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S/D 81-75

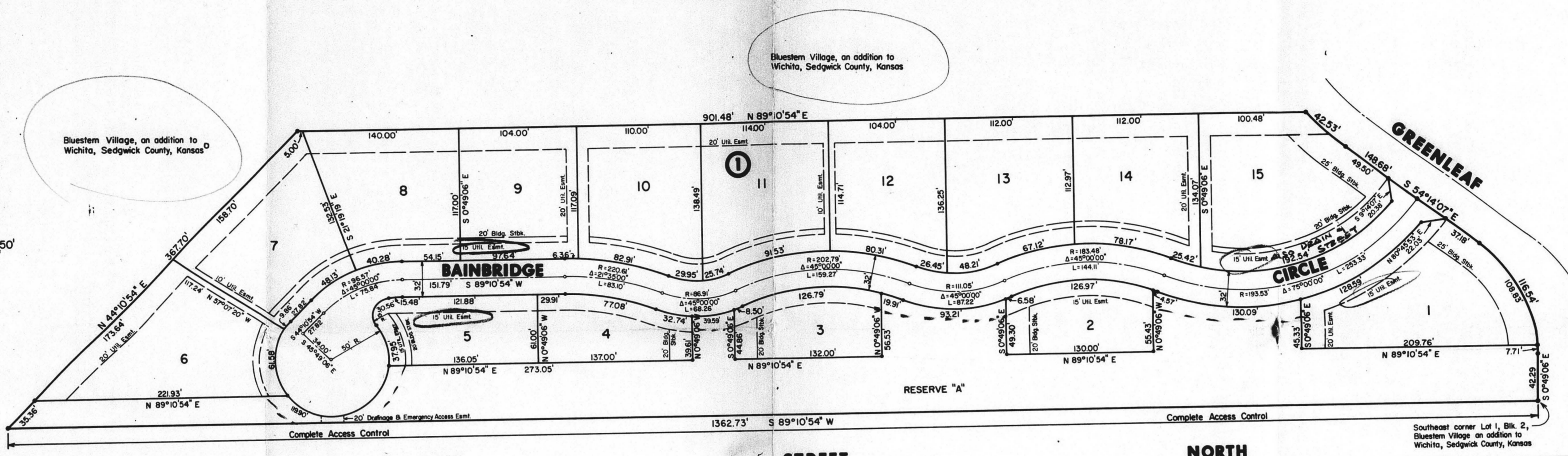
OFFICE COPY  
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FINAL PLAT

FINAL PLAT OF  
**PEPPERTREE**  
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Approved by S/D Com.  
on 9/13/81 sub. to codes  
on letter dated 9/14/81

SCALE: 1" = 50'  
• = IRON



I, Steven E. Anderson, a Land Surveyor to Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Peppertree", an addition to Wichita, Sedgwick County, Kansas into lots, a street and a reserve, the same being accurately set forth in the accompany plat and described as follows:  
A replat of all of lot 1, Block 2 and a part of Reserve A, Bluestem Village, an addition to Wichita, Sedgwick County, Kansas more particularly described as beginning at the southeast corner of said lot 1; thence westerly along the south line of said lot 1 bearing S 89° 10' 54" W, 1362.73 feet; thence N 44° 10' 54" E, 367.70 feet; thence N 89° 10' 54" E, 901.48 feet to the west line of Greenleaf; thence southerly along the west line of Greenleaf along a curve to the left having a central angle of 11° 47' 30", a radius of 207.00 feet, a length of 42.60 feet and a chord 42.53 feet long bearing S 48° 20' 21" E; thence S 54° 14' 07" E, 148.08 feet; thence along a curve to the right having a central angle of 55° 25' 02", a radius of 125.00 feet and a length of 116.54 feet; thence S 49° 00' 42.29 feet to the point of beginning, containing 0.2500 acres, more or less. (See attached plat for details.)  
I hereby certify that the above is a true and correct copy of the plat as shown to me and that the same is correct to the best of my knowledge and belief, this \_\_\_\_\_ day of \_\_\_\_\_, 1981.

By: Steven E. Anderson  
VAN DOREN-HAZARD-STALLINGS  
Engineers-Architects-Planners  
200 North Rock Road, Suite 250  
Wichita, Kansas 67202

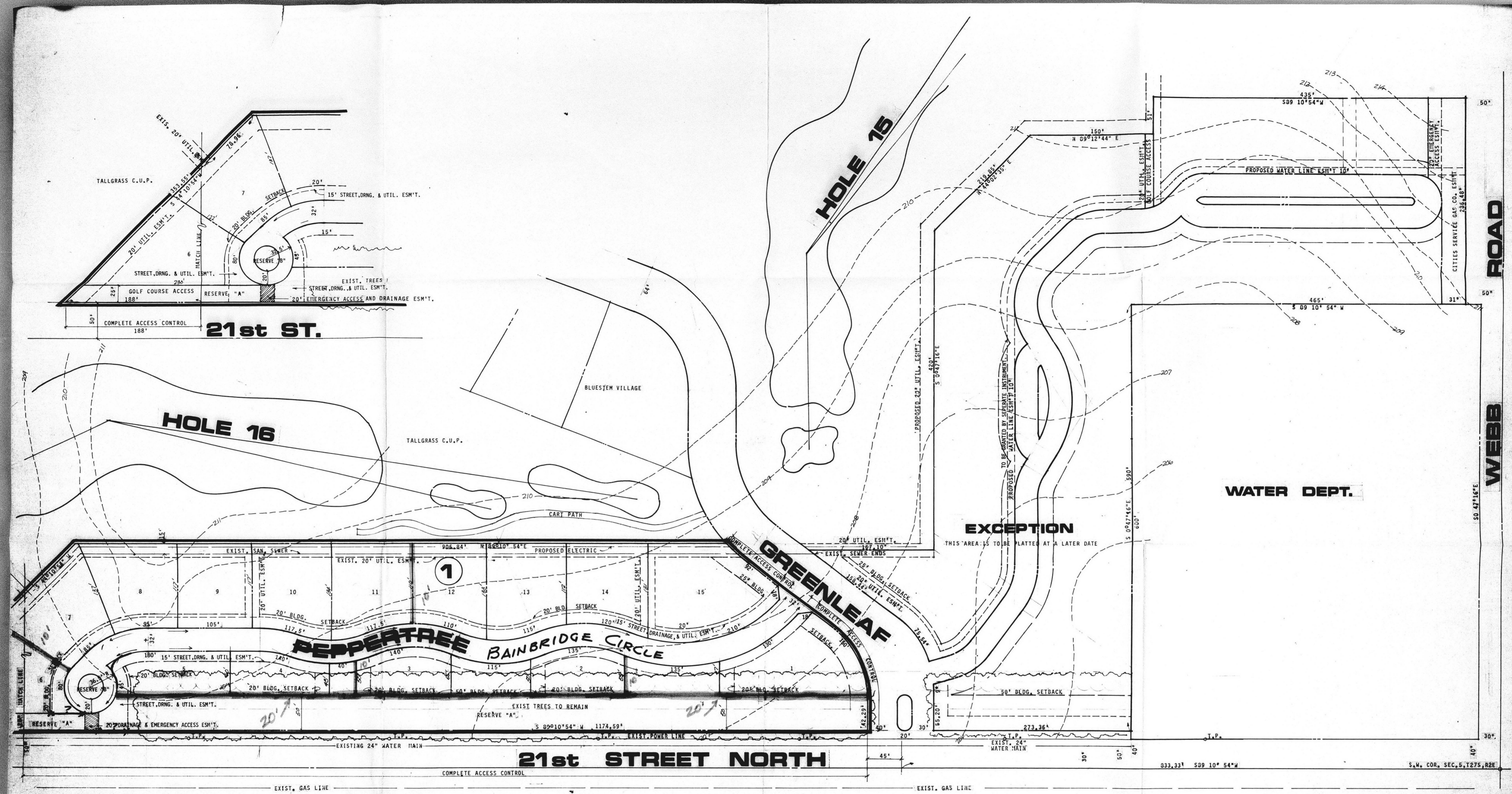
I know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's Certificate have caused the same to be surveyed and platted into lots, a block, a street and a reserve, the same to be known as "Peppertree", an addition to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Reserve "A" is platted for open space and buffer zone and shall be maintained by the Homeowners Association. Easements for the street, drainage and utility purposes are hereby granted. All abutter's rights of access to the street from Twenty First Street North over and across the ~~east~~ ~~west~~ ~~line~~ ~~of~~ ~~Reserve A~~ ~~are~~ ~~granted~~ ~~to~~ ~~the~~ ~~City~~ ~~of~~ ~~Wichita~~, ~~Kansas~~ ~~and~~ ~~across~~ ~~the~~ ~~street~~ ~~to~~ ~~the~~ ~~lots~~ ~~shown~~ ~~on~~ ~~the~~ ~~accompanying~~ ~~plat~~.  
Easements as shown on the attached plat are hereby granted.  
By: \_\_\_\_\_

State of Kansas  
County of Sedgwick  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1981, before me, a Notary Public in and for said State and County, came Tallgrass Company by \_\_\_\_\_ 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.  
Notary Public  
My Appointment Expires: \_\_\_\_\_

STREET NORTH  
This plat of "Peppertree" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this \_\_\_\_\_ day of \_\_\_\_\_, 1981.  
Wichita-Sedgwick County Metropolitan Area Planning Commission  
James L. Gardner II \_\_\_\_\_ Vice Chairman  
Robert A. Lakin \_\_\_\_\_ Secretary  
This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas this \_\_\_\_\_ day of 1981.  
Mayor: \_\_\_\_\_  
City Clerk: \_\_\_\_\_

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this \_\_\_\_\_ day of \_\_\_\_\_, 1981.  
Chairman: \_\_\_\_\_  
Commissioner: \_\_\_\_\_  
Commissioner: \_\_\_\_\_  
Secretary: \_\_\_\_\_  
Attest: \_\_\_\_\_ County Clerk  
Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1981.  
County Clerk: \_\_\_\_\_  
County Clerk: \_\_\_\_\_  
State of Kansas, ss: \_\_\_\_\_  
County of Sedgwick,  
This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_ o'clock on the \_\_\_\_\_ day of \_\_\_\_\_, 1981.  
Register of Deeds: \_\_\_\_\_  
Deputy: \_\_\_\_\_





S/D 81-7E

**PRELIMINARY PLAT**  
**PEPPERTREE**

Approved by S/D Com. 7-23-81 subject to conditions in letter dated 7-24-81.

NOTES: ALL PUBLIC STREETS TO HAVE A 32' R.O.W. WITH A 25' BACK TO BACK STREET  
 ALL GARAGES TO HAVE A MIN. SETBACK OF 20'  
 FRONT YARD SETBACKS - MIN. 20'  
 RESERVE "A" & "B" TO PERMIT LANDSCAPING.  
 A MIN. OF 2 PARKING SPACES PER UNIT SHALL BE PROVIDED IN DRIVEWAY.

OWNER: TALLGRASS COMPANY, P.O. BOX 4048, WICHITA, KS 67204

REVISED JULY 10, 1981 DATE: 6-25-81

50' 25' 50' 100' 150' 1" CONTOUR INTERVAL



**BILL G. YUNG DESIGN**  
 8225 E. 35TH STREET NORTH WICHITA, KANSAS 67226 316-683-5567

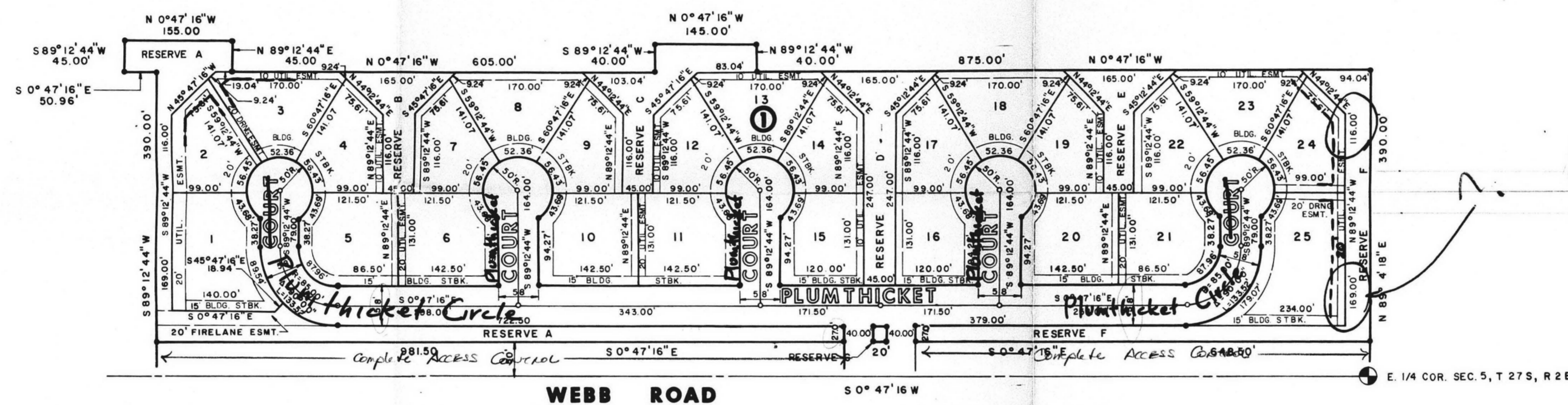
**OFFICE COPY** PRELIMINARY PLAT  
 DO NOT REMOVE

This plat approved by the S/D Com. 5-28-81  
subject to conditions in letter of 5-29-81.

FINAL PLAT OFFICE COPY  
DO NOT REMOVE  
S/D 81-47

FINAL PLAT OF  
**PLUMTHICKET**  
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Scale -  
North arrow -  
Legend -



Final plat tracing submitted in which only showed only 56 feet  
for Plumthicket as it parallels Webb Road. Mike Lindbeck said  
Engineering has no objections. Benjamen had gotten their OK.

I, Steven E. Anderson, a Land Surveyor in Kansas do hereby certify  
that I have been in responsible charge of surveying and plating of  
"Plumthicket", an addition to Wichita, Sedgwick County, Kansas into lots,  
a block, streets and reserves, the same being set forth in the accompany-  
ing plat and described as follows:

A replat of Reserve "B" and part of lot 89, Block 2, Bluestem Village,  
an addition to Wichita, Sedgwick County, Kansas more particularly described  
as beginning at a point on the north line of the southeast quarter, Section  
5, Township 27 South, Range 2 East of the 6th P.M., 300.00 feet westerly  
from the east quarter corner of said Section 5, said point of beginning  
bearing on the west right of way line of Webb Road; thence southerly along  
said west right of way line bearing S 0° 47' 16" E, 1750.00 feet; thence  
S 89° 12' 44" W, 350.00 feet; thence S 0° 47' 16" E, 50.96 feet; thence  
S 89° 12' 44" W, 45.00 feet; thence N 0° 47' 16" E, 155.00 feet; thence  
N 89° 12' 44" W, 45.00 feet; thence S 0° 47' 16" E, 605.00 feet; thence  
S 89° 12' 44" W, 40.00 feet; thence S 0° 47' 16" E, 151.00 feet; thence  
N 89° 12' 44" W, 40.00 feet; thence S 0° 47' 16" E, 875.00 feet to the  
north line of said southeast quarter; thence along said north line bearing  
S 89° 04' 18" E, 300.00 feet to the point of beginning, containing 15.78  
acres, more or less.

I hereby certify that the details of this plat are correct to the best  
of my knowledge and belief this \_\_\_\_\_ day of \_\_\_\_\_  
1981.

Steven E. Anderson  
VAN DORN-HAZARD-STALLINGS  
240 North Rock Road, Suite 250  
Wichita, Kansas 67206

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_  
1981, before me, a Notary Public in and for said State and County, came  
Tallegress Company by \_\_\_\_\_  
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.

Tallegress Company  
By: \_\_\_\_\_  
Notary Public

This plat approved and all dedications shown hereon, if any, accepted  
by the City Commission of the City of Wichita, Kansas this \_\_\_\_\_ day of \_\_\_\_\_  
1981.

R. C. Brown \_\_\_\_\_ Mayor

Donald C. Grick \_\_\_\_\_ City Clerk

This plat of "Plumthicket" has been submitted to and approved by the  
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,  
Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1981.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Alvin J. Hennessy Jr. \_\_\_\_\_ Chairman

Robert A. Lakin \_\_\_\_\_ Secretary

This plat approved and all dedications shown hereon, if any, accepted  
by the Board of County Commissioners of Sedgwick County, Kansas this \_\_\_\_\_  
day of \_\_\_\_\_, 1981.

Donald E. Gragg \_\_\_\_\_ Chairman

Jack Spratt \_\_\_\_\_ Commissioner

Tom Scott \_\_\_\_\_ Commissioner

Attest: Dorothy K. White \_\_\_\_\_ County Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1981

Dorothy K. White \_\_\_\_\_ County Clerk

State of Kansas

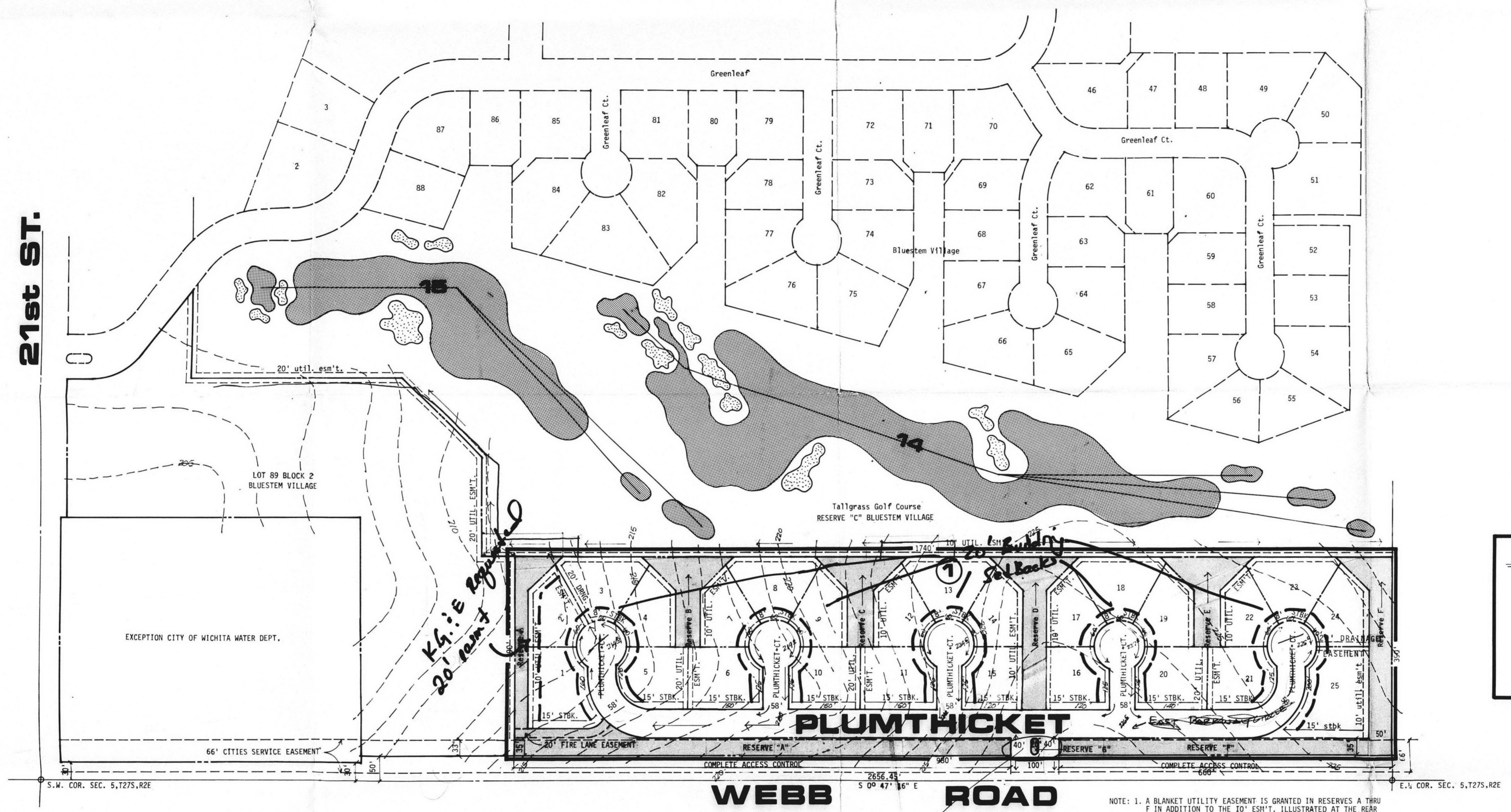
County of Sedgwick

This is to certify that this instrument was filed for record in the  
Register of Deeds Office at \_\_\_\_\_ o'clock on the \_\_\_\_\_ day of \_\_\_\_\_  
1981.

Bette F. McArt \_\_\_\_\_ Register of Deeds

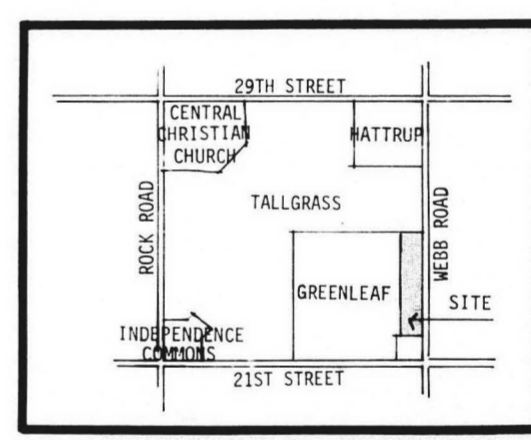
Fat Kettler \_\_\_\_\_ Deputy

replotting is provided for  
 in next adjoined L. associated  
 C.U.P. E.C.C. 3/1/81  
 M.D.C. - 4/1/81 appn



21st ST.

PRELIMINARY PLAT OFFICE COPY  
 DO NOT REMOVE



S/D 81-47

AREA MAP

REPLAT OF A PORTION OF LOT 89, BLK 2, BLUESTEM VILLAGE

# PLUMTHICKET PRELIMINARY PLAT

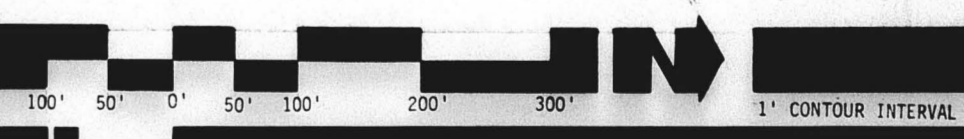
- NOTE: 1. A BLANKET UTILITY EASEMENT IS GRANTED IN RESERVES A THRU 7' IN ADDITION TO THE 10' ESM'S ILLUSTRATED AT THE REAR PROPERTY LINE.
- 2. RESERVE "F" AND "A" TO PERMIT CONSTRUCTION OF MALL ALONG EAST BOUNDARY OF PLUMTHICKET R.O.M.
- 3. RESERVE "G" - PRIVATELY HELD TO PERMIT CONSTRUCTION OF GUARD HOUSE. NO SETBACK REQUIRED.

This plat approved by the S/D Comm. on 5/14/81 subject to the conditions outlined in the associated letter dated 5/15/81.

OWNER: TALLGRASS CO., 1900 MIDCON, WICHITA, KANSAS

Revised April 27th, 1981

DATE: APRIL 4, 1981

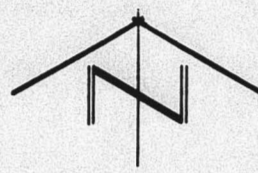


**BILL G. YUNG DESIGN**  
 8225 E. 35th North WICHITA, KANSAS 67226 683-5567

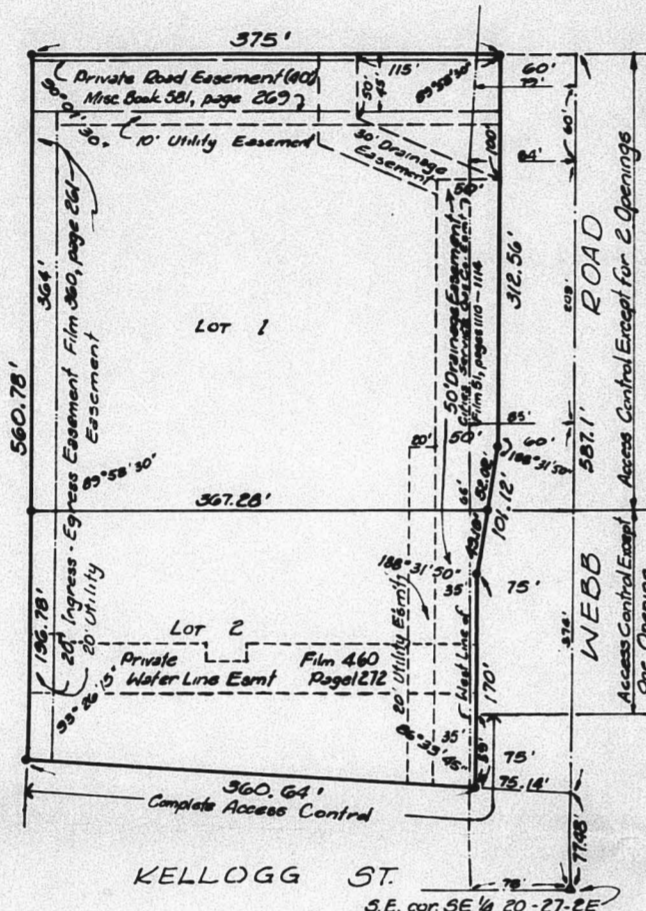
Print of final mylar submitted  
1-28-81

# S/D 80-80 R. V. C. ADDITION Wichita, Sedgwick County, Kansas

(TRACT IN S.E. QUARTER SECTION 20, TOWNSHIP 27 SOUTH, RANGE 2 EAST 6TH P.M.)



SCALE: 1" = 100'  
• IRON PIPE



This plat of "R. V. C. ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita - Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this 9th day of October, 1980.

WICHITA - SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Chairman Secretary

Michael J. Savina Robert A. Lakin

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners of the City of Wichita, Kansas, this day of , 1981.

Mayor City Clerk

Robert G. Knight Donald C. Gisick

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this day of , 1981.

Chairman

ATTEST: Donald E. Gregg

County Clerk Commissioner

Dorothy K. White Jack Spratt

Commissioner

Tom Scott

This is to certify that this instrument was filed for record in the Register of Deeds Office at o'clock M., on the day of , 1981.

Register of Deeds Deputy

Bette F. McCart Amelia Feil

Entered on transfer record this day of , 1981.

County Clerk

Dorothy K. White

Mid-Kansas Federal Savings and Loan Association, Wichita, mortgagee on the tract being platted as Lot 1, does hereby consent to the plat of "R.V.C. ADDITION", Wichita, Sedgwick County, Kansas.

MID-KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION, Wichita, Kansas

President Executive Vice-President

Kenneth P. Brasted II David H. Brasted

The foregoing instrument was acknowledged before me this day of , 1981 by Kenneth P. Brasted II, President, and David H. Brasted, Executive Vice-President of Mid-Kansas Federal Savings and Loan Association, Wichita, on behalf of the Association.

My Commission Expires: Notary Public

Carleeta Price

Western Savings Association, Pratt, mortgagee on the tract being platted as Lot 1, does hereby consent to the plat of "R.V.C. ADDITION", Wichita, Sedgwick County, Kansas.

WESTERN SAVINGS ASSOCIATION, Pratt, Kansas

President Executive Vice-President

Joseph R. Lake Steven D. Kephart

The foregoing instrument was acknowledged before me this day of , 1981 by Joseph R. Lake, President, and Steven D. Kephart, Executive Vice-President of Western Savings Association, Pratt, on behalf of the Association.

My Commission Expires: Notary Public

Barber County Savings and Loan Association, Medicine Lodge, mortgagee on the tract being platted as Lot 1, does hereby consent to the plat of "R.V.C. ADDITION", Wichita, Sedgwick County, Kansas.

BARBER COUNTY SAVINGS AND LOAN ASSOCIATION, Medicine Lodge, Kansas

President

Jack Greenwood

The foregoing instrument was acknowledged before me this day of , 1981 by Jack Greenwood, President of Barber County Savings and Loan Association, Medicine Lodge, on behalf of the Association.

My Commission Expires: Notary Public

Investors Savings and Loan, Kinsley, mortgagee on the tract being platted as Lot 1, does hereby consent to the plat of "R.V.C. ADDITION", Wichita, Sedgwick County, Kansas.

INVESTORS SAVINGS AND LOAN, Kinsley, Kansas

President Secretary

M. E. Austin Norma Bowers

The foregoing instrument was acknowledged before me this day of , 1981 by M. E. Austin, President, and Norma Bowers, Secretary of Investors Savings and Loan, Kinsley, on behalf of the Institution.

My Commission Expires: Notary Public

Barry Owen

State of Kansas) SS  
Sedgwick County)

I, T. L. Daniel, a registered land surveyor in said county and state, hereby certify that I have surveyed and platted "R.V.C. ADDITION", Wichita, Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey, being a replat of that parcel more particularly described as follows:

Lot 1, "R.V.C. ADDITION", Wichita, Kansas, EXCEPT: the West 25 feet of the North 290 feet thereof.



19 September, 1980

T. L. Daniel

T. L. Daniel L. S. #489

Know all men by these presents that we, the undersigned owners of the land described in the surveyor's certificate, have caused the same to be surveyed and replatted into lots to be known as "R.V.C. ADDITION", Wichita, Sedgwick County, Kansas. Utility easements as shown on the plat are hereby granted for the construction and maintenance of all public utilities. The drainage easements are hereby granted for drainage purposes. All abutters' rights of access to or from Webb Road over and across the East line of Lots 1 and 2 are hereby granted to the City of Wichita, provided, however, that Lot 1 shall have access to Webb Road at 2 locations and Lot 2 shall have access to Webb Road at 1 location as shall be determined by the City Engineer of the City of Wichita. A Fire Lane Easement 20 feet wide is hereby vacated by virtue of K.S.A. 12-512(b) 1970 Supplement.

RESIDENCE VENTURE CORPORATION, owner of tract being platted as Lot 1.

President Executive Vice-President  
Jack P. DeBoer C. Ronald Tyler

Ray W. Brown, Kenneth C. Peters, Robert E. Peters as tenants in common, owners of tract being platted as Lot 2.

Ray W. Brown Kenneth C. Peters Robert E. Peters

The foregoing instrument was acknowledged before me this day of , 1981 by Jack P. DeBoer, President and C. Ronald Tyler, Executive Vice-President of Residence Venture Corporation, a Kansas corporation, on behalf of the Corporation.

My Commission Expires: July 29, 1984 Notary Public

L. Jean Coppel

The foregoing instrument was acknowledged before me this day of , 1981 by Ray W. Brown, Kenneth C. Peters, and Robert E. Peters.

My Commission Expires: July 29, 1981 Notary Public

L. Jean Coppel

Fourth National Bank and Trust Company, Wichita, mortgagee on the tract being platted as Lot 1, does hereby consent to the plat of "R.V.C. ADDITION", Wichita, Sedgwick County, Kansas.

FOURTH NATIONAL BANK AND TRUST COMPANY, WICHITA

Senior Vice-President Vice-President

James R. Boyd J. D. Newman

The foregoing instrument was acknowledged before me this day of , 1981 by James R. Boyd, Senior Vice-President, and J. D. Newman, Vice-President of Fourth National Bank and Trust Company, Wichita, on behalf of the Bank.

My Commission Expires: Notary Public

Nancy Helton