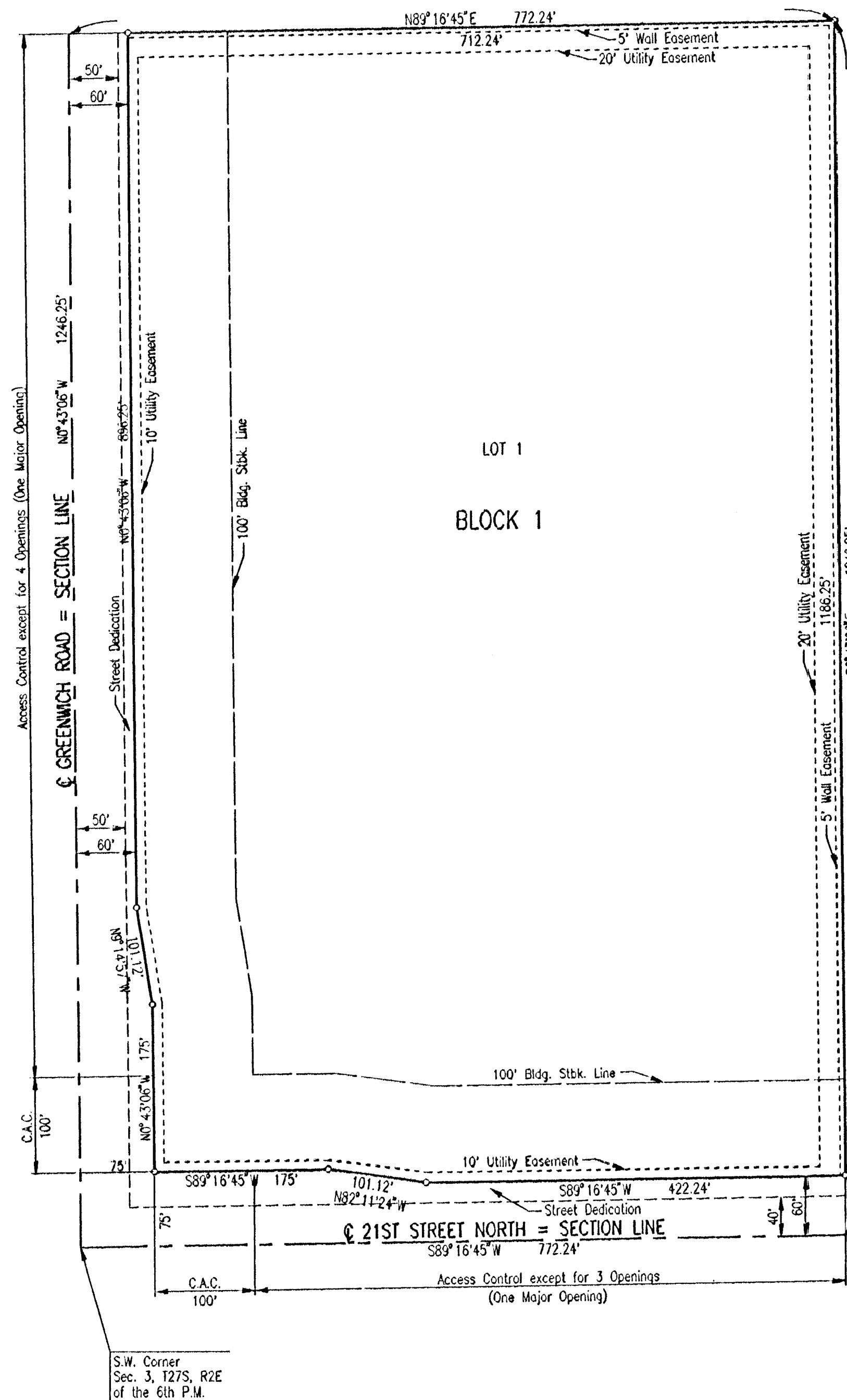


THE MANHATTAN ADDITION
TO SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'

○ = IRON SET

C.A.C. = COMPLETE ACCESS CONTROL

B.M. - CITY OF WICHITA DISC, 41 FEET SOUTH AND 58 FEET WEST
OF IRON AT CENTERLINE OF GREENWICH AND 21ST ST. N.
ELEV. 173.98 CITY DATUM
ELEV. 1361.38 M.S.L.

SEE AGREEMENT FILED BY SEPARATE INSTRUMENT FOR TERMS, RESTRICTIONS,
AND CONDITIONS ESTABLISHED FOR THE DEVELOPMENT OF THIS PROPERTY.

STATE OF KANSAS)
COUNTY OF SEDGWICK)) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 20th DAY OF December 1998, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE MANHATTAN ADDITION TO SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, AND STREETS THE SAME TO BE DESCRIBED AS:

A TRACT IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION, 1246.25 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION, 772.24 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION, 1246.25 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION, 772.24 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 50 FEET AND THE SOUTH 40 FEET THEREOF.

Michael W. Berry
MICHAEL W. BERRY, R.L.S. NO. 046
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 A LOT, A BLOCK, AND STREETS, THE SAME TO BE KNOWN AS THE MANHATTAN ADDITION TO 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 5-FOOT WALL EASEMENT ALONG THE NORTH AND EAST LINES OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH AND GREENWICH ROAD OVER AND ACROSS THE SOUTH AND WEST SIDE OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO THE 21ST STREET NORTH AT (3) THREE LOCATIONS AND GREENWICH ROAD AT (4) FOUR LOCATIONS; AS SHOWN, SAID LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE ENGINEER.

SEE AGREEMENT FILED BY SEPARATE INSTRUMENT FOR TERMS, RESTRICTIONS,
AND CONDITIONS ESTABLISHED FOR THE DEVELOPMENT OF THIS PROPERTY.

OWNERS:

LUXURY DEVELOPMENT PARTNERS, INC.

BY William J. Warren
WILLIAM J. WARREN, PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK)) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF December, 1996, BY WILLIAM J. WARREN, PRESIDENT OF LUXURY DEVELOPMENT PARTNERS, INC.

GARY L. WILEY, NOTARY PUBLIC
MY COMMISSION EXPIRES Jan 15, 1997

WE, INTRUST BANK, N.A., WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF THE MANHATTEN ADDITION TO SEDGWICK COUNTY, KANSAS.

BY Bruce A. Long
BRUCE A. LONG, VICE PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, 1998, BY BRUCE A. LONG, VICE PRESIDENT OF INTRUST BANK, N.A., WICHITA, KANSAS.

GARY L. WILEY, NOTARY PUBLIC
MY COMMISSION EXPIRES JAN 15, 1997

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 15TH DAY OF FEBRUARY, 1996.

Susan Osborne-Howes, CHAIRMAN
SUSAN OSBORNE-HOWES
Marvin S. Krout, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS 7th
DAY OF JANUARY, 1967

BOB KNIGHT Bob Knight, MAYOR
PAT BURNETT Pat Burnett, ~~DEPUTY~~ CITY CLERK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS. THIS
20th DAY OF Feb., 1937.

Thomas G. Winters, CHAIRMAN
THOMAS G. WINTERS

Paul W. Hancock, CHAIR PRO-TEM
PAUL W. HANCOCK

Betsy Gwin, COMMISSIONER
BETSY GWIN

Melody C. Miller, COMMISSIONER
MELODY MILLER

Mark F. Schroeder, COMMISSIONER

James Alford, COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS 21 DAY OF February, 1997.

James Alford, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 9:58 AM, ON THIS 21 DAY OF February 1997.

LARRY L. CONSOLVER, REGISTER OF DEEDS
MICHAEL D. HURTT, DEPUTY

CONSENT IS HEREBY GIVEN FOR THE FORMATION OF
BENEFIT DISTRICTS WITHIN THE BOUNDARY OF THIS
PLAT BY THE BOARD OF COUNTY COMMISSIONERS
AS THEY DEEM NECESSARY TO MAKE STREET
IMPROVEMENTS TO SERVE THIS AREA, THIS
14th DAY OF JANUARY, 1997.

Bob Knight, MAYOR
Pat Burnett, CITY CLERK



20. ⁰⁰ck.

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