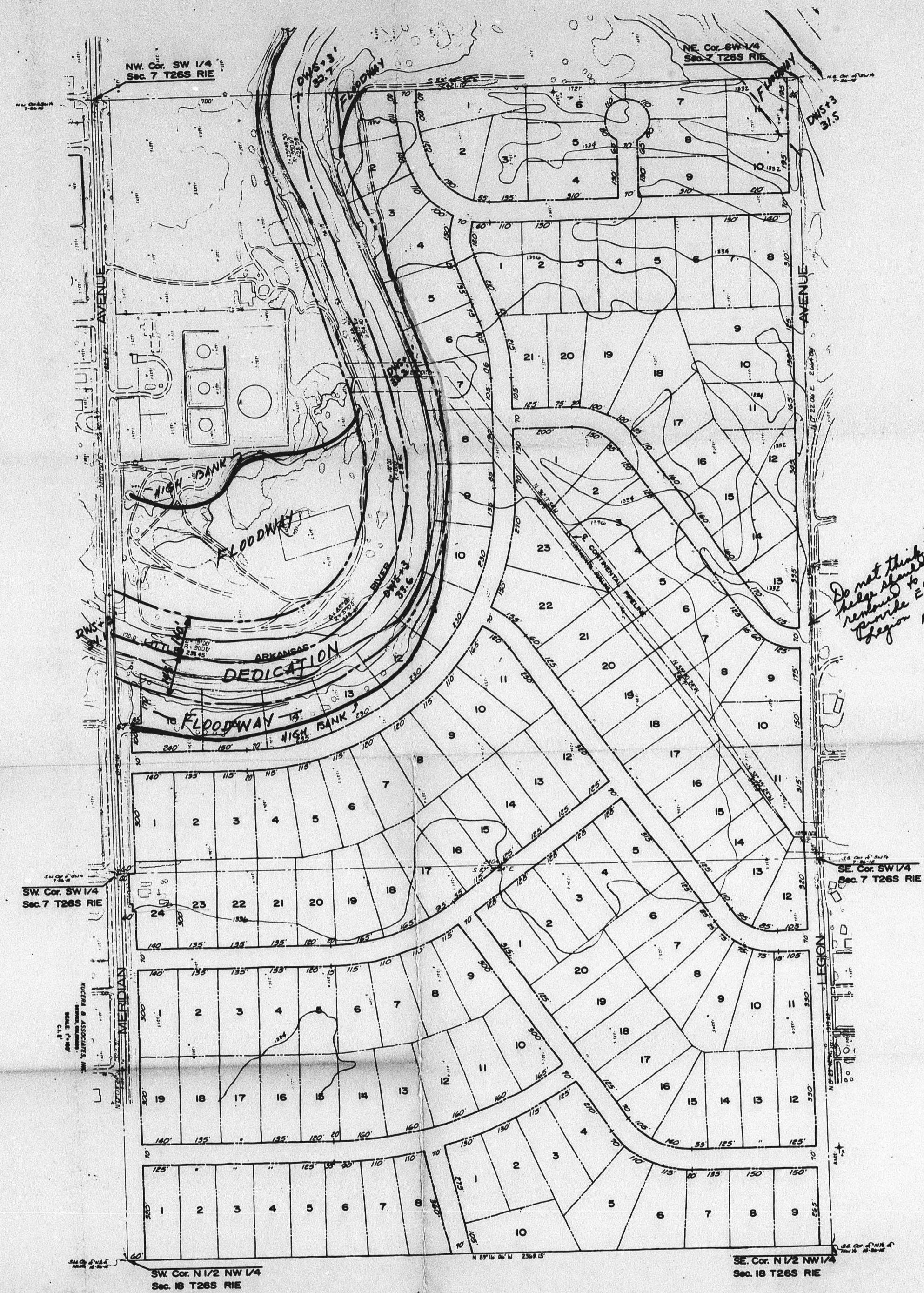
**RIOVISTA ESTATES**

OWNER / DEVELOPER • JAMES A. CATRON, JR.  
3246 N. CLARENCE WICHITA, KANSAS

PREPARED BY: OBLINGER - SMITH CORPORATION

REVISED COPY 5/10 76-24

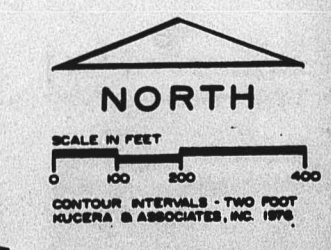


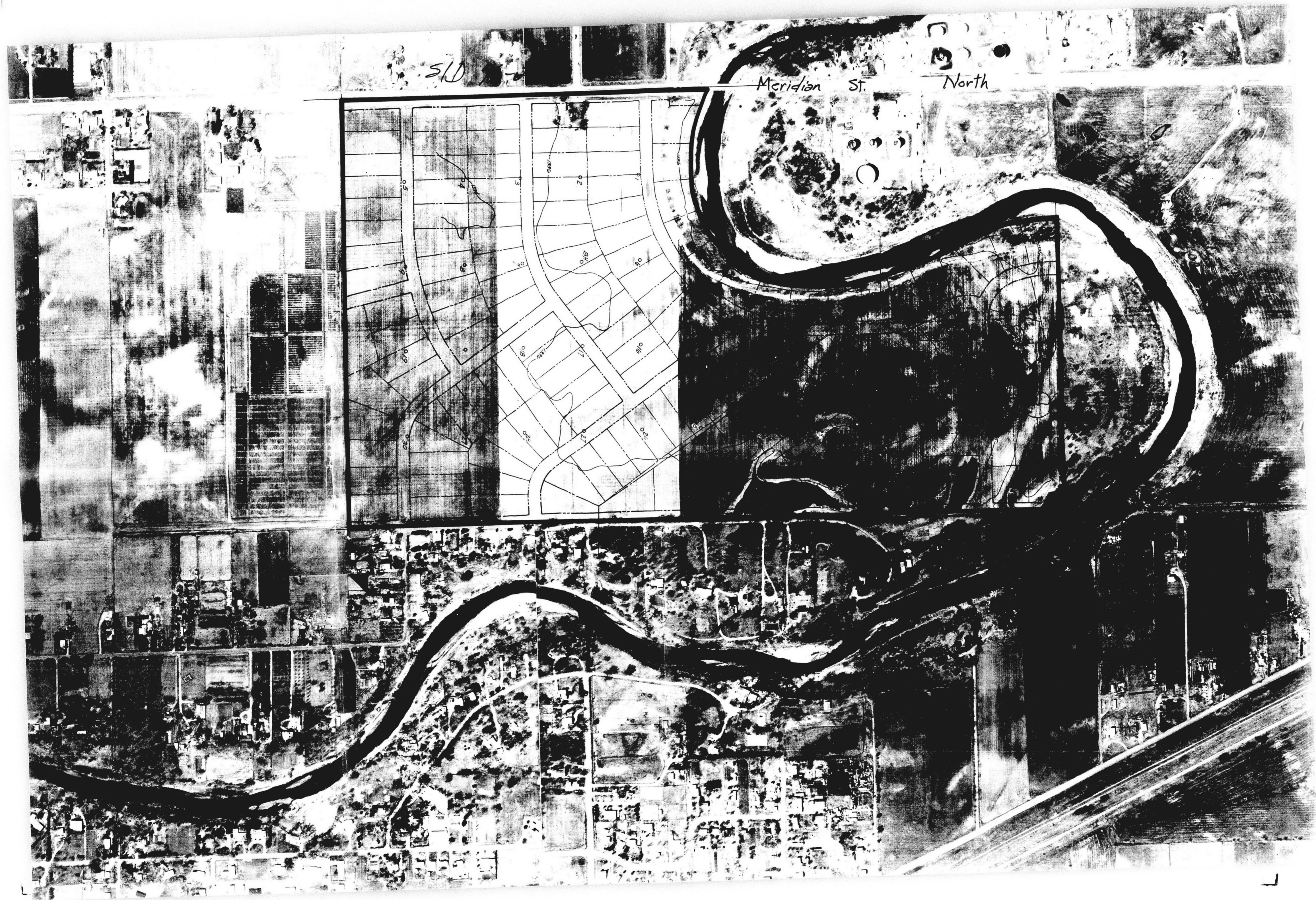


**SUPERSEDED**  
 SKETCH PLAT  
**RIOVISTA ESTATES**  
 OWNER / DEVELOPER • JAMES A. CATRON, JR.  
 3246 N. CLARENCE WICHITA, KANSAS  
 PREPARED BY: OBLINGER - SMITH CORPORATION

SKETCH ONLY  
 OFFICE COPY  
 DO NOT REMOVE

S/D 76-24



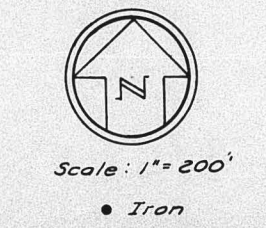
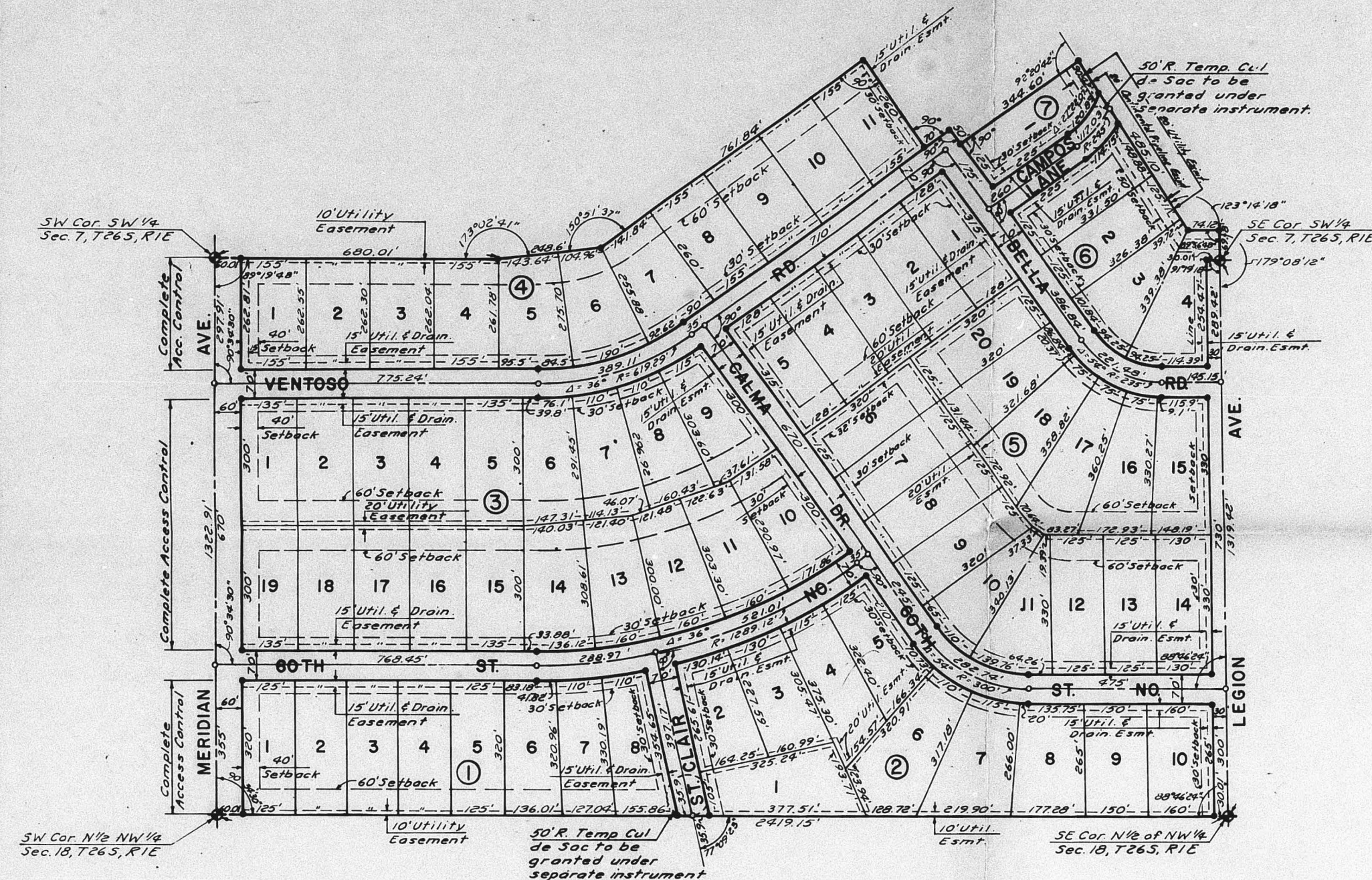


RIO VISTA ESTATES  
SEDGWICK COUNTY, KANSAS

APPROVED FOR RECORDING  
RECORDED ON December 7, 1976

S/D 76-24

COPY  
DEAD - FILE



State of Kansas }  
Sedgwick County }  
We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "RIO VISTA ESTATES" Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The N 1/4 of the NW 1/4 of Section 18, Twp 26 S, R 1 E, Sedgwick County, Kansas, and that part of the SW 1/4 of Section 7, Twp 26 S, R 1 E, described as beginning at the southeast corner of said SW 1/4, thence northerly, along the east line of said SW 1/4, 69.80 Feet; thence westerly with a deflection angle to the left of 90°03'18", 74.12 Feet; thence northwesterly with a deflection angle to the right of 36°45'46", 485.10 Feet; thence southwesterly with a deflection angle to the left of 92°20'42", 344.60 Feet; thence northwesterly with a deflection angle to the right of 90°00', 50.00 Feet; thence southwesterly with a deflection angle to the left of 90°00', 70.00 Feet; thence northwesterly with a deflection angle to the right of 90°00', 66.00 Feet; thence southwesterly with a deflection angle to the left of 90°00', 76.184 Feet; thence southwesterly with a deflection angle to the right of 29°08'23", 248.60 Feet to a point on the south line of said SW 1/4, said point being 1724.18 feet west of the point of beginning; thence easterly, along said south line, to the point of beginning.

Date 11/9/76  
Baughman Company  
William G. Baughman Surveyor  
William G. Baughman

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, blocks and streets to be known as "RIO VISTA ESTATES" Sedgwick County, Kansas. The easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public.

James A. Catron James A. Catron  
Helen J. Catron Helen J. Catron  
State of Kansas }  
Sedgwick County }  
Be it remembered that on this 12th day of November, 1976, before me a notary public in aforesaid county and state, came James A. Catron and Helen J. Catron, his wife, 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.

Carletha Spaulth Notary Public  
My Commission Expires May 17, 1980

We, the Reserve Savings and Loan Association of Wichita, Kansas, holders of a mortgage on the above described property, do hereby consent to this plat of "RIO VISTA ESTATES", Wichita, Kansas.  
J. K. Monroe President  
Raymond Murray Secretary-Treasurer

State of Kansas }  
Sedgwick County }  
Be it remembered that on this 7th day of November, 1976, before me a notary public in aforesaid county and state came the Reserve Savings and Loan Association of Wichita, Kansas, by J. K. Monroe and Raymond Murray, its President and Secretary-Treasurer, 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.

Carletha Spaulth Notary Public  
My Commission Expires May 17, 1980

This plat of "RIO VISTA ESTATES", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 21st day of July, 1976.

Wichita-Sedgwick County Metropolitan Area Planning Commission  
Don B. Smith Chairman  
Robert A. Lakin Secretary

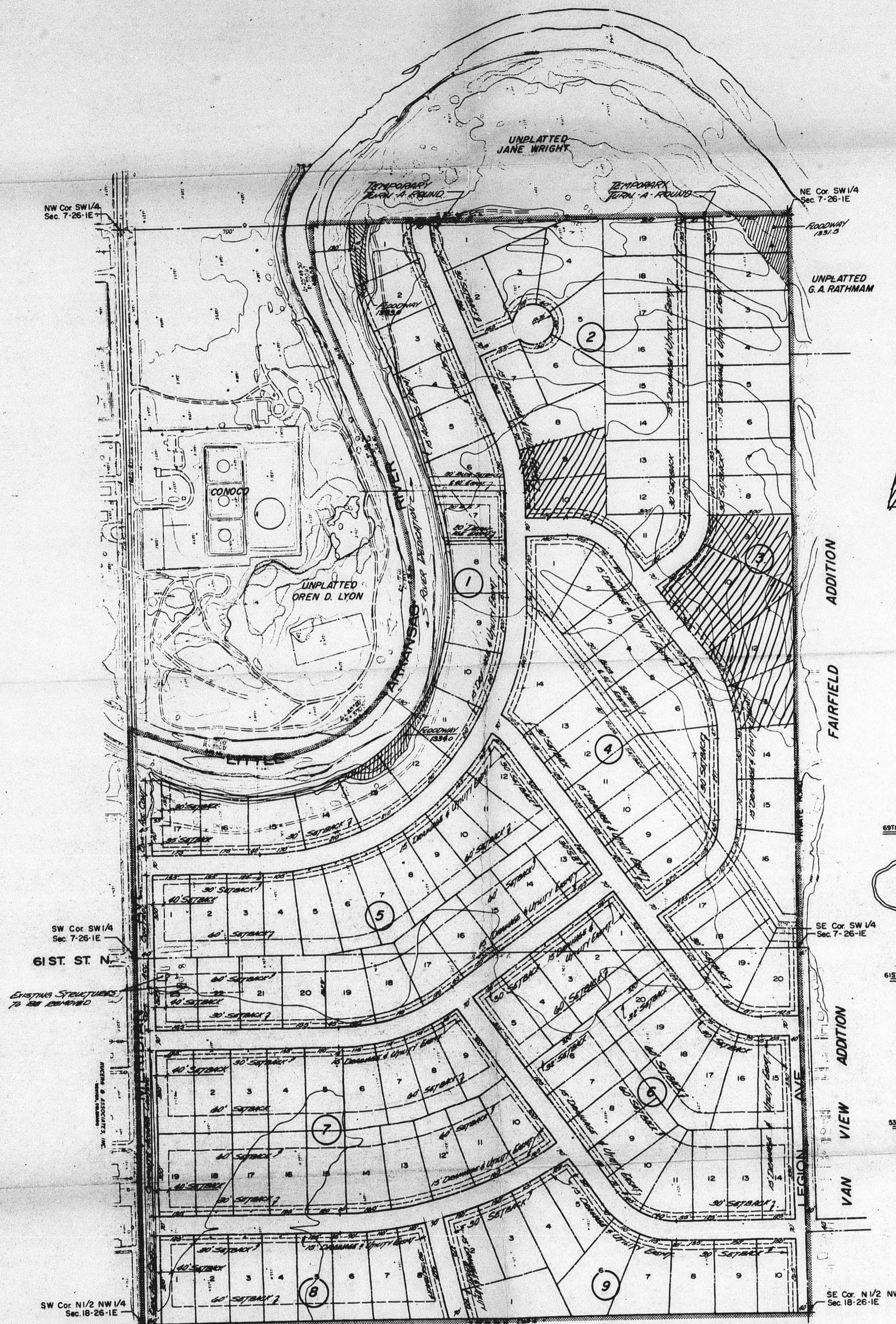
This plat approved and all dedications shown herein accepted by the Board of City Commissioners, Wichita, Kansas, this 22nd day of July, 1976.

James H. Dannel Mayor  
Donald C. Glisick City Clerk  
This plat approved and all dedications shown herein accepted by the Board of County Commissioners, Sedgwick County, Kansas, this    day of   , 1976.  
John Hale Chairman  
Carl E. Rush Commissioner  
Tom Scott Commissioner  
George Pierce County Clerk

Entered on transfer record this    day of   , 1976.  
George Pierce County Clerk

State of Kansas }  
Sedgwick County }  
This is to certify that this plat has been filed for record in the office of the Register of Deeds this    day of   , 1976, at    o'clock    M., and is duly recorded.

Bette McCurt Register of Deeds  
Pat Kettler Deputy

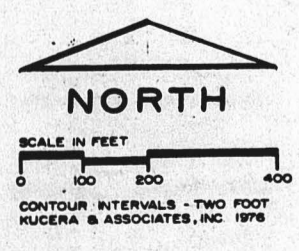


AREAS NOT APPROVED FOR SEPTIC TANK USE  
SEE MEMO FROM HEALTH DEPT. DATED 7-14-76



UNPLATTED DE KALB AGRICULTURAL ASSOCIATION, INC.

PRELIMINARY PLAT  
**RIO VISTA ESTATES**  
 OWNER / DEVELOPER • JAMES A. CATRON, JR.  
 3246 N. CLARENCE WICHITA, KANSAS  
 PREPARED BY: OBLINGER - SMITH CORPORATION



PRELIMINARY PLAT  
 OFFICE COPY  
 DO NOT REMOVE

S/D 76-24