

# BAY COUNTRY ESTATES 2ND ADDITION

## TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1992, I HAVE CAUSED TO BE SURVEYED AND PLATTED BAY COUNTRY ESTATES 2ND ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND A RESERVE THE SAME BEING DESCRIBED AS: COMMENCING AT THE SE CORNER OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M. THENCE BEARING N0°00'12"W ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 903.36 FEET; THENCE BEARING S89°59'48"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NE CORNER OF LOT 1, BLOCK 3, BAY COUNTRY ESTATES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE CONTINUING BEARING S89°59'48"W ALONG THE NORTH LINE OF ABOVE MENTIONED LOT 1 EXTENDED WEST, A DISTANCE OF 194.00 FEET; THENCE BEARING S0°00'12"E A DISTANCE OF 17.57 FEET TO THE NE CORNER OF LOT 19, BLOCK 4, IN SAID BAY COUNTRY ESTATES; THENCE BEARING S89°59'48"W A DISTANCE OF 130.00 FEET TO THE NW CORNER OF SAID LOT 19; THENCE BEARING S0°00'12"E ALONG THE WEST LINE OF LOTS 19, 18 AND 17 A DISTANCE OF 257.88 FEET TO THE NE CORNER OF LOT 9 IN SAID BLOCK 4; THENCE ALONG THE NORTH LINE OF SAID BLOCK 4 BEARING S89°59'48"W A DISTANCE OF 364.29 FEET; THENCE BEARING S68°02'01"W A DISTANCE OF 130.86 FEET TO THE NW CORNER OF LOT 1, IN SAID BLOCK 4, SAID POINT ALSO BEING ON A CURVE IN THE EAST LINE OF BAY COUNTRY STREET AS PLATTED IN SAID BAY COUNTRY ESTATES; THENCE ALONG SAID EAST LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 405.00 FEET AND A CHORD OF 20.00 FEET BEARING N24°51'23"W THROUGH A CENTRAL ANGLE OF 2°49'46" AN ARC DISTANCE OF 20.00 FEET; THENCE BEARING S63°43'45"W ALONG THE NORTHERLY LINE OF BLOCK 1 IN SAID BAY COUNTRY ESTATES A DISTANCE OF 524.50 FEET TO THE NW CORNER OF RESERVE "C" IN SAID BLOCK 1; THENCE BEARING S1°16'15"E A DISTANCE OF 344.50 FEET TO THE SW CORNER OF SAID RESERVE "C"; THENCE BEARING S88°43'45"W PARALLEL TO AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 378.61 FEET; THENCE BEARING N1°16'15"W A DISTANCE OF 324.34 FEET; THENCE BEARING N17°51'00"W A DISTANCE OF 720.00 FEET; THENCE BEARING N37°46'00"W A DISTANCE OF 282.57 FEET; THENCE BEARING N16°29'35"W A DISTANCE OF 277.63 FEET; THENCE BEARING N14°01'32"E A DISTANCE OF 41.95 FEET; THENCE BEARING N89°59'48"E A DISTANCE OF 965.55 FEET; THENCE BEARING S0°00'12"E A DISTANCE OF 12.60 FEET; THENCE BEARING N89°59'48"E A DISTANCE OF 130.00 FEET; THENCE BEARING S0°00'12"E A DISTANCE OF 100.00 FEET; THENCE BEARING S38°34'29"E A DISTANCE OF 205.40 FEET; THENCE BEARING N89°59'48"E A DISTANCE OF 905.19 FEET; THENCE BEARING S0°00'12"E PARALLEL TO AND 50.00 FEET WEST OF THE EAST LINE OF SAID SECTION 24 A DISTANCE OF 375.54 FEET TO THE POINT OF BEGINNING.

CHARLES S. BROWN, P.E. LIC. NO. 7581 R.L.S. NO. 991  
 PROFESSIONAL ENGINEERING CONSULTANTS P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND A RESERVE, THE SAME TO BE KNOWN AS BAY COUNTRY ESTATES 2ND ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE FIVE-FOOT WALL EASEMENT ALONG THE EAST LINE OF BLOCK 2, AND THE SOUTH LINE OF RESERVE "A", AS SHOWN ARE HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENTS.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM 119TH STREET WEST OVER AND ACROSS THE EAST LINE OF BLOCK 2, AND TO AND FROM MAPLE OVER AND ACROSS THE SOUTH LINE OF RESERVE "A", ARE HEREBY GRANTED TO THE CITY OF WICHITA, KANSAS.

RESERVE "A" IS HEREBY PLATTED FOR LAKES, DRAINAGE, LANDSCAPING, IRRIGATION SYSTEMS, PEDESTRIAN IMPROVEMENTS AND UTILITIES CONFINED TO EASEMENTS.

RESERVE "A" SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS' ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN BAY COUNTRY ESTATES 2ND ADDITION.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 1 THROUGH 11, BLOCK 1, SHALL BE 1323.00 M.S.L. OR 135.60 CITY DATUM. THAT PORTION OF THE SANITARY SEWER EASEMENT ESTABLISHED ON FILM 912, PAGE 347, THE UTILITY EASEMENT ESTABLISHED ON FILM 913, PAGE 1326, AND THE TEMPORARY DRAINAGE EASEMENT ESTABLISHED ON FILM 395, PAGE 794, WITHIN THE ABOVE DESCRIBED TRACT OF LAND IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNER: FIRST NATIONAL BANK IN WICHITA, KANSAS.

\_\_\_\_\_, VICE PRESIDENT

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME IN WICHITA, KANSAS, \_\_\_\_\_ OF THE FIRST NATIONAL BANK, EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT FOR AND ON BEHALF AND AS THE VOLUNTARY 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

MY APPOINTMENT EXPIRES \_\_\_\_\_

WE, THE FIRST NATIONAL BANK IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF BAY COUNTRY ESTATES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY \_\_\_\_\_ VICE PRESIDENT

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME IN WICHITA, KANSAS, \_\_\_\_\_ OF THE FIRST NATIONAL BANK, EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT FOR AND ON BEHALF AND AS THE VOLUNTARY 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

MY APPOINTMENT EXPIRES \_\_\_\_\_

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1992.

\_\_\_\_\_, CHAIRMAN

\_\_\_\_\_, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1992.

\_\_\_\_\_, MAYOR

\_\_\_\_\_, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1992.

\_\_\_\_\_, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1992.

\_\_\_\_\_, REGISTER OF DEEDS

\_\_\_\_\_, DEPUTY

# BAY COUNTRY ESTATES 2ND ADDITION

## TO WICHITA, SEDGWICK COUNTY, KANSAS

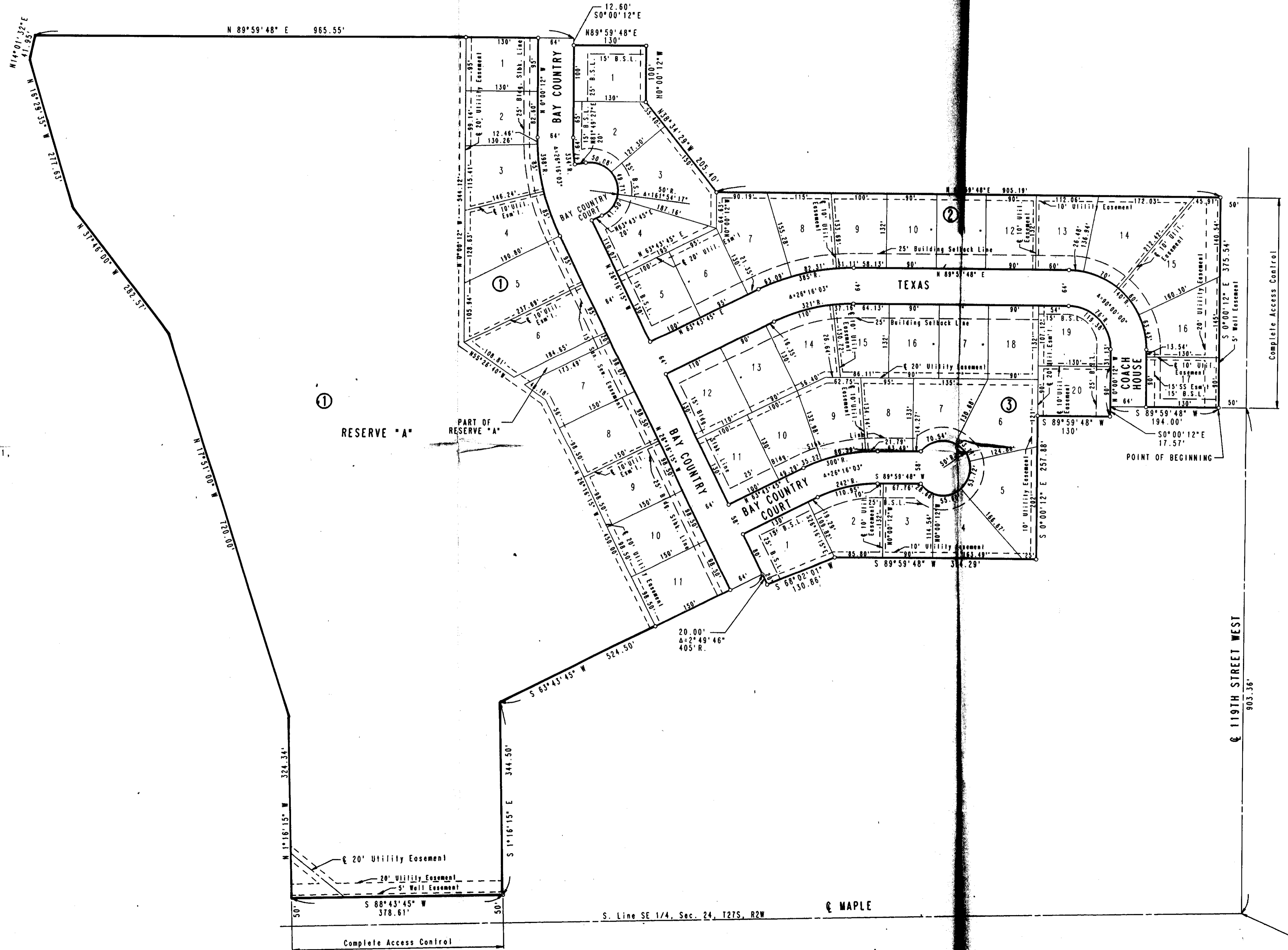


SCALE: 1" = 100'

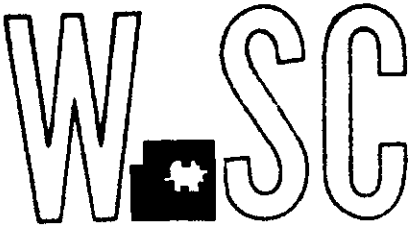
○ = IRON SET  
 C.A.C. = COMPLETE ACCESS CONTROL  
 B.S.L. = BUILDING SETBACK LINE  
 S.S. ESM'T. = SANITARY SEWER EASEMENT

B.M. = DISK 40' EAST AND 46' SOUTH  
 OF INTERSECTION AT Q OF CENTRAL  
 WITH Q OF 119TH STREET WEST  
 CITY DATUM ELEV. = 156.93

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 1 THROUGH 11,  
 BLOCK 1, SHALL BE 1323.00 M.S.L. OR 135.60 (CITY DATUM).



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

March 16, 1992

Gary Wiley  
Professional Engineering Consultants  
303 South Topeka  
Wichita, KS 67202

Re: S/D 92-6 - Bay Country Estates 2nd Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on March 12, 1992, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 6, 1992.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:sm

cc: First National Bank of Wichita, c/o Ivan P. Salyer, Box One,  
Wichita, KS 67201  
Mike Lindebak, City Engineer

STAFF REPORT  
(Final Plat Approved 3/5/92)

CASE NUMBER: S/D 92-6 - BAY COUNTRY ESTATES 2ND ADDITION

OWNER/APPLICANT: First National Bank of Wichita c/o Ivan P. Saylor, Box One, Wichita, KS 67201

ENGINEER/SURVEYOR: Professional Engineering Consultants, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of Maple on the west side of 119th St. West.

SITE SIZE: 40.45 Acres

NUMBER OF LOTS

Residential:	48
Office:	
Commercial:	
Industrial:	
Total:	48

MINIMUM LOT AREA: 11,700 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:

