

This plat of JAMES PLACE, An Addition to the City of Wichita, Sedgwick County, Kansas, has been submitted and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 14th day of September, 1989.

WICHITA - SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Wayne L. Bringer, Chairman
Marvin S. Kroat, Secretary
Harvin S. Kroat

STATE OF KANSAS
COUNTY OF SEDGWICK) ss

This plat approved and all dedications herein accepted by the City Council of the City of Wichita, Kansas this day of , 19 .

Bob Knight, Mayor

John Moir, City Clerk

ATTEST: Don Wright, County Clerk

Entered on Transfer Record this 30 day of October, 1989.

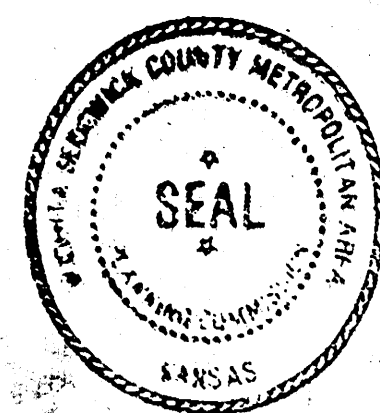
Don Wright, County Clerk

STATE OF KANSAS
COUNTY OF SEDGWICK) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office at 1:00 o'clock on the 14th day of September, 1989.

Pat Kettler, Register of Deeds

Ed Risa, Deputy



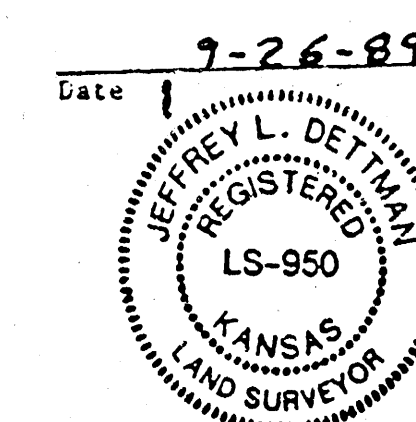
JAMES PLACE

AN ADDITION TO THE CITY OF WICHITA, SEDGWICK CO., KANSAS

LEGAL DESCRIPTION:

A tract of land in the North One-Half of the Southwest One-Quarter of Section 13, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, Beginning at the Southeast corner of the North One-Half of said Southwest One-Quarter; thence North 00°30'41" West (assumed) along the East line of said Quarter; thence North 187°58' feet; thence South 89°29'19" West for 20.0 feet; thence North 00°30'41" West for 35.06 feet; thence Northwest along a curve to the right for 321.42 feet, said curve having a central angle of 52°15'28" and a radius of 352.40 feet; thence North 35°00'00" West for 156.00 feet; thence North 84°98' feet to the right for 70.86 feet, said curve having a central angle of 35°00'00" and a radius of 116.00 feet; thence North 00°00'00" East for 84.98 feet to the right for 70.86 feet, said curve having a central angle of 35°00'00" and a radius of 116.00 feet; thence North 00°00'00" East for 30.99 feet; thence South 45°00'00" West for 100.00 feet; thence North 45°00'00" West for 66.00 feet; thence South 45°00'00" West for 27.05 feet; thence North 45°21' feet; thence South 45°00'00" West for 435.55 feet; thence South 00°00'00" West for 242.62 feet to the South line of the North One-Half of said Southwest One-Quarter; thence South 90°00'00" East for 1361.81 feet to the Point of Beginning. Said tract containing 16.7999 acres more or less.

Jeffrey L. Deitman, L.S. 950
MASON COMPANY
Engineers - Surveyors
Newton, Kansas 316-284-2799



Know all men by these presents that DOUBLE J FARMS, INC., by its President, James W. Ratcliff, has caused the tract of land as set forth in the Legal Description to be surveyed and platted into Lots, Blocks and Streets to be known as JAMES PLACE, an addition to the City of Wichita, Sedgwick County, Kansas. Easements are hereby granted as indicated for streets, drainage and utility construction and maintenance. Streets are hereby dedicated to and for the use of the public.

Reserve A is for drainage, open space, ponds, recreation, landscaping and utilities confined to easements.

Reserve A, James Place Addition shall be and hereby is designed as common area.

A Homeowners Association shall be formed and incorporated as a non-profit corporation under Kansas statutes on or before the date on which fifty-three (53) of the lots in said Addition are sold.

Reserve A shall be subject to the Restrictive Covenants established by the Declaration of Landowners Association agreements.

James W. Ratcliff, President
DOUBLE J FARMS, INC.

State of Kansas)
County of Sedgwick) ss

The foregoing instrument was acknowledged before me this 31st day of October, 1989, by James W. Ratcliff, President of DOUBLE J FARMS, Wichita, Kansas.
Lisa R. Snow, Notary Public
My appointment expires: 11-1-92

We, BANKIV, Newton, Kansas, holders of a mortgage on the above described property do hereby consent to this Plat of JAMES PLACE.

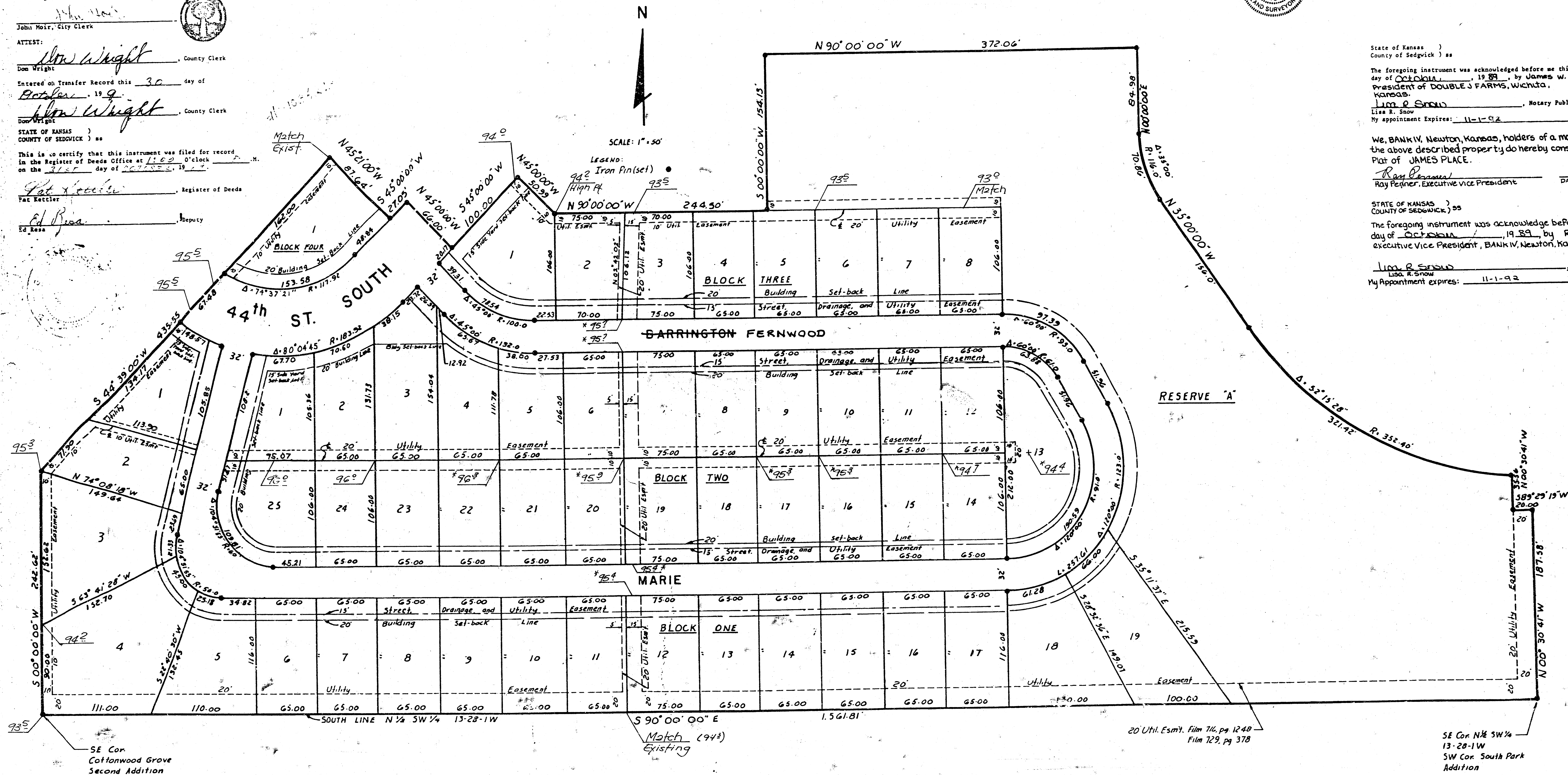
Ray Penner, Executive Vice President
DATE: 10/31/89

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this 31st day of October, 1989, by RAY PENNER, Executive Vice President, BANKIV, Newton, Kansas.

Lisa R. Snow, Notary Public
My Appointment expires: 11-1-92

LISA R. SNOW
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 11-1-92



B.M. TOP MAHOLE RING 15' NORTH AND 1' EAST OF THE SW COR. OF JAMES PLACE ADDITION ELEV. 7217 CITY DATUM

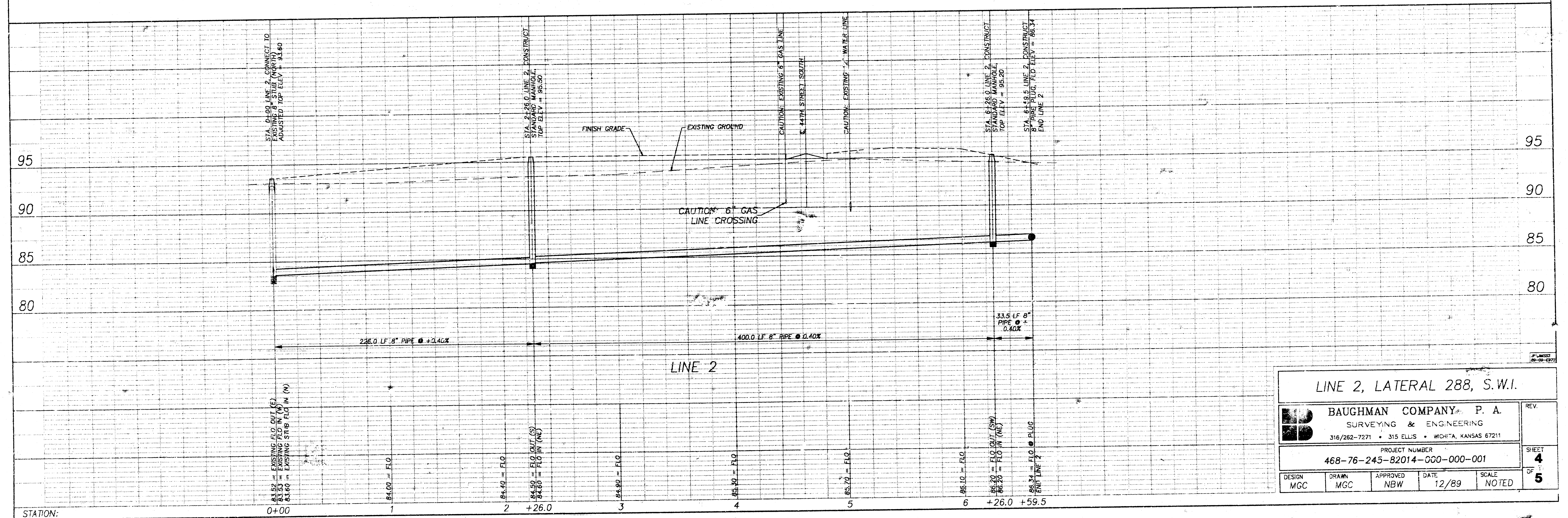
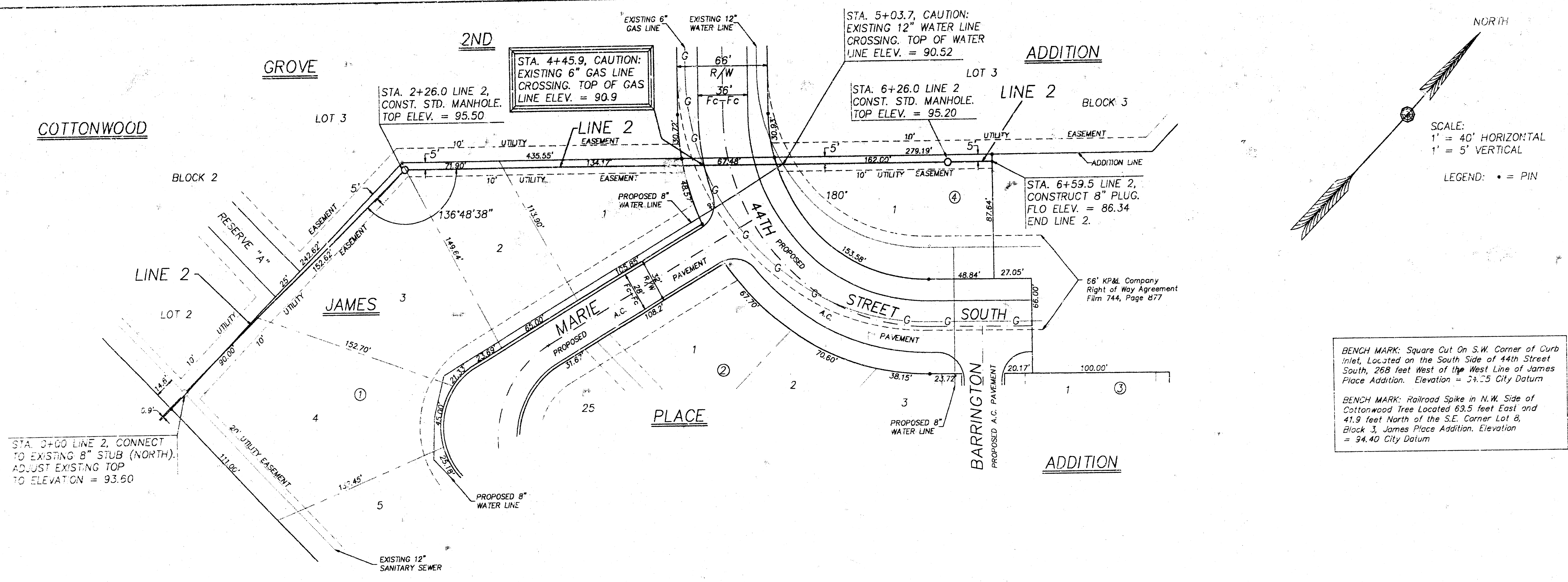
CLOSURE 1/1000

JAMES PLACE ADDITION
W/ UTILITY ESMT GRADING PLAN
Esmt. Grades Revised 6/27/90 (Marked by *) CMB
468-76-245-82014-000-000-001

SEPTEMBER 26, 1989

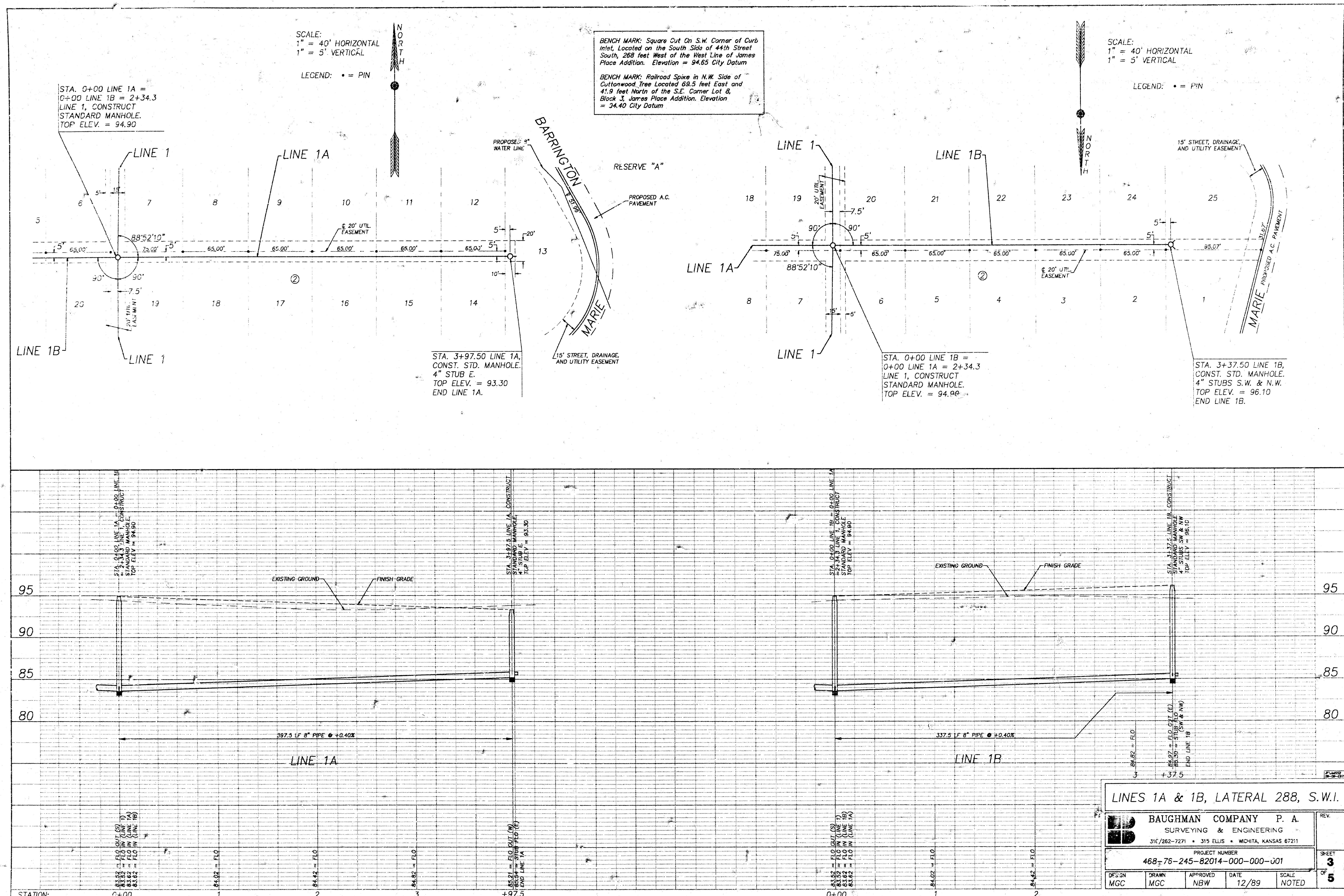
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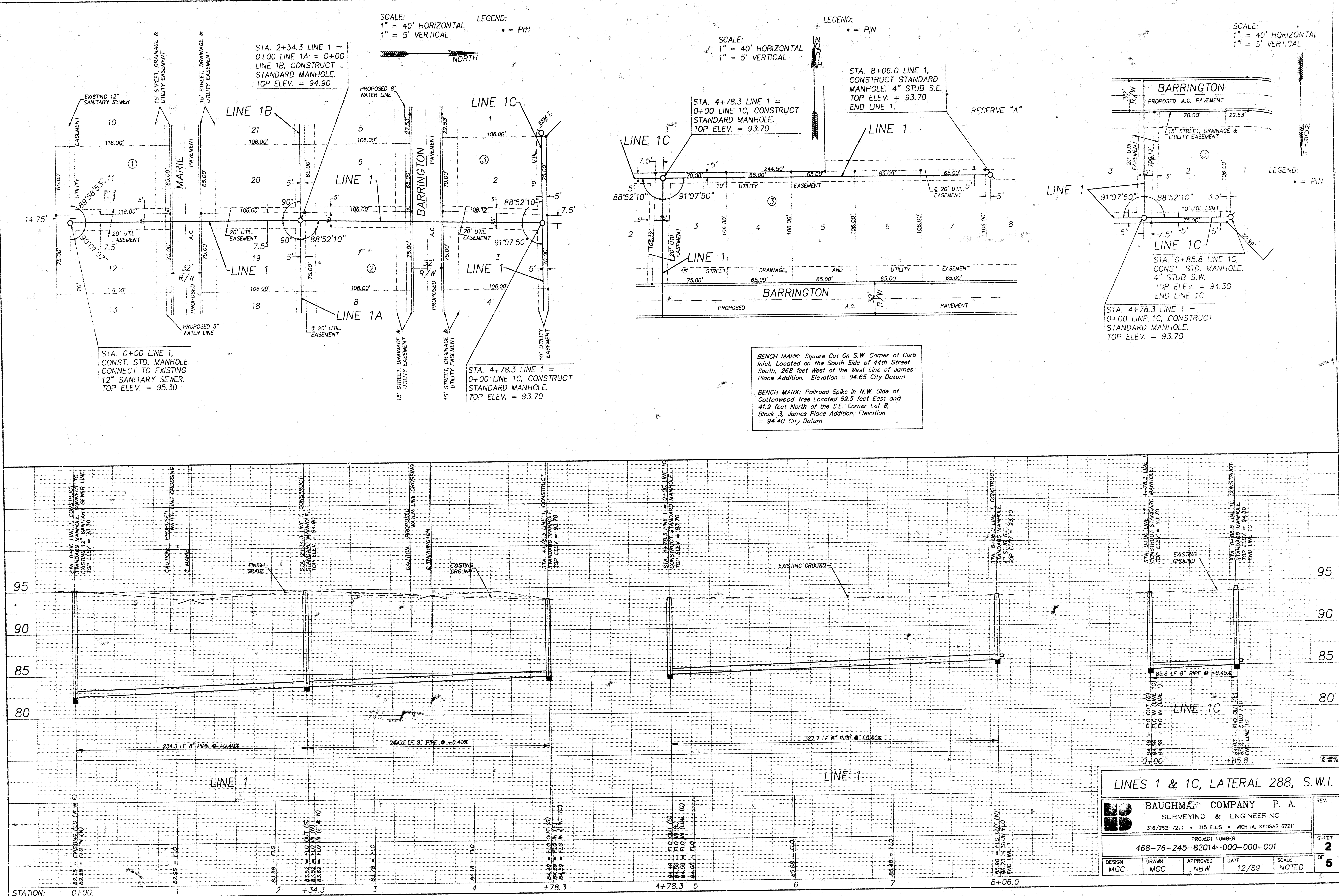


LINE 2, LATERAL 288, S.W.I.					
BAUGHMAN COMPANY, P. A. SURVEYING & ENGINEERING 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211					
PROJECT NUMBER					
468-76-245-82014-000-000-001					
DESIGN	DRAWN	APPROVED	DATE	SCALE	REV.
MGC	MGC	NBW	12/89	NOTED	4
					5

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LINES 1 & 1C, LATERAL 288, S.W.I.

BAUGHMAN COMPANY P. A.
 SURVEYING & ENGINEERING
 316/292-7271 • 315 ELLIS • WICHITA, KS 67211

PROJECT NUMBER
468-76-245-52014-000-000-001

DESIGN MGC	DRAWN MGC	APPROVED NBW	DATE 12/89	SCALE NOTED
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REV. 2 OF 5

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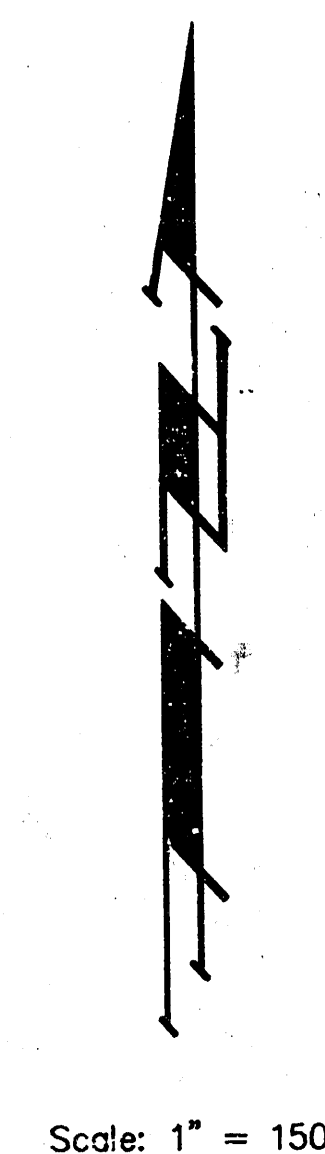
Sanitary Sewer Extensions to Serve JAMES PLACE ADDITION LATERAL 288 - S.W.I.

Project No.

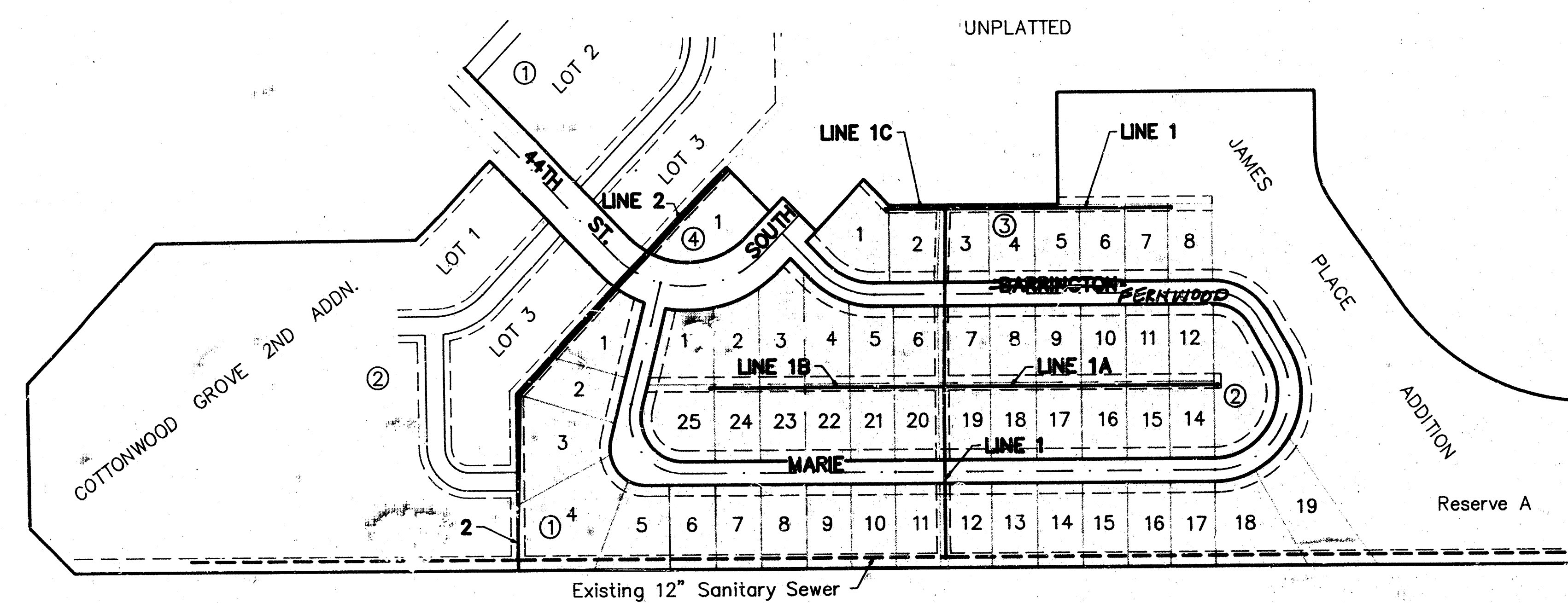
468-76-245-82014-000-000-001

City of Wichita, Kansas - Michael E. Lindebak, City Engineer

INDEX CODE 740258



Scale: 1" = 150'



BENEFIT DISTRICT

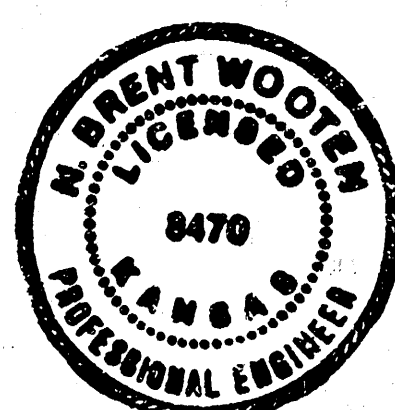
INDEX

1. TITLE SHEET
2. LINE 1 AND LINE 1C
3. LINE 1A AND LINE 1B
4. LINE 2
5. PLAT OF JAMES PLACE ADDITION

GENERAL NOTES

1. Underground utility service lines and overhead utility pole lines are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
2. Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
3. The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.

BUILT PER
PLAN
RCL
7-90



Engr. Grading Plan Revised 9/27/90 CMB

BAUGHMAN COMPANY P. A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

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