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FINAL PLAT  
5071-90  
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DO NOT REMOVE

# TIMBER LAKES ESTATES

AN ADDITION TO SEDGWICK COUNTY, KANSAS

SLD-71-90

Approved subject to:

See conditions & then U in letter  
dated 6-2-72

CLN

STATE OF KANSAS S.S.  
COUNTY OF SEDGWICK

I, RONALD D. PLETCHER, A LICENSED PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED AND PLATTED TIMBER LAKES ESTATES, AN ADDITION TO SEDGWICK COUNTY, KANSAS, INTO BLOCKS, LOTS, STREETS AND A RESERVE, THE SAME BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH PRINCIPAL MERIDIAN; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 BEARING N 0°15' 45" E A DISTANCE OF 1885.11 FEET; THENCE BEARING N 80°00' E PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1356.80 FEET; THENCE BEARING N 0°17' 45" E A DISTANCE OF 44.54 FEET; THENCE BEARING S 82°00' E A DISTANCE OF 320.00 FEET; THENCE BEARING S 21°00' E A DISTANCE OF 400.00 FEET; THENCE BEARING S 47°00' E A DISTANCE OF 220.00 FEET; THENCE BEARING S 47°01' 39" E A DISTANCE OF 915.74 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST 1/4 730.38 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE BEARING S 65°00' E A DISTANCE OF 350.00 FEET; THENCE BEARING S 45°00' E A DISTANCE OF 230.00 FEET; THENCE BEARING N 80°00' E A DISTANCE OF 200.00 FEET; THENCE BEARING S 30°00' E A DISTANCE OF 305.00 FEET; THENCE BEARING S 0°08' 30" W A DISTANCE OF 165.75 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 25; THENCE ALONG THE SOUTH LINE OF SECTION 25 BEARING N 89°51' 30" W A DISTANCE OF 830.38 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 BEARING N 89°58' 45" W A DISTANCE OF 1049.60 FEET; THENCE BEARING N 0°11' 15" E PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25 A DISTANCE OF 218.00 FEET; THENCE BEARING N 80°58' 45" W A DISTANCE OF 750.00 FEET; THENCE BEARING S 0°11' 15" W PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25 A DISTANCE OF 218.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 BEARING N 80°58' 45" W A DISTANCE OF 849.60 FEET TO THE POINT OF BEGINNING.

RONALD D. PLETCHER  
KANSAS NO. 6004

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO BLOCKS, LOTS, STREETS, AND A RESERVE, THE SAME TO BE KNOWN AS TIMBER LAKES ESTATES, AN ADDITION TO SEDGWICK COUNTY, KANSAS, EASEMENTS, AS INDICATED, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE EASEMENTS, AS INDICATED, ARE HEREBY GRANTED. A PREVIOUSLY GRANTED PIPELINE EASEMENT, AS INDICATED, IS TO REMAIN THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. RESERVE A, AS INDICATED, IS HEREBY DEDICATED AND RESERVED FOR FLOODWAY AND RESIDENT OPEN SPACE PURPOSES IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS ESTABLISHED BY THE TIMBER LAKES ESTATES HOME OWNERS ASSOCIATION. THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE DRAINAGE. PROVIDED FURTHER THAT NO BUILDING SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE WICHITA-SEDGWICK COUNTY FLOOD CONTROL OFFICE OR THEIR SUCCESSORS OF OFFICE. ALL ABUTTERS RIGHTS OF ACCESS, AS INDICATED, TO AND FROM 143RD STREET EAST AND HARRY STREET, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY PROVIDED HOWEVER THAT LOT 32 BLOCK 2 AND LOT 71 BLOCK 1 SHALL HAVE ACCESS TO AND FROM HARRY STREET AT TWO LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE GOVERNING BODY.

CAR-REE ENTERPRISES, INC., A KANSAS CORPORATION

JOHN P. REED, PRESIDENT  
DANIEL M. CARNEY, SECRETARY  
DAVID M. BRASTED  
SARAH T. BRASTED  
KENNETH P. BRASTED  
SHERRI G. BRASTED  
JAMES B. OLANDER  
CAROL F. OLANDER

STATE OF KANSAS S.S.  
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS DAY OF 1972, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME JOHN P. REED, PRESIDENT, AND DANIEL M. CARNEY, SECRETARY, OF CAR-REE ENTERPRISES, INCORPORATED, A KANSAS CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES NOTARY PUBLIC

STATE OF KANSAS S.S.  
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS DAY OF 1972, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME KENNETH P. BRASTED AND SHERRI, HIS WIFE, DAVID M. BRASTED AND SARAH, HIS WIFE, JAMES B. OLANDER AND CAROL, HIS WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS THAT WE, BOULEVARD STATE BANK, WICHITA, KANSAS, MORTGAGEE ON PART OF THE LAND DESCRIBED IN THE ENGINEER'S CERTIFICATE, DO HEREBY CONSENT TO THE PLATTING OF TIMBER LAKES ESTATES, AN ADDITION TO SEDGWICK COUNTY, KANSAS.

ROBERT V. MC GRATH, PRESIDENT  
G. D. BOYER, SENIOR VICE-PRESIDENT

STATE OF KANSAS S.S.  
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS DAY OF 1972, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME ROBERT V. MC GRATH, PRESIDENT, AND G. D. BOYER, SENIOR VICE-PRESIDENT, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF, AND AS THE ACT AND DEED OF SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE FOURTH NATIONAL BANK & TRUST COMPANY, WICHITA, KANSAS, MORTGAGEE ON PART OF THE LAND DESCRIBED IN THE ENGINEER'S CERTIFICATE, DO HEREBY CONSENT TO THE PLATTING OF TIMBER LAKES ESTATES, AN ADDITION TO SEDGWICK COUNTY, KANSAS.

R. BOYD, SENIOR VICE-PRESIDENT  
J. D. NEWMAN, ASSISTANT VICE-PRESIDENT

STATE OF KANSAS S.S.  
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS DAY OF 1972, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME R. BOYD, SENIOR VICE-PRESIDENT, AND J. D. NEWMAN, ASSISTANT VICE-PRESIDENT OF THE FOURTH NATIONAL BANK & TRUST COMPANY, WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID BANK AND TRUST COMPANY. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES NOTARY PUBLIC

THIS PLAT OF TIMBER LAKES ESTATES ADDITION, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS DAY OF 1972.

ALVIN J. HENNESSY, CHAIRMAN  
ROBERT A. LAKIN, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, THIS DAY OF 1972.

GLEN J. SHANAHAN, MAYOR  
RALPH C. EBERLY, CITY CLERK

THIS PLAT APPROVED AND THE DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS DAY OF 1972.

FARL E. RUSH, CHAIRMAN  
ELMER S. PETERS, COMMISSIONER  
TOM SCOTT, COMMISSIONER

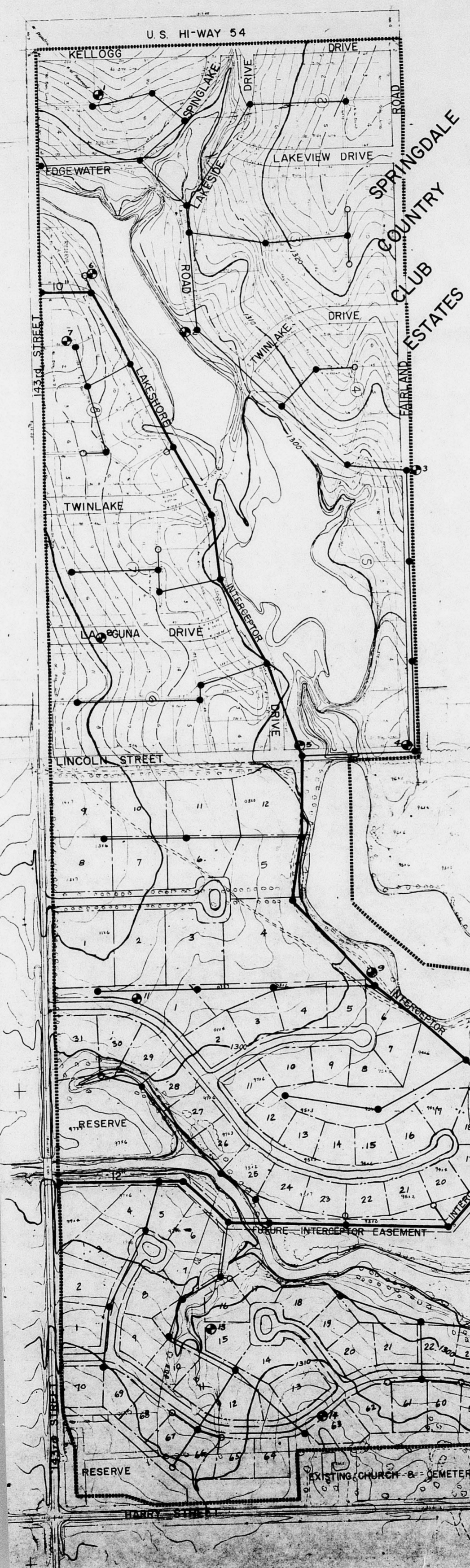
ATTEST:  
MARIE WARDEN  
COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS DAY OF 1972.

MARIE WARDEN, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT M. ON THE DAY OF 1972.

JOHN HALE, REGISTER OF DEEDS  
PEARL B. GILBERT, DEPUTY



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SD 71-90

## PROPOSED SEWER SYSTEM ALTERNATE 2

- LEGEND
- ⊙ TEST HOLE
  - SEWER
  - INTERCEPTOR
  - MANHOLE
  - CLEAN OUT

NOTE: ALL LINES ARE 8 INCH UNLESS OTHERWISE NOTED

SCALE 1" = 200'

1972  
PROFESSIONAL ENGINEERING CONSULTANTS  
ENGINEERS  
WICHITA, KANSAS

TIMBER  
LAKES  
ESTATES

EXISTING CHURCH & CEMETERY

BUILDING SETBACK FROM LAGOON SITE

INTERCEPTOR EASEMENT

INTERCEPTOR EASEMENT

INTERCEPTOR EASEMENT

MAP 4



- 310 71-90  
Approved Subject to:
- The open spaces shown hereon shall be labeled as "Reserves" on the face of the final plat, with the uses said areas are being reserved for being defined within the plat's lot.
  - The applicant's draft of a Home Association Agreement for subject property shall be expanded to indicate use and purpose of the open spaces and shall be responsible for improvement and continued maintenance of same.
  - The areas on the plat to be utilized as floodway shall be so labeled on the final plat, with the appropriate language concerning the maintenance and responsibility for said floodway being included within the plat's text.
  - It should be pointed out that a change in zoning would be necessary on lots 64-70, Block C, if same are to be utilized for duplex development as indicated on the plat.
  - Prior to Block C being submitted in final form, the applicant shall file and receive approval of a zone change request on 2nd 71 of said block, which is proposed for "C" development, or that portion of block shall be redesignated for residential development.
  - The applicant's engineer shall contact Bob Vinton of the Dept. of Public Works regarding snow for the streets being platted.
  - Providing for in preparation of the final plat, easements as requested by K&E and so shown hereon.
  - The applicant and/or their engineer shall contact Southwestern Bell Telephone Co. relative to additional easements which may be necessary on the final plat.
  - Amending the access control notations on Harry and 145th St. East adjacent to lot 71, block C, as shown hereon.
  - Contact the Soil Conservation Service relative to their recommendations for taking adequate precautions against erosion from wind & water during development of the property.

- Prior to preparation of the final plat, the applicant's engineer shall contact M.B. Mitchell of the Maintenance Flood Control office relative to defining the limits of the floodway areas, adjustments in width of the combined floodway and open space areas between Block B and C, verifying minimum building pad elevations where necessary, and possible relocation of some of the proposed side lot drainage easements.
- The applicant's amending their proposed restrictive covenants to provide for paid platted residential lot to have at least 3 off-street parking spaces behind the front building setback areas.
- Install or guarantee the paving of all streets within the subdivision to comply with standards and the specifications of the City of Wichita, and the plans and specifications for the streets and their associated drainage improvements shall be approved by the City Engineer.
- Install or guarantee the construction of sidewalks adjacent to both sides of all new exterior streets, except within Block A.
- The proposed sanitary sewer system shall be designed and guaranteed by City of Wichita Standards and a County operated sewer improvement district shall be created, all in accordance with the adopted County Health Dept. rules. The plans for said system shall be approved by the County Health Dept. and City Engineer.
- The applicant shall contact the City of Wichita Water Dept. relative to the matters of providing for the guarantee of extension of City water to some subject property.
- Both telephone and electric

BLOCK B  
Min. Pad Elevations

Lots 13-21	1208
Lots 5-12	1208.6
Lots 19, 22 & 23	1209.0
Lots 13, 24 & 25	1209.0
Lots 21, 12	1209.5
Lots 24 & 27	1301.0
Lots 31 & 32	1301.0
Lot 26	1300.0

BLOCK C  
Min. Pad Elevations

Lots 45-50	1203.9
Lots 41-43	1204.0
Lots 38-40	1204.8
Lots 31, 32	1205.2
Lots 29, 30	1206.0
Lots 21-23	1207.3
Lots 14, 17	1300.0
Lot 14	1300.5
Lot 37	1301.0

Scale 1"=100'  
S.M. RR Spike In Power Pole 45 ft N.E. of  
S&L Cor. Sec 25, T27S, R2E E1= 1323.25 M.S.L.

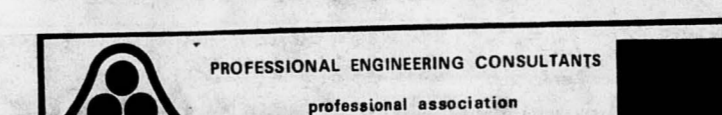
The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Beckwith County Flood Control office or their successors in office.

Owners 1479  
Colby B. Sandlaim 435 N. Broadway  
Kenneth P. Braisted 220 S. Market  
David Braisted 314 Rutland  
Jim Olander 332 N. Parkway Ave  
John P. Reed 6836 E. 14th St  
Daniel M. Carney

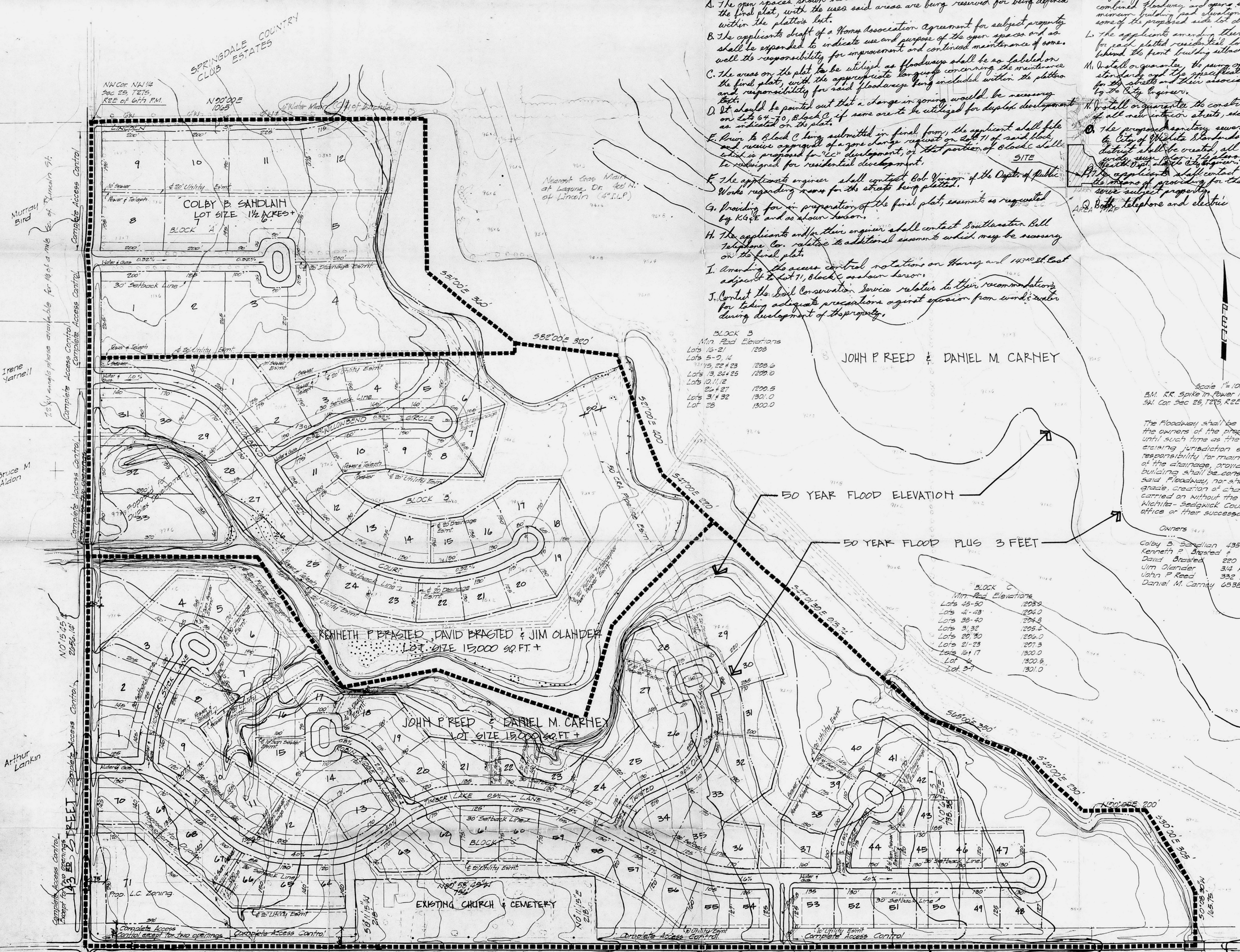
**PRELIMINARY PLAT OF  
TIMBER LAKES ESTATES**

SCALE 1"=100' MARCH 1972

Aerial Contour Map as of 1965  
SW 1/4 & W 1/2 SE 1/4 SEC 25  
T 27S-R2E  
SCALE: 1"=100'  
CONTOUR INTERVAL: 2'



HARRY STREET PROPOSED F&S 1177 W 120' R.O.W. N 89° 58' 45" W 1049.60' Arthur Lanekin  
S 1/4 Cor. Sec 25, T27S, R2E W 4th PM  
N 89° 51' 20" W 893.36' Arthur Lanekin  
S 1/4 Cor. Sec 25, T27S, R2E W 4th PM  
N 89° 51' 20" W 893.36'



- A. The open spaces shown hereon shall be reserved for being defined in the final plat, with the uses said areas are being reserved for being defined within the plat.
- B. The applicant's draft of a Home Association Agreement for subject property shall be expanded to indicate use and purpose of the open spaces and so well the responsibility for improvement and continued maintenance of same.
- C. The areas on the plat to be utilized as floodways shall be so labeled on the final plat, with the appropriate language concerning the maintenance and responsibility for said floodways being included within the plat.
- D. It should be pointed out that a change in zoning would be necessary on lots 64-70, Block C, if same are to be utilized for duplex development as indicated on the plat.
- E. Prior to Block C being submitted in final form, the applicant shall file and receive approval of a zone change request on lot 71 of said block, which is proposed for "LC" development, or that portion of Block C shall be redesigned for residential development.
- F. The applicant's engineer shall contact Bob Vignora of the Dept. of Public Works regarding snow for the streets being platted.
- G. Providing for or preparation of the final plat, easements as requested by K&E and as shown hereon.
- H. The applicants and/or their engineer shall contact Southwestern Bell Telephone Co. relative to additional easements which may be necessary on the final plat.
- I. Amending the access control notations on Harry and 14th St. East adjacent to lot 71, Block C, as shown hereon.
- J. Contact the Soil Conservation Service relative to their recommendations for taking adequate precautions against erosion from wind erosion during development of the property.

- K. The limits of the floodway areas, easements in connection with combined floodway and open space areas, Block B, Block C, yarding, driveway building pad easements, where necessary and possible relocation of some of the proposed side lot driveway easements.
- L. The applicant amending their proposed restrictive covenants to provide for each platted residential lot to have at least 3 off-street parking spaces behind the front building setback area.
- M. Install or guarantee the paving of all streets within the subdivision to comply with the specifications of the City, Wichita, and the plans and profiles for the streets and their associated drainage improvements shall be approved by the City Engineer.
- N. Install or guarantee the construction of sidewalks adjacent to both sides of all new interior streets, except within Block B.
- O. The proposed sanitary sewer system shall be designed and guaranteed to City of Wichita Standards and a County operated sewer improvement district shall be created, all in accordance with the adopted county wide sewer plan of the plans for said system shall be approved by the Economic Development Authority, State of Kansas.
- P. The applicant shall contact the City of Wichita Water Dept. relative to the means of providing for the guarantee of extension of City water to said subject property.
- Q. Both telephone and electric

**BLOCK B**  
Min. Red Elevations

Lots 16-21	1298.0
Lots 22-23	1298.0
Lots 24-25	1299.0
Lots 26-27	1299.5
Lots 28-32	1301.0
Lot 33	1302.0

**BLOCK C**  
Min. Red Elevations

Lots 34-35	1293.0
Lots 36-37	1294.0
Lots 38-40	1294.8
Lots 41-43	1295.2
Lots 44-50	1296.0
Lots 51-53	1297.3
Lot 54	1300.0
Lot 55	1300.5
Lot 56	1301.0

Scale 1"=100'  
B.M. RR Spike in Power Pole 45 ft N.E. of S.W. Cor. Sec 25, T27S, R2E E1= 1323.25 M.S.L.

The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, 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.

Owners

Colby B. Sandlin 435 N. Broadway  
Kenneth P. Braisted 314  
David Braisted 220 S. Market  
Jim Olander 332 N. Parkway  
John P. Reed 332 N. Parkway  
Daniel M. Carney 6538 E. 14th St.

**PRELIMINARY PLAT OF  
TIMBER LAKES ESTATES**

SCALE 1"=100' MARCH 1972

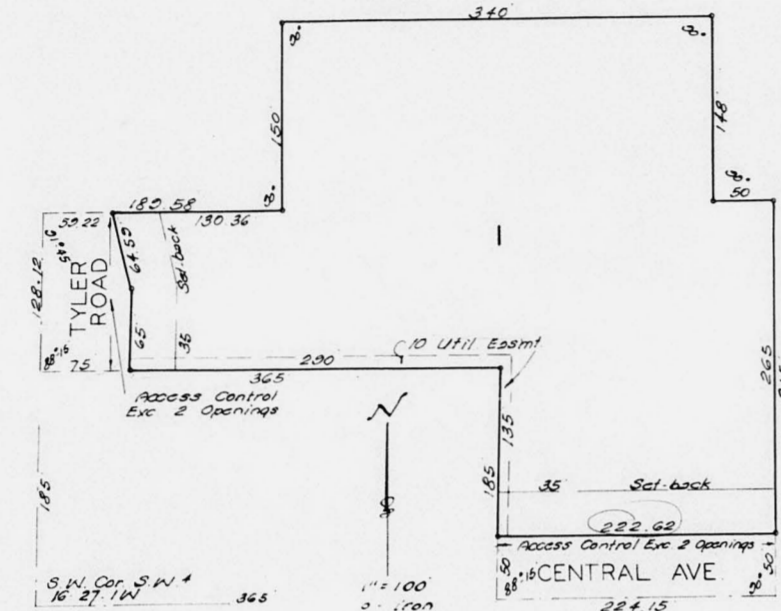
Aerial Contour Map as of 1965  
SW 1/4 & W1/2 SE1/4 SEC 25  
T 27S-R2E  
SCALE: 1"=100'  
CONTOUR INTERVAL: 2'



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SD 73-35  
FINAL PLAT

4948  
TYLER ACRES FOURTH ADDITION

WICHITA KANSAS



State of Kansas } ss Be it remembered that on  
Seoqwick County } this \_\_\_ day of \_\_\_ 1973 before me a notary  
public in aforesaid county and state came  
Edward T. Neville and Rita A. Neville, to me  
known to be the same persons 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 Comm. Exp. \_\_\_\_\_

This plat of "TYLER ACRES  
FOURTH ADDITION" Wichita, Kansas has been  
submitted to and approved by the Wichita-  
Seoqwick County Metropolitan Area Planning  
Commission, Wichita, Kansas.  
Dated this \_\_\_ day of \_\_\_ 1973.  
Wichita- Seoqwick County Metropolitan Area  
Planning Commission

\_\_\_\_\_, Chairman  
\_\_\_\_\_, Secretary

This plat approved and all  
dedications shown hereon accepted by the  
Board of Commissioners of the City of Wichita,  
Kansas, this \_\_\_ day of \_\_\_ 1973.

\_\_\_\_\_, Mayor  
\_\_\_\_\_, City Clerk

This plat approved and all  
dedications shown hereon accepted by the  
Board of Commissioners, Seoqwick County,  
Kansas, this \_\_\_ day of \_\_\_ 1973.

\_\_\_\_\_, Chairman  
\_\_\_\_\_, Commissioner  
\_\_\_\_\_, Commissioner  
\_\_\_\_\_, County Clerk

Entered on transfer record  
this \_\_\_ day of \_\_\_ 1973.

\_\_\_\_\_, County Clerk

State of Kansas } ss This is to certify that this  
Seoqwick County } plat was filed for record in the office of the  
Register of Deeds this \_\_\_ day of \_\_\_  
1973, at \_\_\_ o'clock \_\_\_ M., and is duly recorded.

\_\_\_\_\_, Register of Deeds  
\_\_\_\_\_, Deputy

State of Kansas } ss We, Baughman Company,  
Seoqwick County } Surveyors in aforesaid county and state do here  
by certify that we have surveyed and platted  
"TYLER ACRES FOURTH ADDITION" Wichita,  
Kansas and that the accompanying plat is  
a true and correct exhibit of the property  
surveyed described as beginning 185 feet north  
of the S.W. Corner of S.W. 1/4 Sec. 16-27-1W,  
thence north 128.12 feet, thence east parallel  
with the south line of said 1/4 Sec. 182.58 feet,  
thence north at right angles 150 feet, thence  
east at right angles 340 feet, thence south  
at right angles 148 feet, thence east at right  
angles 50 feet, thence south at right angles  
315 feet to the south line of said 1/4 Sec.  
thence west 284.15 feet, thence north parallel  
with the west line of said 1/4 Sec. 185 feet,  
thence west 365 feet to beginning.  
Baughman Company

\_\_\_\_\_, Surveyor

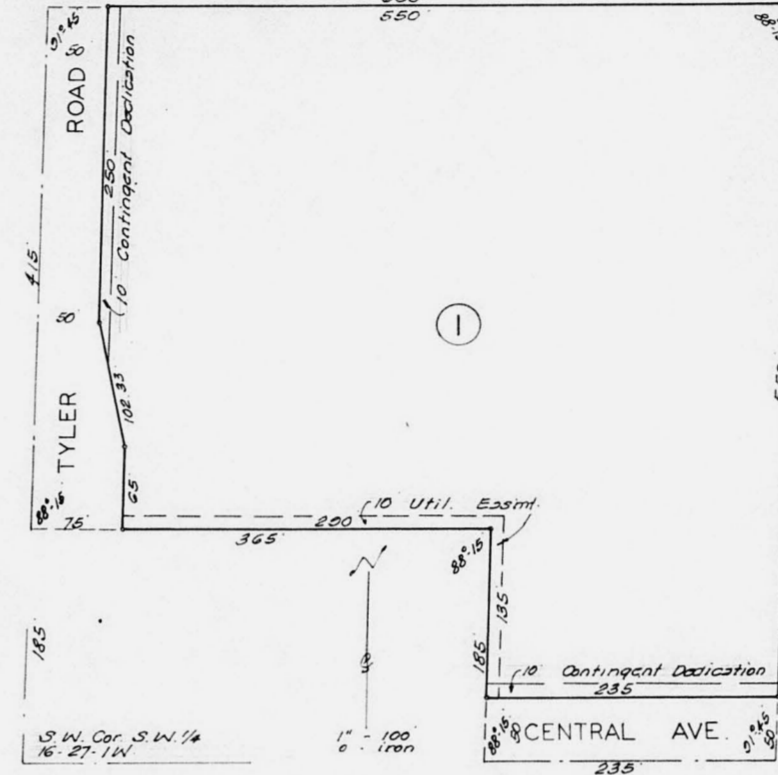
Know all men by these  
present that we Edward T. Neville and  
Rita A. Neville, his wife have caused the  
land described in the surveyors certificate to  
be platted into a lot and streets to be known  
as "TYLER ACRES FOURTH ADDITION"  
Wichita, Kansas. Easements are hereby granted  
as indicated for the construction and  
maintenance of all public utilities. The streets  
are hereby dedicated to and for the use of  
the public. All abutters rights of access to or  
from Tyler Road over and across the west line  
of Lot 1, and to or from Central over and ac-  
ross the south line of Lot 1 are hereby granted  
to the City of Wichita, provided however that  
Lot 1 shall have access to Tyler at 2 points and  
to Central at 2 points as shall be determined  
by the City Engineer of the City of Wichita,  
Kansas.

\_\_\_\_\_, Edward T. NEVILLE  
\_\_\_\_\_, Rita A. NEVILLE

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SD 73-35  
FINAL PLAT

TYLER ACRES FOURTH ADDITION

WICHITA KANSAS



s/d 73-35 approved subject to:

- A. City setback line and access control as shown on the approved C.U.P., DP-11 shall govern.
- B. Submit by separate instrument a vesting dedication for the additional R.O.W. for Central of Tyler Rd. Said dedication shall be contingent upon the City's need for said R.O.W. to install steel lanes adjacent to subject property.

State of Kansas } ss Be it remembered that on  
Seoqwick County } this \_\_\_ day of \_\_\_ 1973 before me a notary  
public in aforesaid county and state came  
Edward T. Neville and Rita A. Neville, to me  
known to be the same persons 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 Comm. Exp. \_\_\_\_\_

This plat of "TYLER ACRES  
FOURTH ADDITION" Wichita, Kansas has been  
submitted to and approved by the Wichita-  
Seoqwick County Metropolitan Area Planning  
Commission, Wichita, Kansas.  
Dated this \_\_\_ day of \_\_\_ 1973.  
Wichita- Seoqwick County Metropolitan Area  
Planning Commission

\_\_\_\_\_, Chairman  
\_\_\_\_\_, Secretary

This plat approved and all  
dedications shown hereon accepted by the  
Board of Commissioners of the City of Wichita,  
Kansas, this \_\_\_ day of \_\_\_ 1973.

\_\_\_\_\_, Mayor  
\_\_\_\_\_, City Clerk

This plat approved and all  
dedications shown hereon accepted by the  
Board of Commissioners, Seoqwick County,  
Kansas, this \_\_\_ day of \_\_\_ 1973.

\_\_\_\_\_, Chairman  
\_\_\_\_\_, Commissioner  
\_\_\_\_\_, Commissioner  
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Entered on transfer record  
this \_\_\_ day of \_\_\_ 1973.

\_\_\_\_\_, County Clerk

State of Kansas } ss This is to certify that this  
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1973, at \_\_\_ o'clock \_\_\_ M., and is duly recorded.

\_\_\_\_\_, Register of Deeds  
\_\_\_\_\_, Deputy

State of Kansas } ss We, Baughman Company,  
Seoqwick County } Surveyors in aforesaid county and state do here  
by certify that we have surveyed and platted  
"TYLER ACRES FOURTH ADDITION" Wichita,  
Kansas, and that the accompanying plat is a true  
and correct exhibit of the property surveyed  
described as beginning 185 feet north of the S.W.  
Corner of the S.W. 1/4 Sec. 16-27-1W, thence north  
415 feet, thence east parallel with the south  
line of said 1/4 Section, 600 feet, thence south  
parallel with the west line of said 1/4 Section,  
600 feet to the south line of said 1/4 Section,  
thence west 233 feet, thence north parallel with  
the west line of said 1/4 Section 185 feet, thence  
west 365 feet to the place of beginning.  
Baughman Company

\_\_\_\_\_, Surveyor

Know all men by these pres-  
ents that we Edward T. Neville and Rita A.  
Neville, his wife have caused the land described  
in the surveyors certificate to be platted  
into a lot and streets to be known as "TYLER  
ACRES FOURTH ADDITION" Wichita, Kansas.  
Easements are hereby granted as indicated for  
the construction and maintenance of all public  
utilities. The streets are hereby dedicated  
to and for the use of the public.

\_\_\_\_\_, Edward T. NEVILLE  
\_\_\_\_\_, Rita A. NEVILLE

- C. Based on the recommendations of the Traffic Commission of the month of June 16, 1973, Chairman of the Traffic Commission, \_\_\_\_\_, Secretary along Tyler Rd. and Central Ave. to the NE corner of Central and Tyler Rd. This shall be in the form of a private plat approved and by private dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this \_\_\_ day of \_\_\_ 1973.
- D. An easement between the applicant and the other property owners involved. A Mayor needed copy of the instrument shall be submitted to the Planning Department. City Clerk forwarding the plat to the B.C.C.
- E. This plat approved and all dedications shown hereon accepted by the Board of Commissioners, Seoqwick County, Kansas, this \_\_\_ day of \_\_\_ 1973.
- F. Legal description amended to read: "Beginning 185 feet north of the S.W. Corner of S.W. 1/4 on the W. line of Sec. 16-27-1W, thence in a northerly direction 415 feet to a point on transfer record, this \_\_\_ day of \_\_\_ 1973.
- G. James H. Donnell  
\_\_\_\_\_, County Clerk
- H. Recording \_\_\_\_\_  
See letter dated 6/27/73