

PC77-3A

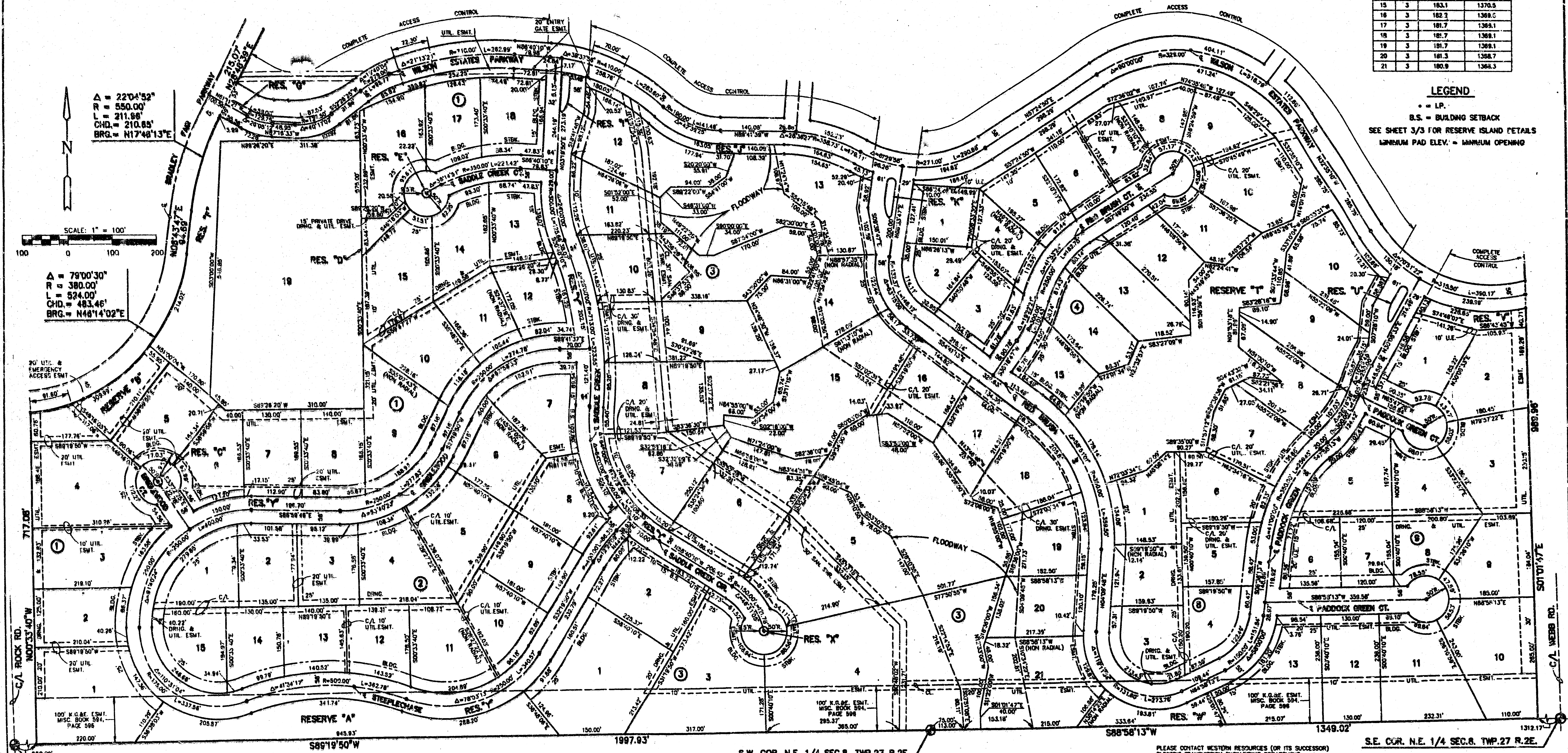
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SEDGWICK COUNTY, KANSAS
REGISTER OF DEEDS
LARRY CONNOLLY

FINAL PLAT
WILSON FARMS ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Lot	Block	Min. Pad Elev. (City Datum)	Min. Pad Elev. (USGS Datum)
1	3	180.8	1368.3
2	3	181.2	1368.8
3	3	182.2	1369.8
4	3	182.7	1370.1
5	3	183.1	1370.5
6	3	183.4	1370.8
7	3	184.0	1371.4
8	3	184.5	1371.9
9	3	185.3	1372.7
10	3	185.3	1372.7
11	3	185.6	1371.4
12	3	185.1	1370.5
13	3	182.3	1369.5
14	3	181.7	1369.1
15	3	181.7	1369.1
16	3	181.3	1368.7
17	3	180.9	1368.3

LEGEND

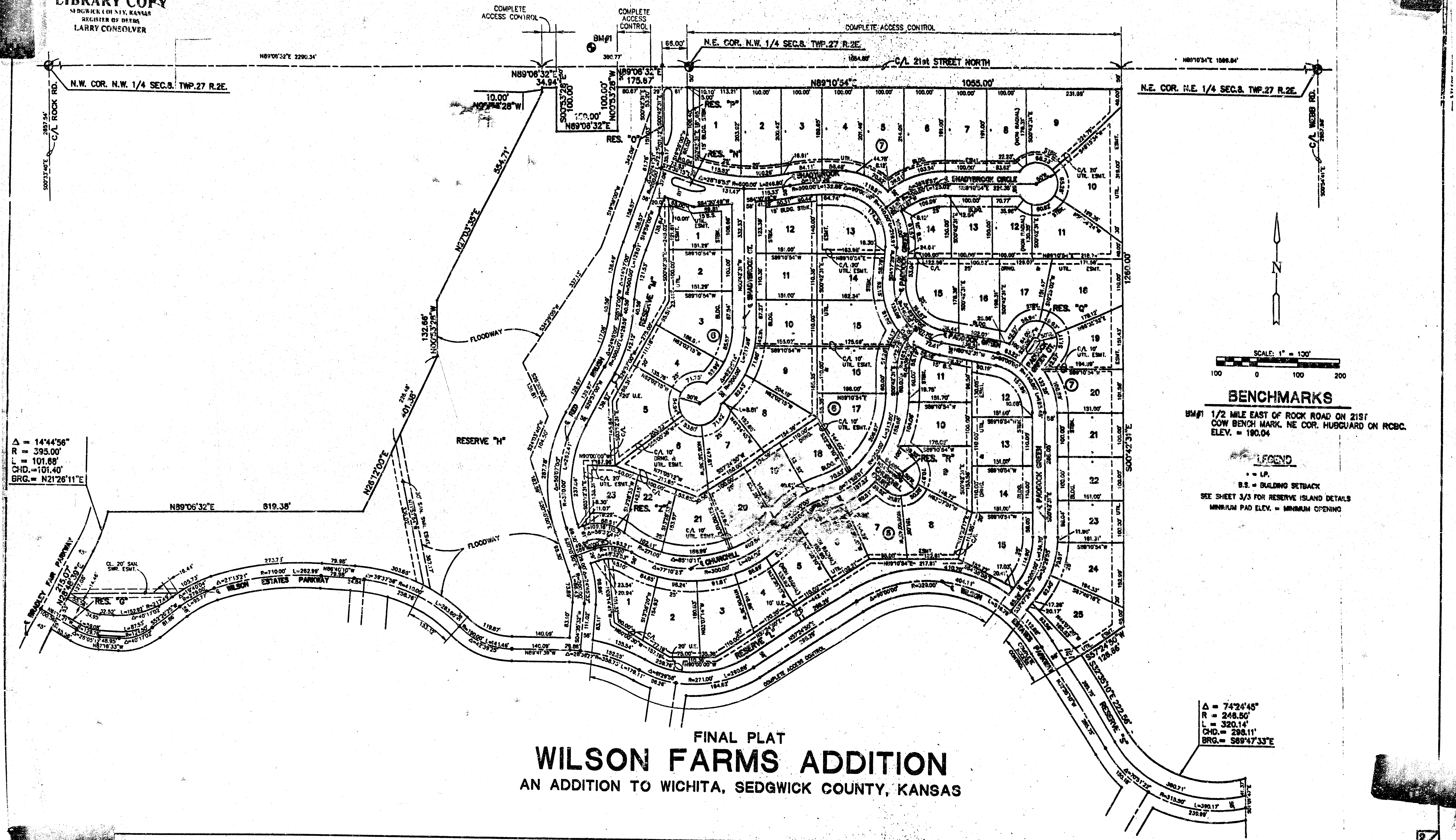
• = L.P.
B.S. = BUILDING SETBACK
SEE SHEET 3/3 FOR RESERVE ISLAND DETAILS
MINIMUM PAD ELEV. = MINIMUM OPENING



PLEASE CONTACT WESTERN RESOURCES (OR ITS SUCCESSOR)
ELECTRIC TRANSMISSION ENGINEERING DEPARTMENT
(CURRENTLY 913-271-3015) BEFORE CONDUCTING ANY
PROPOSED CONSTRUCTION ACTIVITIES THAT COULD PLACE PEOPLE,
EQUIPMENT, OR FACILITIES WITHIN WESTERN RESOURCES'
EASEMENT, SHOWN ON THIS PLAT, DESIGNATED AS BOOK 584,
PAGE 595, DATED JANUARY 12, 1997.

PC77-38

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SEDGWICK COUNTY, KANSAS
REGISTER OF DEEDS
LARRY CONSOLVER



$\Delta = 14^{\circ}44'56''$
 $R = 395.00'$
 $L = 101.88'$
 $CHD. = 101.40'$
 $BRG. = N21^{\circ}26'11''E$

SCALE: 1" = 100'
100 0 100 200

BENCHMARKS
BM#1 1/2 MILE EAST OF ROCK ROAD ON 21ST
COW BENCH MARK, NE COR. HUBGUARD ON RCBC.
ELEV. = 190.04

LEGEND
• = I.P.
B.S. = BUILDING SETBACK
SEE SHEET 3/3 FOR RESERVE ISLAND DETAILS
MINIMUM PAD ELEV. = MINIMUM OPENING

$\Delta = 74^{\circ}24'45''$
 $R = 248.50'$
 $L = 320.14'$
 $CHD. = 298.11'$
 $BRG. = S89^{\circ}47'33''E$

FINAL PLAT
WILSON FARMS ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

PCT7-3C

FINAL PLAT WILSON FARMS ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

LIBRARY COPY
SEDGWICK COUNTY, KANSAS
REGISTER OF DEEDS
LARRY CONSOLVER

This plat of "WILSON FARMS ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Committee, Wichita, Kansas. Dated this 27th day of March, 1997.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Susan Osborne-Hovos, Chairman
Marvin Skrut, Secretary
Marvin S. Skrut

This plat approved and all dedications shown thereon, if any, accepted by the City of Wichita, Kansas, this 1st day of July, 1997.

Bob Knight, Mayor
Pat Burnett, City Clerk
Pat Burnett

Entered on transfer record this 14th day of July, 1997.
James A. Heford, County Clerk
James A. Heford

STATE OF KANSAS }
SEDGWICK COUNTY }

This is to certify that this instrument was filed for record in the Register of Deeds office this 1st day of July, 1997.

Larry Consolver, Register of Deeds
Michael D. Hurd, Deputy
Michael D. Hurd

WILSON RESIDENTIAL COMPANY, L.L.C.
By: Ritchie Associates, Inc.
a Kansas Corporation, Manager

Keith M. Muller, President
Ritchie Associates, Inc.

STATE OF KANSAS }
SEDGWICK COUNTY }

BE IT REMEMBERED, that on this 7th day of May, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Robert G. Wilson, President of Ritchie Associates, Inc., a Kansas Corporation, Manager of Wilson Residential Company, L.L.C., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

WILSON RESIDENTIAL COMPANY, L.L.C.
By: Robert G. Wilson, Managing Partner
Robert G. Wilson, Managing Partner

STATE OF KANSAS }
SEDGWICK COUNTY }

BE IT REMEMBERED, that on this 13th day of May, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Robert G. Wilson, Managing Partner, Manager of Wilson Residential Company, L.L.C., 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Larry Consolver, Notary Public
My appointment expires: 7-15-2000

We, Trust Bank, N.A., holders of a mortgage on the above described property, do hereby consent to the plat of "WILSON FARMS ADDITION".

Trust Bank, N.A.

Greg D. Schmitt, Sr., Vice President

STATE OF KANSAS }
SEDGWICK COUNTY }

BE IT REMEMBERED, that on this 7th day of May, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Greg D. Schmitt, Sr., Vice President, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

Witness, come Greg D. Schmitt, Sr., Vice President

President, 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Keith M. Muller, Notary Public
My appointment expires: 9-27-99

Michael D. Hurd, Deputy Notary Public
My appointment expires: 9-27-99

SCALE: 1" = 50'
50 0 50 100
LEGEND
• = I.P.
B.S. = BUILDING SETBACK

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and plotting of WILSON FARMS ADDITION, an addition to Wichita, Sedgwick County, Kansas, into lots, blocks, streets, and reserves the same being accurately set forth in the accompanying plat and described herein.

A tract of land lying in the Northwest and Northeast Quarters, Section 8, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of said Northwest Quarter; thence S 89° 19' 50" W, 1297.93 feet along the South line of said Northwest Quarter; thence N 00° 33' 40" W, 717.08 feet parallel with the West line of said Northwest Quarter to a point on the South right of way of Bradley Fair Parkway as plotted in BRADLEY FAIR 2ND ADDITION, an addition to Wichita, Sedgwick County, Kansas, said point also on a curve to the left; thence along said curve and said Bradley Fair Parkway 324.00 feet, said curve having a central angle of 79° 00' 30", a radius of 380.00 feet, and a long chord of 483.45 feet, bearing N 4° 14' 02" E; thence continuing along said Bradley Fair Parkway, N 06° 43' 47" E, 94.39 feet to a point on a curve to the right; thence along said curve and said Bradley Fair Parkway 211.88 feet, said curve having a central angle of 22° 04' 52", a radius of 550.00 feet, and a long chord of 210.68 feet, bearing N 17° 48' 13" E; thence continuing along said Bradley Fair Parkway, N 28° 48' 39" E, 218.07 feet to a point on a curve to the left; thence along said curve and said Bradley Fair Parkway 101.68 feet, said curve having a central angle of 14° 44' 56", a radius of 395.00 feet, and a long chord of 101.40 feet, bearing N 21° 28' 11" E; thence N 89° 06' 32" E, 819.38 feet parallel with the North line of said Northwest Quarter; thence N 28° 12' 00" E, 401.38 feet; thence N 00° 33' 40" W, 132.98 feet; thence N 27° 03' 38" E, 394.71 feet; thence N 00° 33' 40" W, 10.00 feet to a point lying 50 feet South of the North line of said Northwest Quarter; thence N 89° 06' 32" E, 34.94 feet parallel with said North line; thence S 00° 33' 40" W, 100.00 feet; thence N 89° 06' 32" E, 150.00 feet; thence N 00° 33' 40" W, 100.00 feet to a point lying 50 feet South of the North line of said Northwest Quarter; thence N 89° 06' 32" E, 175.97 feet parallel with the North line and lying on the East line of said Northwest Quarter; thence N 89° 10' 54" E, 1055.00 feet parallel and 50 feet South of the North line of said Northwest Quarter; thence S 00° 33' 40" W, 1280.00 feet parallel with the West line of said Northwest Quarter; thence S 87° 24' 50" W, 126.56 feet; thence S 32° 35' 10" E, 222.58 feet to a point on a curve to the left; thence along said curve 320.14 feet, said curve having a central angle of 74° 24' 48", a radius of 544.50 feet, and a long chord of 288.11 feet, bearing S 89° 47' 33" E; thence S 01° 01' 47" E, 989.93 feet to a point lying on the South line of said Northwest Quarter; thence S 89° 59' 13" W, 1348.02 feet along said South line to the point of beginning.

The Sanitary Sewer Easement found on Film 356 Page 360 and located within the described property is hereby vacated by virtue of K.S.A. 812(b).

I hereby certify that the details of this plat are correct to best of my knowledge and belief this 27th day of May, 1997.

Kenneth H. Bengtson, R.L.S., #22
M.D. Kansas Engineering Consultants, Inc.
411 North Washington
Wichita, KS 67202

Know all men by these presents that as the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and plotted into lots, blocks, streets and reserves the same to be known as "WILSON FARMS ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the public.

Reserves A through Z, inclusive are platted for open space, landscaping, lighting, and irrigation. Reserves C, E, G, I, K, M, O, Q, R, U, X, and Z are also platted for median and entry monuments. Reserve D is also platted for an access drive to Lot 18, Block 1. Reserve F, H, P and Y are also platted for entry monuments. Reserves F, I, J, and Y are also platted for entry gates as confined in easements indicated on the accompanying plat. Reserve H is also platted for roadway as indicated on the accompanying plat, gasbo's lake and recreational activities. Reserves M, J, L, M, P, S, and Y are also platted for walkways. Reserve T is also platted for construction and maintenance of public drainage and lakes. Reserve Y is platted for private streets, drainage, utilities, entry monuments, and entry gates. The reserves shall be owned and maintained by the homeowners association.

The roadway as indicated on the accompanying plat shall be the responsibility of the owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvements of the drainage, provided further, that no structure shall be constructed on or within said roadway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the City Engineer.

All egress right of access to or from 21st Street North over and across the North line of WILSON FARMS ADDITION, are hereby granted to the governing body. All egress right of access to or from Wilson Estates Parkway over and across the North line of Reserves F, J, L, M, P, S, and Y, and over and across the South line of Reserves H, L, and S are hereby granted to the governing body. The Emergency Access Easement located in Reserve B is hereby granted, to and for the use of the public and shall not be encumbered in any way except for a gate or other improvements as required by and approved by the City of Wichita Fire Department.

Minimum pad elevations (lowest opening) are as indicated on the accompanying plat.

