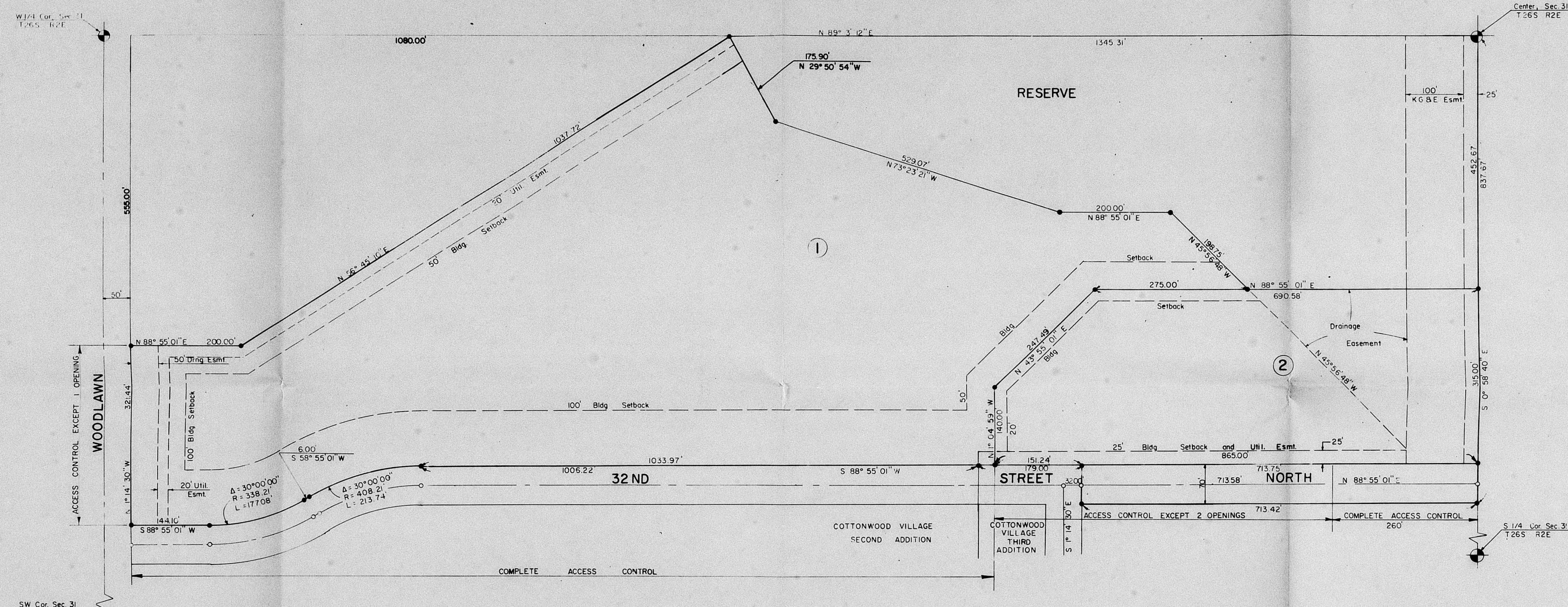


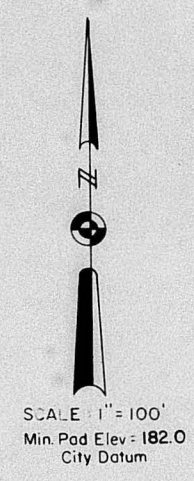
F

FINAL PLAT OF FANTASEA

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



APPROVED FOR RECORDING
 RECORDED ON 6/14/79
 DEAL - FILE



I, Steven E. Anderson, a land surveyor in Kansas, do hereby certify that I have been in responsible charge of measuring and plotting of "Fantasea" as addition to Wichita, Sedgewick County, Kansas into plat, a street, and a reserve, the same being accurately set forth in the accompanying plat and described as follows:

Beginning at the intersection of the north line of new line of 32nd Street North and the east right of way line of Woodlawn Boulevard, also known as the northwest corner of Cottonwood Village Second Addition to Wichita, Sedgewick County, Kansas; thence northerly along said east line of Woodlawn Boulevard bearing S 1° 14' 50" W, 321.44 feet; thence S 88° 55' 01" E, 200.00 feet; thence S 89° 47' 10" E, 1037.77 feet to the north line of the southeast quarter, Section 31, T. 25 S., R. 2 E. of the 6th P.M.; thence easterly along said north line bearing S 89° 47' 10" E, 1342.31 feet to the east line of Cottonwood Village Third Addition to Wichita, Sedgewick County, Kansas; thence northerly along said east line bearing S 89° 47' 10" E, 114.2 feet to the east line of Cottonwood Village Third Addition to Wichita, Sedgewick County, Kansas; thence northerly along said east line bearing S 89° 47' 10" E, 114.2 feet to the north corner of said addition; thence westerly along the north line of Cottonwood Village Second and Third Additions bearing S 88° 55' 01" E, 116.22 feet; thence along a curve to the left having a central angle of 30° 00' 00", a radius of 438.21 feet, and a length of 213.74 feet; thence S 18° 15' 00" W, 6.00 feet; thence along a curve to the right having a central angle of 30° 00' 00", a radius of 133.21 feet, and a length of 177.08 feet; thence S 18° 15' 00" W, 142.10 feet to the point of beginning, containing 31.89 acres, more or less.

I hereby certify that the details of the plat are correct to the best of my knowledge and belief this 22nd day of April, 1979.

By: Steven E. Anderson
 Van Orman-Hasard-Isallings
 Architects-Engineers
 200 North Rock Road
 Wichita, Kansas

Know all men by these presents, that we the undersigned property owners of the land as above set forth in the Land Surveyors Certificate, have caused the same to be surveyed and plotted into lots, a street and a reserve, the same to be known as "Fantasea", an addition to Wichita, Sedgewick County, Kansas, for drainage and construction and maintenance of public facilities, as indicated on the accompanying plat, we hereby granted. The street is hereby dedicated to and for the use of the public. All matters of access over and across the north line of Thirty-Second Street North and across the east line of Woodlawn Boulevard are hereby granted to the City of Wichita, Kansas, provided, however, that lot 1 shall have access to Woodlawn Boulevard at one location and lot 2 shall have access to Thirty-Second Street North at one location. The reserve is platted for a floodway and drainage facilities, construction and maintenance of public utilities, walkways, footbridges, bike ways, open space, recreation, and other recreation facilities. The floodway located within the reserve shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction shall assume the responsibility for maintenance and improvement of the drainage, provided further that no enclosed building shall be constructed on or within the reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgewick County Flood Control Office or their successors in office. Minimum building pad elevation on lots 1 and 2 shall be 182.0'. City of Wichita Datum.

Wichita Development Company
Robert R. Owen
 Attorney in Fact for Wichita Development Company
 State of Kansas
 County of Sedgewick

Be it remembered that on this 22nd day of April, 1979 before me, a Notary Public in and for said State and County, the said Wichita Development Company, by Robert R. Owen, Attorney in Fact for Wichita Development Company, 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 notarial seal the day and year above written.

Robert R. Owen Notary Public
 My Appointment Expires: Appointment Expires May 1, 1981

We, the City of Wichita, N.A., New York City, New York, mortgagee on the above described property do hereby consent to the plat of "Fantasea Addition".
 The City of Wichita, N.A., New York City, New York

Robert R. Owen
 Attorney in Fact for City of Wichita, N.A.

Be it remembered that on this 22nd day of April, 1979 before me, a Notary Public in and for said State and County, came the City of Wichita, N.A., New York City, New York, by Robert R. Owen, Attorney in Fact for City of Wichita, N.A., 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 notarial seal the day and year above written.

Carolyn R. Owen
 Notary Public
 My Appointment Expires: _____

This plat of "Fantasea" has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this 22nd day of April, 1979.
 Wichita-Sedgewick County Metropolitan Area Planning Commission
Robert R. Owen Vice Chairman
Robert R. Owen Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas this 22nd day of April, 1979.

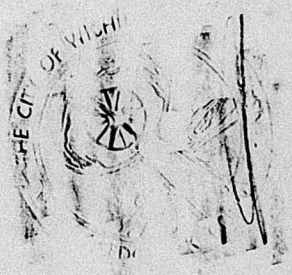
Tom Casado Mayor
 _____ City Clerk
 Entered on transfer record this _____ day of _____, 1979.

_____ County Clerk
 This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgewick County, Kansas this _____ day of _____, 1979.

Tom Scott Chairman
Everett C. Patrick Commissioner
Donald L. Clegg Commissioner
 _____ County Clerk

State of Kansas
 County of Sedgewick
 This is to certify that this instrument was filed for record in the Register of Deeds Office of _____ on the _____ day of _____, 1979.

Walter F. McEart Register of Deeds
Pat Lettler Deputy

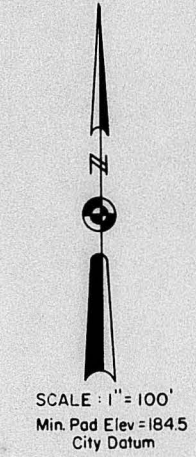
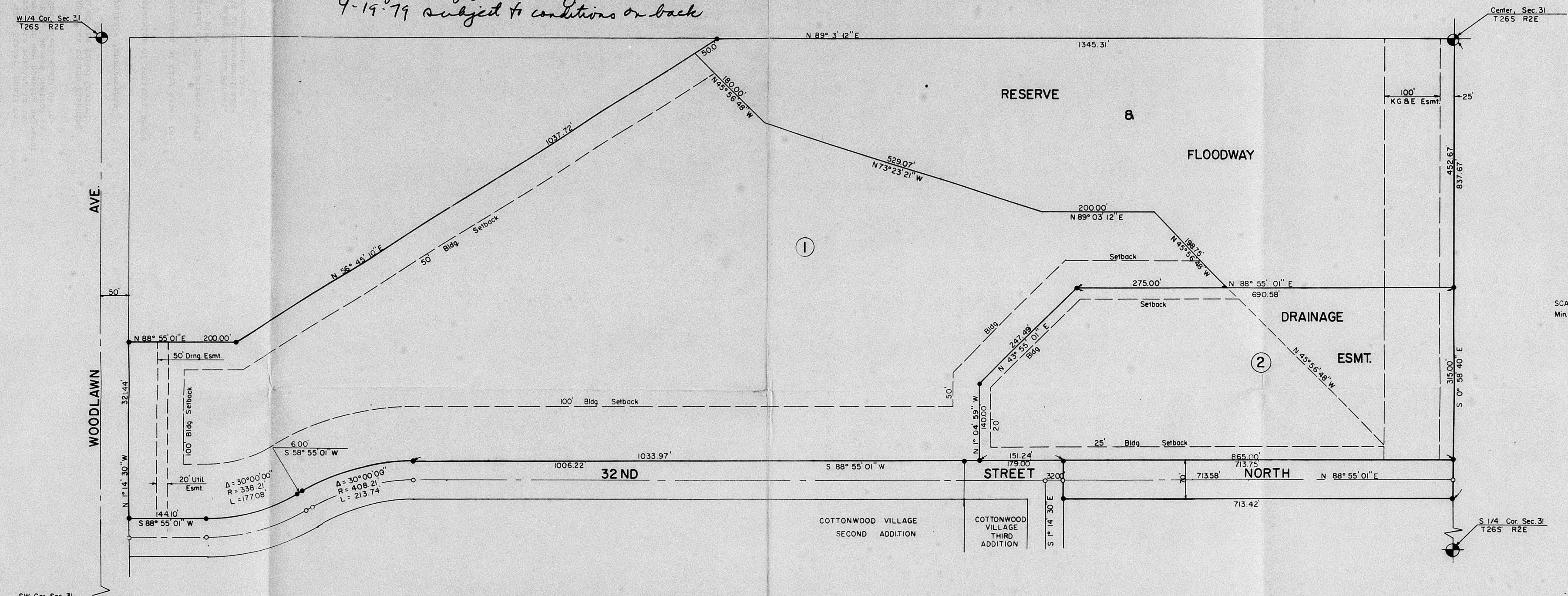


S/D 79-17

OFFICE COPY
DO NOT REMOVE
FINAL PLAT OF
FINAL PLAT FANTASEA

This plat approved by S/D Com.
4-19-79 subject to conditions on back

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Steven F. Adair, a Licensed Surveyor in Kansas, do hereby certify that I have been in possession of the survey and platting of 'Fantasea' as addition to Wichita, Sedgwick County, Kansas since 1978, and a reserve, the same being generally set forth in the accompanying plat and described as follows:

Know all men by these presents, that the undersigned property owners of the land as shown set forth in the Land Surveyor's Certificate, have caused the same to be surveyed and platting into lots, blocks, and a reserve, the same to be known as 'Fantasea' as addition to Wichita, Sedgwick County, Kansas. The same to be known as 'Fantasea' as addition to Wichita, Sedgwick County, Kansas. The same to be known as 'Fantasea' as addition to Wichita, Sedgwick County, Kansas. The same to be known as 'Fantasea' as addition to Wichita, Sedgwick County, Kansas.

By: Robert E. Fox, Attorney in fact for Wichita Development Company, State of Kansas, County of Sedgwick.

By: The City of Wichita, N.A., New York City, New York, mortgagee on the above described property do hereby consent to the plat of 'Fantasea Addition'.

By: Robert E. Fox, Attorney in fact for City of Wichita, N.A.

Notary Public: Carolyn E. Odom, My Appointment Expires: [blank]

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas this [blank] day of [blank], 1979.

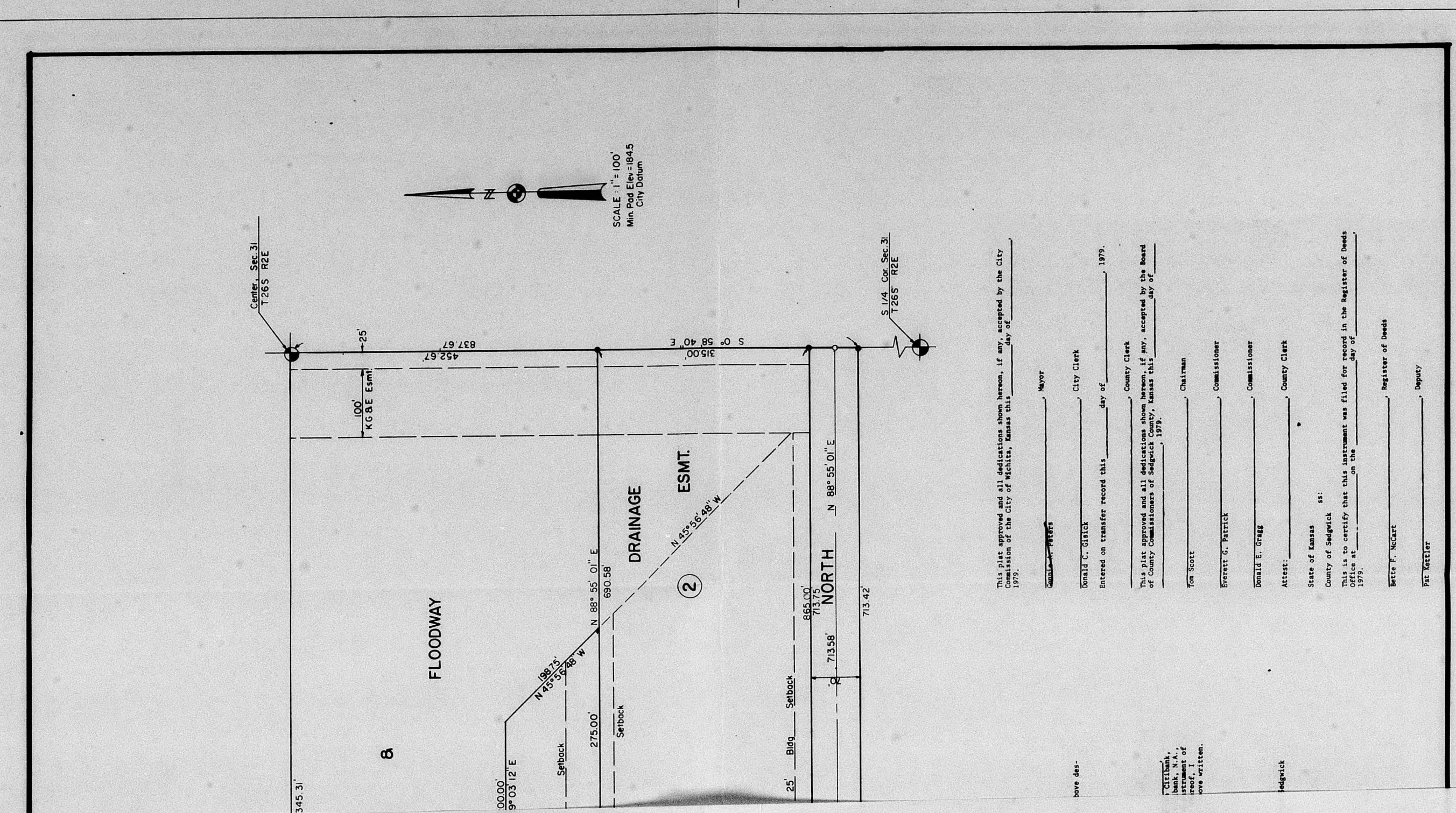
By: [blank] Mayor, Donald C. Hertz, City Clerk. Entered on transfer record this [blank] day of [blank], 1979.

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this [blank] day of [blank], 1979.

Attest: [blank] Chairman, Everett G. Patrick, Commissioner, Donald E. Craig, County Clerk.

State of Kansas, County of Sedgwick. This is to certify that this instrument was filed for record in the Register of Deeds Office at [blank] on the [blank] day of [blank], 1979.

By: [blank] Register of Deeds, Pat Kestler, Deputy.

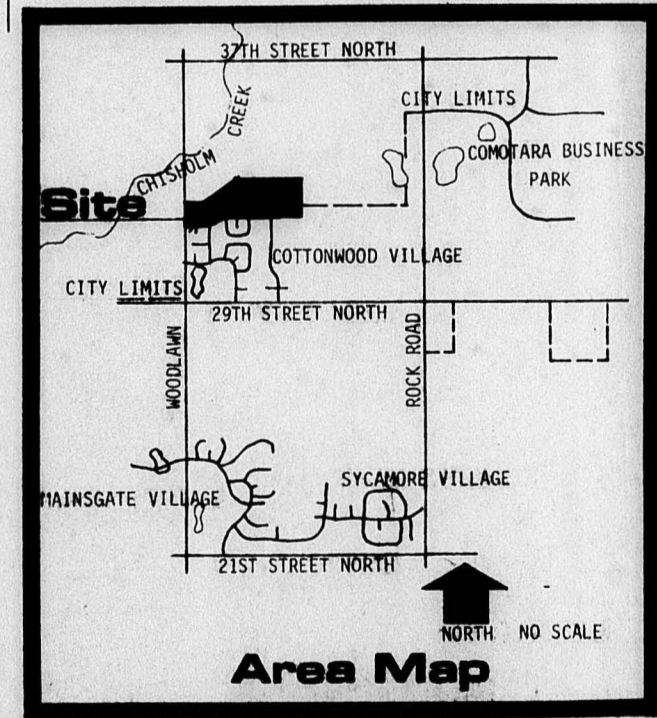
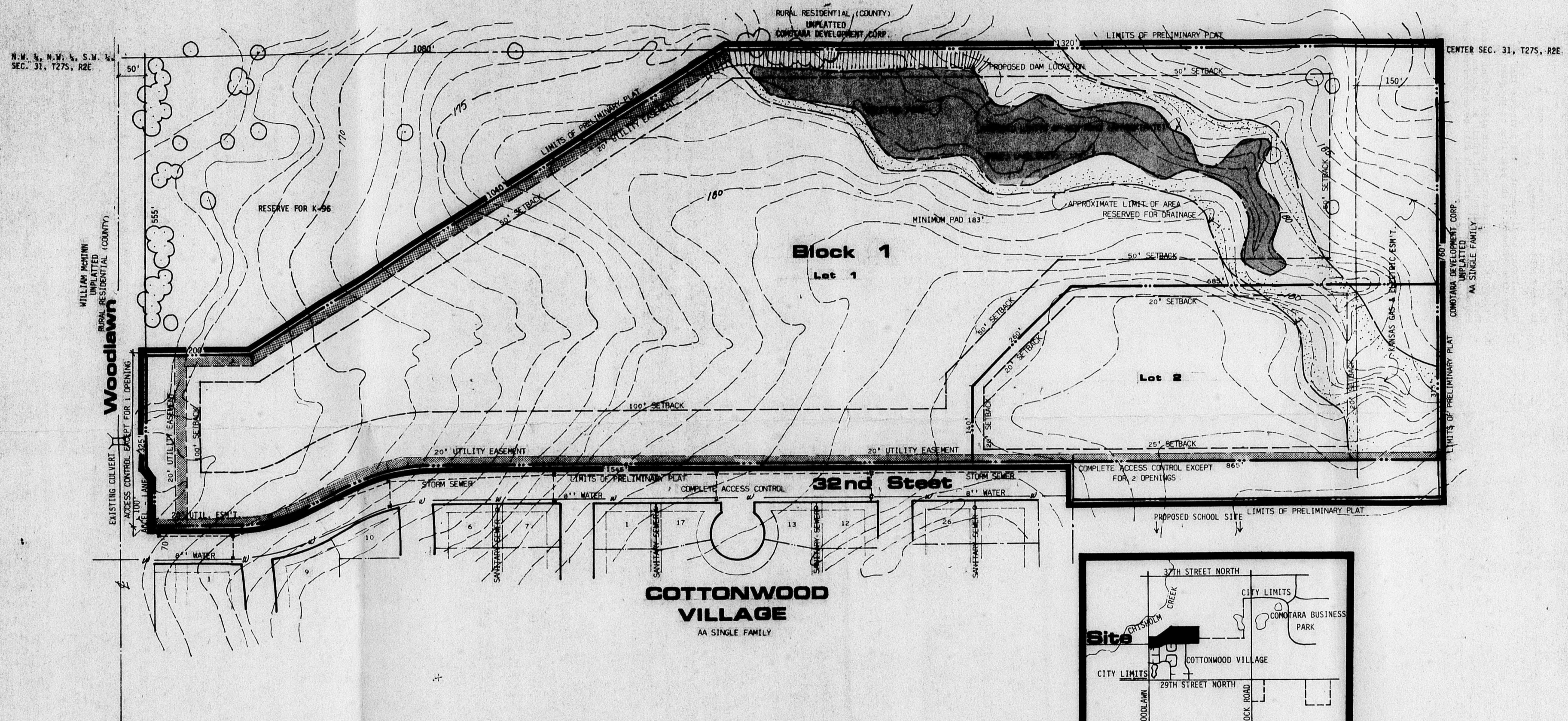


This plat approved and all indications shown herein, if any, accepted by the City Commissioners of the City of Madison, Kansas this _____ day of _____, 1975.

_____ Mayor
 _____ City Clerk
 Entered on transfer record this _____ day of _____, 1975.
 _____ County Clerk
 This plat approved and all indications shown herein, if any, accepted by the Board of County Commissioners of Madison County, Kansas this _____ day of _____, 1975.
 _____ Chairman
 _____ Commissioners
 _____ County Clerk
 State of Kansas
 County of Madison
 This is to certify that this instrument was filed for record in the Register of Deeds of Madison County, Kansas on the _____ day of _____, 1975.
 _____ Register of Deeds
 _____ Deputy

- A. The lot labeled as a "reserve and floodway" on the plat should be labeled as a Reserve. The use of the reserve for floodway drainage, etc., is spelled out in the plat's text. The floodway notation should be referenced on the Reserve with arrows.
- B. The mayor's name shall be changed to read: Tony Casado.
- C. The applicant shall guarantee the construction of an accel-decel land and major entrance on Woodlawn.
- D. Approval of the plat is subject to the approval by the City Engineer's office of the submitted drainage plan for subject property. Additional drainage information as requested by Max Greene shall be submitted to the Flood Control Office.
- E. Complete access control adjacent to 32nd Street, shall be indicated on Lot 1 and with the appropriate wording in the plat's text. Access control except for one opening adjacent to Woodlawn shall be indicated on Lot 1. Access control except for two openings adjacent to 32nd Street shall be indicated on Lot 2.
- F. The applicant shall submit a landscape plan to the Planning Department (and a copy to Max Greene of the Flood Control Office) for review and approval.
- G. The applicant shall guarantee all drainage improvements required by the plat.
- H. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- I. The applicant shall guarantee the extension of City water to serve subject property.
- J. The applicant shall guarantee the paving of 32nd Street North from Rushwood to the east line of the plat.
- K. A sidewalk is required on the north side of 32nd Street. Therefore, the applicant shall submit an instrument acknowledging that the sidewalk will be constructed when building permits are requested.
- L. Recording of the plat within 90 days after approval by the Board of City Commissioners.

20
21



PRELIMINARY PLAT
OFFICE COPY
DO NOT REMOVE

Preliminary Plat
FANTASEA

S/D 79-17

OWNER: MICHITA DEVELOPMENT CORPORATION
2225 HATWAY CIRCLE, MICHITA, KANSAS 67226

ENGINEERS: VAN DOREN-HAZARD-STALLINGS
250 ROCKBROOK DR. WILSON
260 N. ROCK ROAD, MICHITA, KANSAS 67208
PHONE - 686-7203

DEVELOPER: TRINITY ASSOCIATES INC.
300 W. DOUGLAS - SUITE 42
MICHITA, KANSAS 67208
PHONE 686-8807

SURVEY PREPARED FROM SURVEYS BY CITY-COUNTY FLOOD CONTROL OFFICE, MICHITA, 1965,
AND BY ADDITIONAL SURVEYS BY VAN DOREN-HAZARD-STALLINGS, ENGINEERS, 1972-1973.

1" CONTOUR INTERVAL CITY OF MICHITA DATUM

9
 BILL G. YUNG DESIGN
 1000 N. W. 10TH AVE., MICHITA, KANSAS 67208
 date: FEBRUARY, 1979
 rev.
 sheet title: PRELIMINARY PLAT
 project: FANTASEA
 sheet: 1 of 1

S/D 79-17

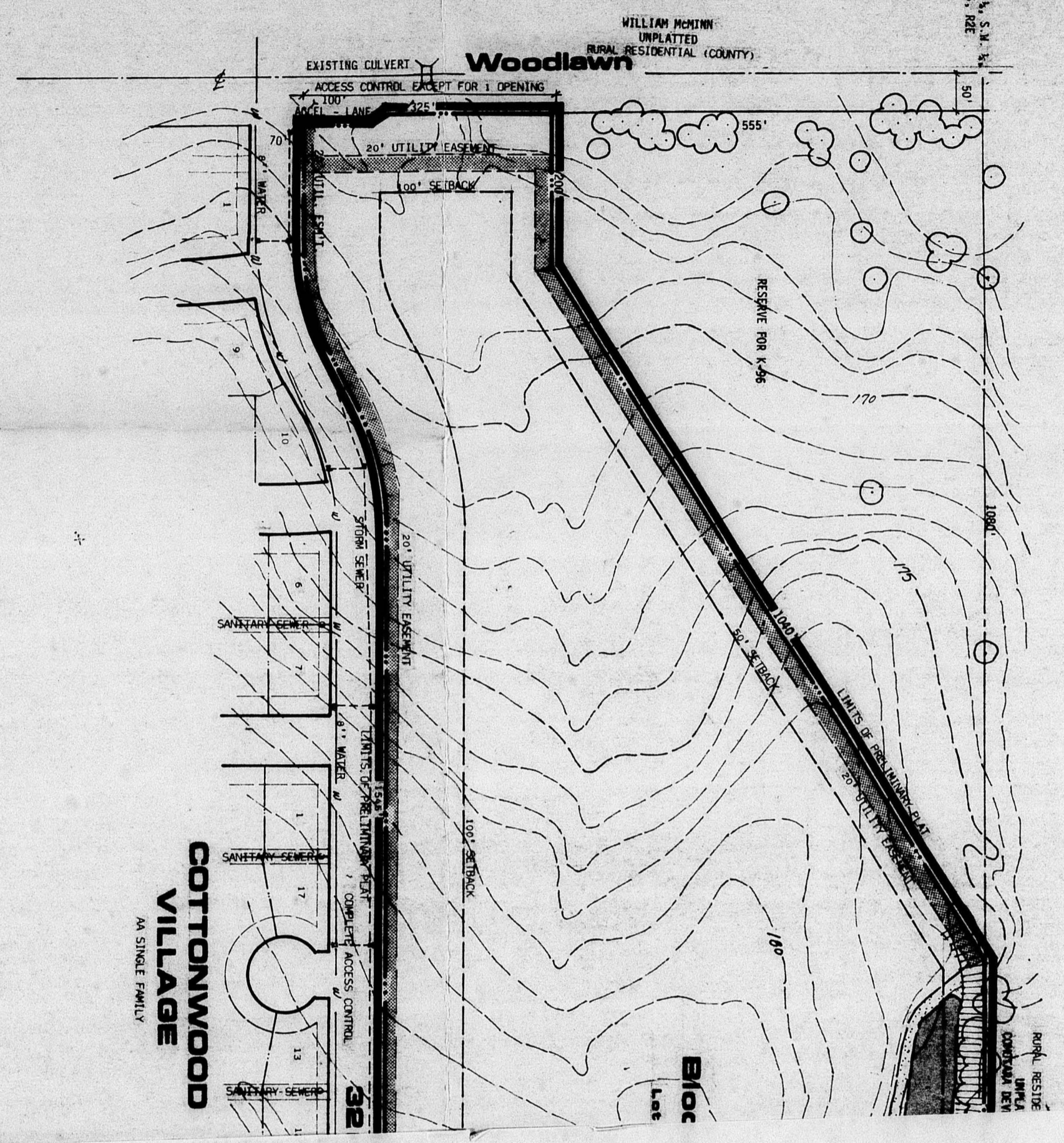
PRELIMINARY PLAT
OFFICE COPY
DO NOT REMOVE

Preliminary Plat
FANTASIA

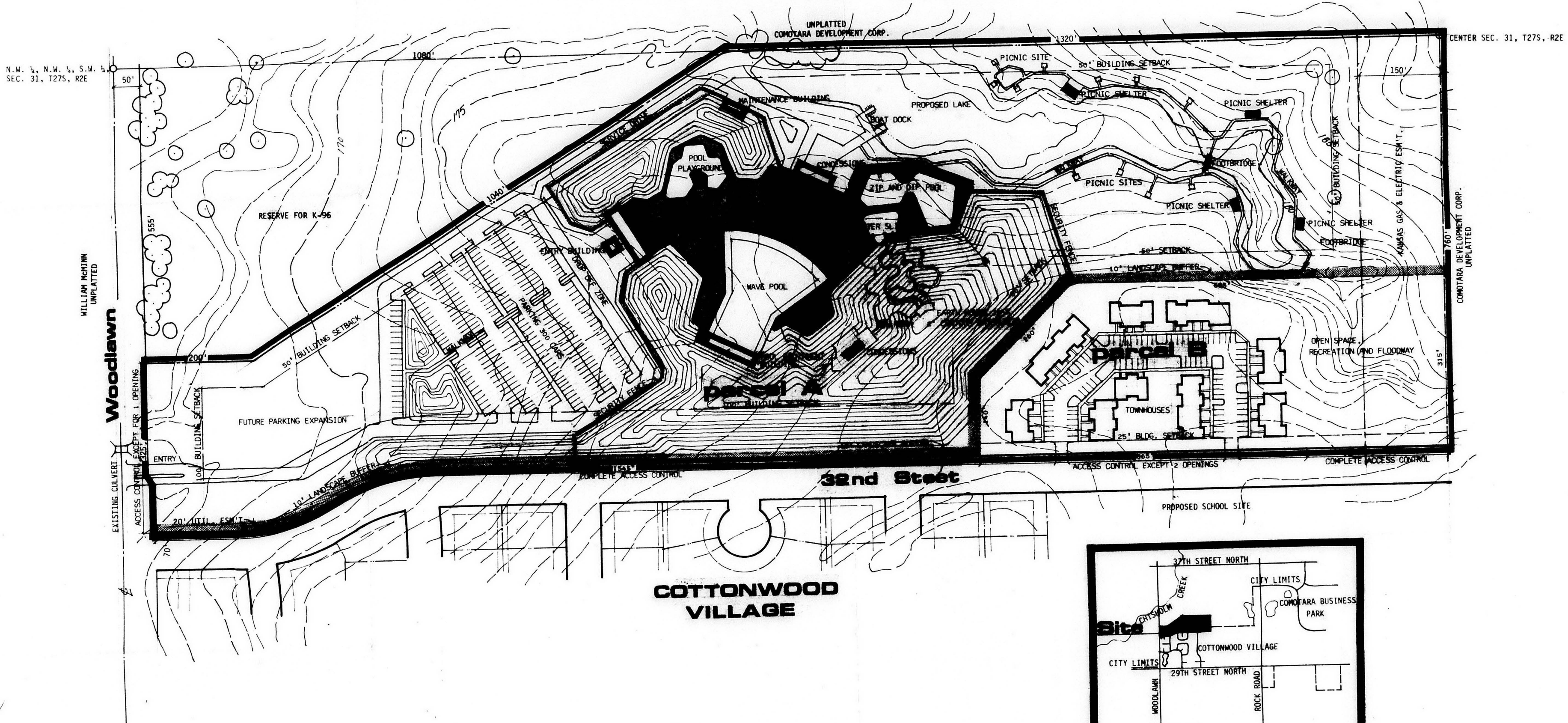
OWNER: MICHITA DEVELOPMENT CORPORATION
2225 WASHINGTON STREET, WICHITA, KANSAS 67204

ENGINEERS: VAN REYNOLDS ENGINEERING
200 N. ROCK ROAD, WICHITA, KANSAS 67208
PHONE: 620-261-2321

DEVELOPER: TRINITY ASSOCIATES, INC.
200 N. ROCK ROAD, WICHITA, KANSAS 67208
PHONE: 620-261-2321



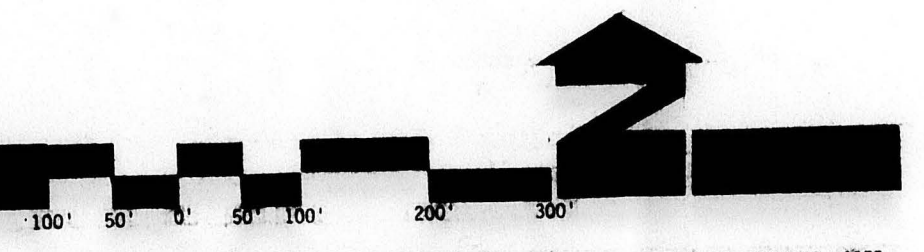
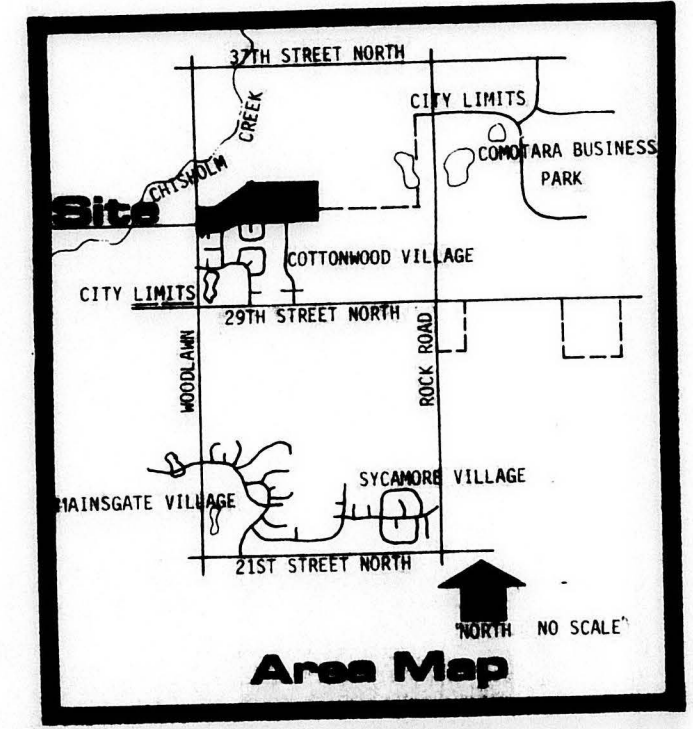
- A. Approval of the plat is subject to the approval of the associated cases 2-2109, "AA" to "C" and "R-5" and the Commercial Community Unit Plan, DP-25.
- B. No final plat shall be submitted until the associated zone case and C.U.P. have been approved by the Planning Commission.
- C. A drainage plan shall be submitted to the City Engineer for approval prior to submission of a final plat.
- D. The applicant shall contact the Gas Service Company relative to some easements needed on the plat.
- E. The applicant shall contact the Water Department regarding the location of an existing water line on subject property.
- F. The applicant shall guarantee all drainage improvements required by the plat.
- G. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- H. The applicant shall guarantee the extension of City water to serve subject property.
- I. The applicant shall guarantee the paving of 32nd Street North from Rushwood to the east line of the plat.
- J. A sidewalk is required at the north side of 32nd Street. Therefore, the applicant shall submit an instrument acknowledging that the sidewalk will be constructed when building permits are requested.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



ok
20"

S/D 79-17

Community Unit Plan
FANTASEA



OWNER: WICHITA DEVELOPMENT CORPORATION
2225 HATHAWAY CIRCLE, WICHITA, KANSAS 67226

ENGINEERS: VAN DOREN-HAZARD-STALLINGS
250 ROCKBOROUGH BUILDING
260 N. ROCK ROAD, WICHITA, KANSAS 67206
PHONE - 686-7303

DEVELOPER:
TRINITY ASSOCIATES INC.
300 W. DOUGLAS SUITE 42
WICHITA, KANSAS 67208
PHONE - 265-2857

SURVEY PREPARED FROM SURVEYS BY CITY-COUNTY FLOOD CONTROL OFFICE, WICHITA, 1955,
AND BY ADDITIONAL SURVEYS BY VAN DOREN-HAZARD-STALLINGS, ENGINEERS, 1972-1973.

1" CONTOUR INTERVAL CITY OF WICHITA DATUM

9

BILL G. YOUNG DESIGN
3125 BROADWAY
108 NORTH WACO, WICHITA, KANSAS 67203

date FEBRUARY 21, 1979
rev.

sheet title COMMUNITY UNIT PLAN
project FANTASEA
sheet 1 of 1