

WILLOWBEND NORTH ESTATES 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgewick County, Kansas and state do hereby certify that we have surveyed and platrolled "MILLOWBEND NORTH ESTATES AND ADDITION", Wichita, Sedgewick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the Northeast Quarter of Section 30, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgewick County, Kansas described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 30; thence east along the North line of said Northeast Quarter bearing N88°55'22"E, 1296.59 feet; thence S00°47'54"E, 1596.61 feet to the North right-of-way line at the Missouri Pacific Railroad; thence southwest along said North line bearing S81°30'24"W, 1465.01 feet to the West line of said Northeast Quarter; thence north along said West line, 2271.18 feet to the point of beginning, EXCEPT the north 35 feet thereof, and EXCEPT a tract commencing at the Southwest corner of said Northeast Quarter; thence N00°46'40"W, 400.39 feet along the West line of said Northeast Quarter to a point on the North right-of-way line at the Missouri Pacific Railroad Company; thence N61°30'25"E, 407.00 feet along said North right-of-way line to the point of beginning; thence N12°49'54"W, 111.58 feet; thence N09°00'28"E, 80.02 feet; thence N02°38'51"W, 800.82 feet; thence N06°33'39"E, 288.02 feet; thence N07°20'29"W, 391.80 feet; thence N25°00'59"E, 277.55 feet; thence N4°25'14"E, 84.77 feet; thence N23°58'12"E, 94.51 feet; thence S70°00'19"E, 162.17 feet; thence N28°14'39"E, 165.88 feet; thence S42°58'04"E, 76.63 feet; thence S12°49'37"E, 68.83 feet; thence S07°00'19"W, 571.62 feet; thence S03°25'44"W, 441.59 feet; thence S10°21'55"W, 349.29 feet to a point on said North right-of-way line; thence S81°30'25"W, 574.42 feet along said North right-of-way line to the point of beginning, and EXCEPT that part platted as Willowbend North Addition, an Addition to Wichita, Sedgewick County, Kansas, and EXCEPT that part platted as Willowbend North Estates, an Addition to Wichita, Sedgewick County, Kansas, TOGETHER with a tract of land lying in the Northeast Quarter of Section 30, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgewick County, Kansas, more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence N88°55'29"E, 318.80 feet along the North line of said Northeast Quarter; thence S00°47'41"E, 1150.63 feet parallel to the West line of said Northeast Quarter to the point of beginning; thence S00°47'41"E, 267.50 feet parallel to the West line of said Northeast Quarter; thence S14°71'11"E, 66.59 feet; thence S00°47'41"E, 279.12 feet parallel to the West line of said Northeast Quarter; thence N02°38'51"W, 408.67 feet; thence N08°33'39"E, 147.47 feet to the point of beginning.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).

This plat of "WILLOWBEND NORTH ESTATES 2ND ADDITION", Wichita, Sedgewick County, Kansas has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2003.

Wichita-Sedgewick County Metropolitan Area Planning Commission

Chair,
Bernard A. Hentzen

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2003.

Carlos Mayans, Mayor

_____, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2003.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day
of _____, 2003.

Don Brace, County Clerk

State of Kansas) SS The foregoing instrument acknowledged before
Sedgewick County) me, this _____ day of _____, 2003, by Brad E. Yeager, President
of Legacy Bank, on behalf of the bank.

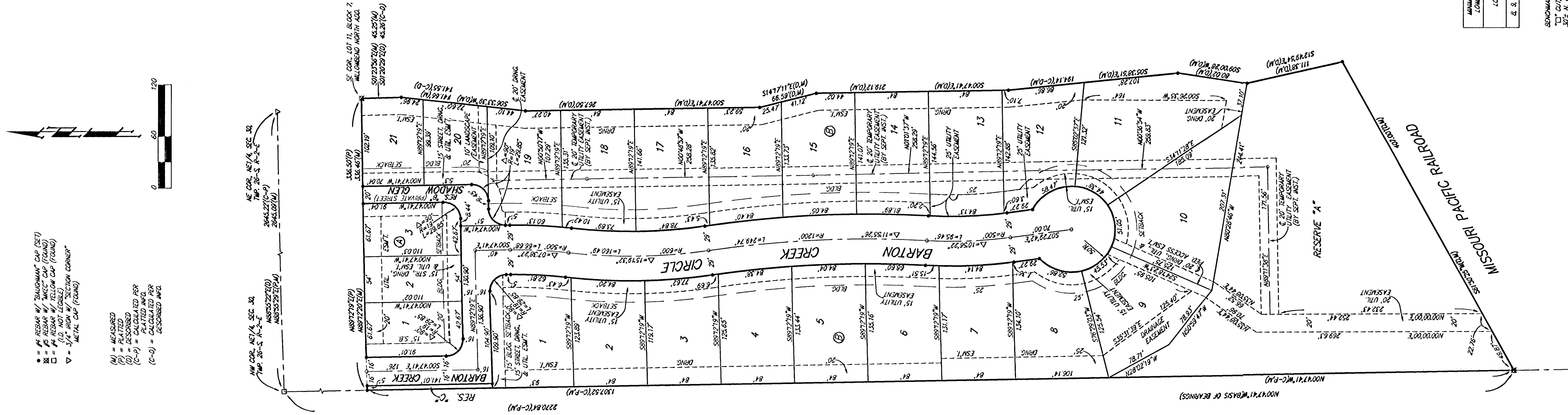
My App't. Exp. _____, _____, Notary Public

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
		CITY DATUM
8, 9, 10, 11	8	183.00

BENCHMARK:
"□" CUT, TOP OF CURB,
30'± N. OF THE NE COR.,
BARTON CREEK, WILLOWBEND
NORTH ESTATES 2ND ADD.
ELEV. = 191.37 CITY DATUM

10" CUT, TOP OF CURB,
EAST END OF NE CURB RETURN
CASTLE PINES ST. & BARTON
CREEK
ELEV. = 196.79 CITY DATUM

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system shall be allowed.



BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
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