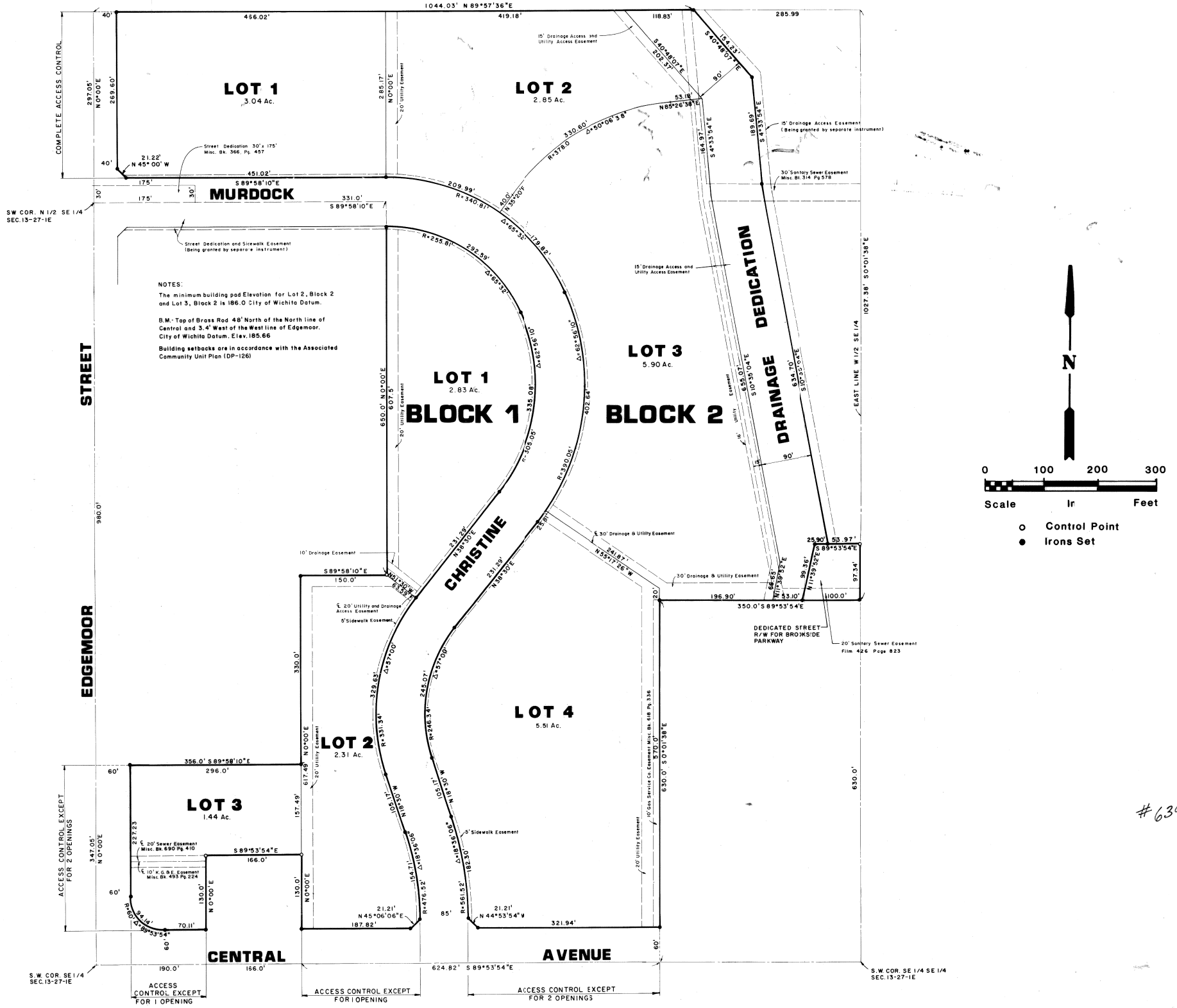
S-2 2-34



CENTRAL AVENUE PLAZA

Wichita, Kansas

20.00

Covenants not to Comply F 684 Pg 310

S-2 2-34

#639501

STATE OF KANSAS }
COUNTY OF SEDGWICK } **SS.**

I, Kenny E. Hill, being a duly licensed Professional Engineer in said County and State, do hereby certify that I have caused to be surveyed and platted, **CENTRAL AVENUE PLAZA**, an addition to Wichita, Sedgwick County, Kansas, being described as follows:

That part of the West Half (W1/2) of the Southeast Quarter (SE1/4) of Section 13, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Southwest Corner of said Southeast Quarter (SE1/4); thence North along the West line of said Southeast Quarter (SE1/4), 347.05 feet to a point 980 feet South of the North line of the South half (S1/2) of the West Half (W1/2) of said Southeast Quarter (SE1/4); thence East parallel with the North line of the South Half (S1/2) of the West Half (W1/2) of said Southeast Quarter (SE1/4), 356 feet; thence North parallel with the West line of said Southeast Quarter (SE1/4), 330 feet; thence East parallel with the North line of the South Half (S1/2) of the West Half (W1/2) of said Southeast Quarter (SE1/4), 150 feet; thence North parallel with the West line of said Southeast Quarter (SE1/4), 650 feet to the North line of the South Half (S1/2) of the West Half (W1/2) of said Southeast Quarter (SE1/4); thence West along the North line of the South Half (S1/2) of the West Half (W1/2) of said Southeast Quarter (SE1/4), 331 feet to a point 175 feet East of the Southwest Corner of the North Half (N1/2) of said Southeast Quarter (SE1/4); thence North parallel to the West line of said Southeast Quarter (SE1/4), 30 feet; thence West parallel to the North line of the South Half (S1/2) of the West Half (W1/2) of said Southeast Quarter (SE1/4); thence North along the West line of said Southeast Quarter (SE1/4), 297.05 feet to a point 1000 feet South of the North line of said Southeast Quarter (SE1/4); thence East parallel with the North line of said Southeast Quarter (SE1/4), 1044.03 feet to a point 285.99 feet West of the East line of the West Half (W1/2) of said Southeast Quarter (SE1/4); thence S 40°48'07" E 154.23 feet; thence S 4°33'54" E 189.69 feet; thence S 10°35'04" E 634.70 feet; thence S 89°53'54" E 53.97 feet to a point on the East line of the West Half (W1/2) of said Southeast Quarter (SE1/4); thence South along the East line of the West Half (W1/2) of said Southeast Quarter (SE1/4), 97.34 feet to a point 630 feet North of the South line of said Southeast Quarter (SE1/4); thence West parallel with the South line of said Southeast Quarter (SE1/4), 350 feet; thence South parallel with the East line of the West Half (W1/2) of said Southeast Quarter (SE1/4), 630 feet to a point on the South line of said Southeast Quarter (SE1/4); thence West along the South line of said Southeast Quarter (SE1/4), 623.82 feet to a point 356 feet East of the Southwest Corner of said Southeast Quarter (SE1/4); thence North parallel with the West line of said Southeast Quarter (SE1/4), 190 feet; thence West parallel with the South line of said Southeast Quarter (SE1/4), 166 feet; thence South parallel with the West line of said Southeast Quarter (SE1/4), 190 feet to a point on the South line of said Southeast Quarter (SE1/4); thence West along the South line of said Southeast Quarter (SE1/4), 190 feet to the point of beginning, except the West 40 feet of said Southeast Quarter (SE1/4) deeded for street purposes and except the South 30 feet of said Southeast Quarter (SE1/4) for street purposes, containing 30.21 acres more or less. The bearing of the West line of said Southeast Quarter (SE1/4) is assumed to be N 0°00' E. The accompanying plat is a true and correct exhibit of property surveyed.

Dated this 26th day of April, 1983.

Kenny E. Hill, P.E.

KENNY E. HILL LICENSED 7690 KANSAS PROFESSIONAL ENGINEER

KNOW ALL MEN BY THESE PRESENTS:

That we, Karl Solomon and Barbara J. Solomon, his wife, have caused the land described in the Engineer's Certificate to be platted into lots, blocks, streets and a drainage dedication. The streets and drainage dedication are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for drainage, drainage access, sidewalks and for the construction and maintenance of the appropriate utilities. All abutter's rights of access to or from Edgemoor over and across the West line of Lot 3, Block 1, and Lot 1, Block 2 and all abutter's rights of access to or from Central over and across the South line of Lot 2, Block 1, Lot 3, Block 1 and Lot 4, Block 2 are hereby granted to the City of Wichita except however, that Lot 2, Block 1 shall have one point of access to Central, Lot 3, Block 1 shall have 2 points of access to Edgemoor and 1 point of access to Central, Lot 4, Block 2 shall have 2 points of access to Central. The location of access points to be approved by the City Engineer. The minimum building pad elevation for Lot 2, Block 2 and Lot 3, Block 2 is 1186.0 City of Wichita datum. Building setbacks are in accordance with the associated Community Unit Plan (DP-126).

Karl Solomon

Barbara J. Solomon

STATE OF KANSAS }
COUNTY OF SEDGWICK } **SS.**

Be it remembered, that on this 2nd day of May, 1983, before me a Notary Public in aforesaid County and State, came, Karl Solomon and Barbara J. Solomon, his wife, to me known to be the same persons who executed the foregoing instrument, duly acknowledged by me.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public CAROL E. BARNES (SEAL)

My Commission Expires: April 21, 1984

KNOW ALL MEN BY THESE PRESENTS:

That we, The Fourth National Bank and Trust Company, Wichita, holders of a mortgage on the property described in the Engineer's Certificate, do hereby consent to the plat of **CENTRAL AVENUE PLAZA.**

The Fourth National Bank and Trust Co., Wichita

By J.D. Newman, Vice President

ATTEST:

STATE OF KANSAS }
COUNTY OF SEDGWICK } **SS.**

Be it remembered, that on this 3rd day of May, 1983, before me a Notary Public in aforesaid County and State, came, The Fourth National Bank and Trust Co., Wichita, by its Vice President J.D. Newman, to me known to be the same person who executed the foregoing instrument on behalf of the corporation, duly acknowledged by me.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

NANCY HELTON STATE NOTARY PUBLIC Sedgwick County, Kansas My Appt. Exp. 9/12/86

Notary Public Nancy Helton (SEAL)

My Commission Expires:

This Plat of **CENTRAL AVENUE PLAZA** an addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this 21st day of April, 1983.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

David Barnouth, Chairman

Robert A. Lakin, Secretary

(SEAL)

This plat approved and the dedications shown hereon accepted by the CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS this 17th day of May, 1983.

Margaret Wright, Mayor

Donald C. Gisick, City Clerk

This plat approved and the dedications shown hereon accepted by the BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS this 5 day of July, 1983.

Jack Oshatt, Chairman

Donald E. Gragg, Commissioner

Tom Scott, Commissioner

ATTEST:

Dorothy K. White, County Clerk

Entered on transfer record this 5 day of July, 1983.

Dorothy K. White, County Clerk

STATE OF KANSAS }
COUNTY OF SEDGWICK } **SS.**

This is to certify that this instrument was filed for record in the Register of Deeds office at 10:00 A.M. on the 5TH day of JULY, 1983.

Bette F. McCart, Register of Deeds

Pat Ketzler, Deputy

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STORM SEWER

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