

# FINAL PLAT OF THE VILLAGE AT WATERFORD

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

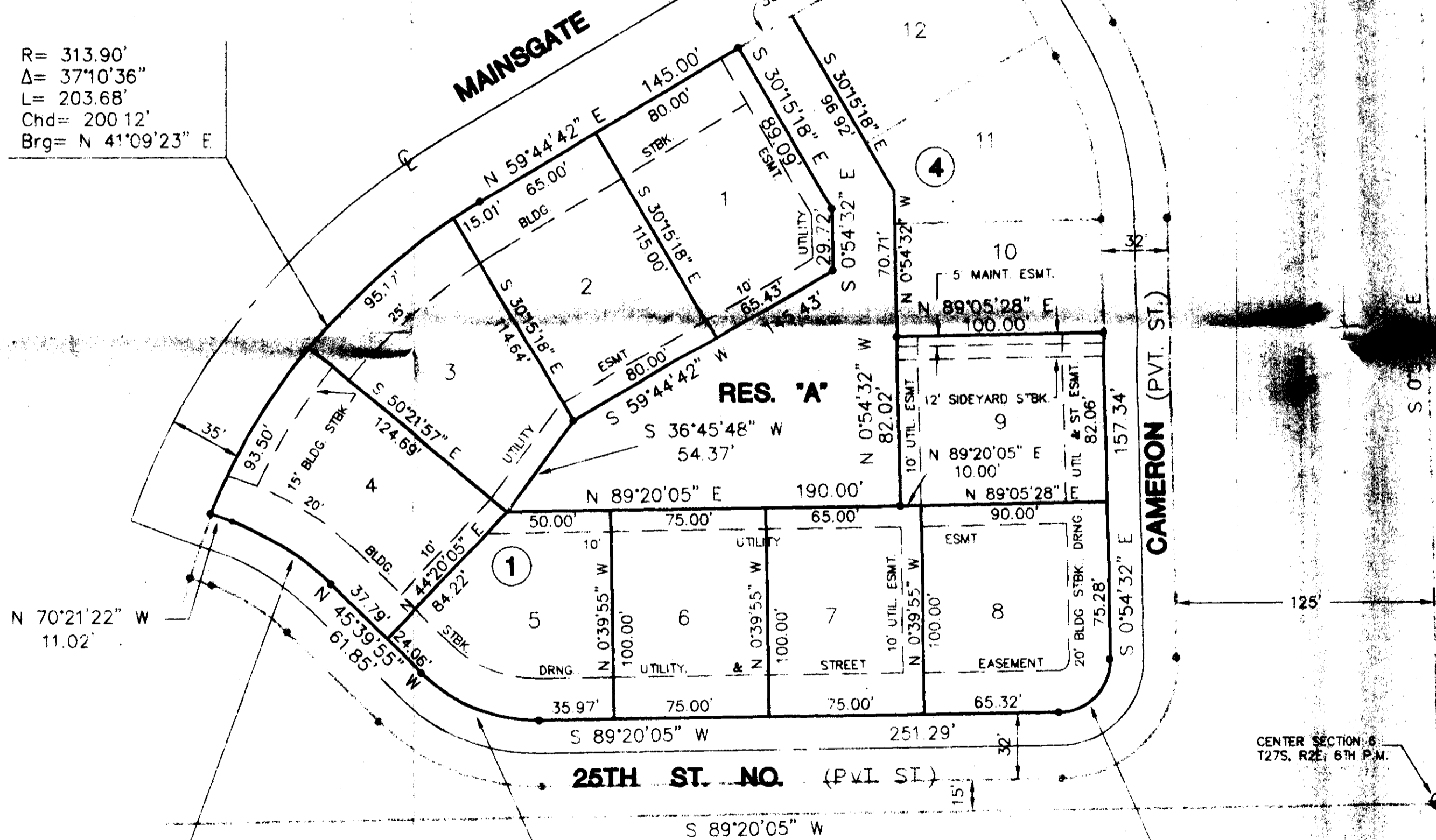


SCALE: 1" = 50'

**LEGEND**

• IRON

R= 313.90'  
Δ= 37°10'36"  
L= 203.68'  
Chd= 200.12'  
Brg= N 41°09'23" E



R= 132.00'  
Δ= 24°41'27"  
L= 56.88'  
Chd= 56.87'  
Brg= N 58°16'39" W

R= 80.00'  
Δ= 45°00'00"  
L= 62.83'  
Chd= 61.69'  
Brg= N 68°20'17" W

R= 25.00'  
Δ= 90°14'37"  
L= 39.38'  
Chd= 35.43'  
Brg= S 44°12'46" W

PART OF BLOCK 4  
WATERFORD NORTH  
THIRD ADDITION

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "THE VILLAGE AT WATERFORD" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and a Reserve, the same being accurately set forth in the accompanying plat and described herein:

A replat of Lots 1 through 9 inclusive, Block 4, and Reserve D "WATERFORD NORTH THIRD ADDITION, an addition to Wichita, Sedgwick County, Kansas.

All lots, reserves, easements, and building setbacks within the above described property are being vacated and replatted by virtue of KSA 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

Kenneth H. Bengtson, P.E., R.L.S. #922  
MID-KANSAS ENGINEERING CONSULTANTS, INC.  
3500 N. Rock Road, Building #800  
Wichita, KS 67226

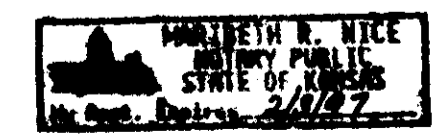
Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, a block, and a reserve, the same to be known as "THE VILLAGE AT WATERFORD", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, and drainage as indicated on the accompanying plat, are hereby granted. Reserve "A" is platted for the use of landscaping, construction and maintenance of public utilities, drainage, recreation, and open space. Private sanitary sewer lines may also be located within Reserve "A". The reserve shall be owned and maintained by the Homeowners Association. The 5.00 foot maintenance easement is granted for access by the adjoining property owner for maintenance of his structures and a 2.00 foot roof overhang. The building setbacks shall be in accordance with the Comotara Residential Community Unit Plan (DP-73).

OA MANAGEMENT, INC.

By: Debbie D. Howard  
Debbie D. Howard, Vice-President

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss:

BE IT REMEMBERED, that on this 17th day of June, 1993, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Debbie D. Howard, Vice-President, for OA Management, Inc., to me personally known to be the same person 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 official seal, the day and year last above written.



Maribeth R. Rice  
Notary Public  
My Appointment Expires: 2/3/97

This plat of "THE VILLAGE AT WATERFORD", has been submitted to and approved by the Wichita Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chairman  
L.O. Breckenridge

\_\_\_\_\_, Secretary  
Marvin S. Krout

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

\_\_\_\_\_, Mayor  
Elma Broadfoot

\_\_\_\_\_, City Clerk  
Pat Burnett

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

\_\_\_\_\_, County Clerk  
Susan E. Crockett-Spoon

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

\_\_\_\_\_, Register of Deeds  
Pat Kettler

\_\_\_\_\_, Deputy  
Ed Resa

**NOTE:**  
BUILDING SETBACKS ARE PER THE REQUIREMENTS OF THE COMOTARA RESIDENTIAL COMMUNITY UNIT PLAN (DP-73) ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPT., (SEE DP-73 FOR SETBACK REQUIREMENTS BETWEEN LOTS).