

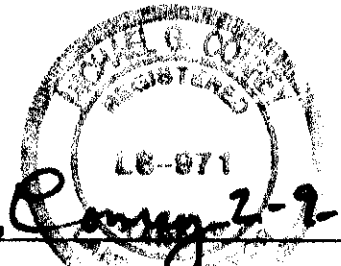
# MEADOWLAKE BEACH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "MEADOWLAKE BEACH ADDITION", Wichita, Sedgwick County, Kansas  
and that the accompanying plat is a true and correct exhibit of the  
property surveyed, described as follows: A replat of that part of Lot 1,  
Pinaire Mobile Home Park to Sedgwick County, Kansas described as  
beginning at the SE corner of said Lot 1; thence N00°00'06"W along the  
east line of said Lot 1, 805.00 feet; thence S79°41'19"W, 177.29 feet;  
thence N30°00'23"W, 35.00 feet; thence S59°59'37"W, 1154.85 feet to a  
point 226.00 feet north of the south line of said Lot 1; thence  
S89°59'54"W parallel with the south line of said Lot 1, 570.00 feet to a  
point on the west line of said Lot 1; thence S00°00'06"E, 226.00 feet to  
the SW corner of said Lot 1; thence S89°59'54"E along the south line of  
said Lot 1, 1762.14 feet to the point of beginning, TOGETHER with that  
part of Government Lot 4 in the SE 1/4 of Sec. 22, Twp. 28-S, R-1-E of  
the 6th P.M., Sedgwick County, Kansas, lying east of the Big Arkansas  
River, except the south 600.00 feet of the west 490.00 feet of the east  
765.00 feet thereof, and except the south 410.00 feet of the east 275.00  
feet thereof, TOGETHER with the SW 1/4 of the SW 1/4 of Sec. 23, Twp.  
28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, except that part  
of the SW 1/4 of said SW 1/4 described as follows: Commencing at the  
SE corner of the SW 1/4 of said SW 1/4; thence S89°58'42"W along the  
south line of the SW 1/4 of said SW 1/4, 430.16 feet to a point on a  
curve to the right, and for a point of beginning; thence northwesterly  
along said curve, having a central angle of 36°46'54" and a radius of  
160.87 feet, an arc distance of 103.27 feet, (having a chord length of  
101.51 feet bearing N37°35'57"W), to the P.T. of said curve; thence  
N19°12'30"W, 23.33 feet; thence S70°47'30"W, 139.43 feet; thence  
N00°01'18"W, 43.90 feet; thence S89°58'42"W, 365.49 feet; thence  
N74°32'18"W, 337.62 feet to a point on the west line of the SW 1/4 of  
said SW 1/4; thence S00°04'35"E along the west line of the SW 1/4 of said  
SW 1/4, 190.68 feet to the SW corner of the SW 1/4 of said SW 1/4; thence  
N89°58'42"E along the south line of the SW 1/4 of said SW 1/4, 891.93 feet  
to the point of beginning, and TOGETHER with that part of the NW 1/4 of  
the NW 1/4 of Sec. 26, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick  
County, Kansas described as follows: Beginning at the NE corner of the  
NW 1/4 of said NW 1/4; thence S00°19'28"W along the east line of the  
NW 1/4 of said NW 1/4, 27.67 feet; thence S89°59'54"W, 340.02 feet to the  
P.C. of a curve to the right; thence westerly and northwesterly along said  
curve, having a central angle of 34°00'42" and a radius of 160.87 feet, an  
arc distance of 95.49 feet, (having a chord length of 94.10 feet bearing  
N72°59'45"W), to a point on the north line of the NW 1/4 of said NW 1/4;  
thence N89°58'42"E along the north line of the NW 1/4 of said NW 1/4,  
430.16 feet to the point of beginning, all being subject to road  
rights-of-way of record.

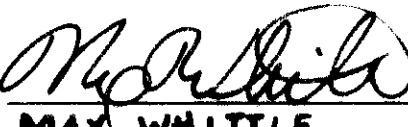
Existing public easements and dedications  
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

  
Michael G. Conrey, Surveyor  
Michael G. Conrey

We the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of  
"MEADOWLAKE BEACH ADDITION", Wichita, Sedgwick County, Kansas.

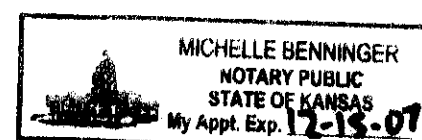
Kanza Bank

  
MAX WHITTLE, S.A. VP  
(Title)

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 21<sup>st</sup> day of FEBRUARY, 2007, by MAX WHITTLE,  
S.A. V.P., of Kanza Bank, on behalf of the bank.

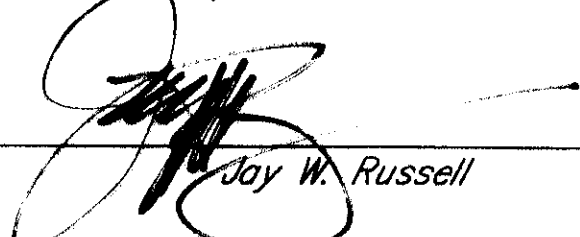
  
MICHELLE BENNINGER, Notary Public  
MICHELLE BENNINGER

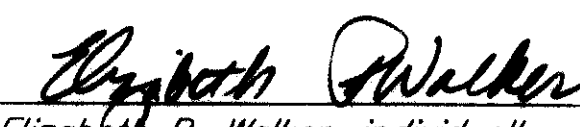
My App't. Exp. 12-15-07



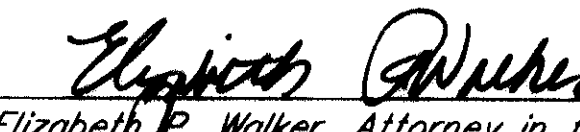
Know all men by these presents  
that we, the undersigned, have caused the land described in the surveyors  
certificate to be platted into Lots, Blocks, Streets, and Reserves, to be  
known as "MEADOWLAKE BEACH ADDITION", Wichita, Sedgwick County,  
Kansas. The utility easements are hereby granted as indicated for the  
construction and maintenance of all public utilities. The drainage  
easements are hereby granted as indicated for drainage purposes. The  
drainage and utility easements are hereby granted as indicated for  
drainage purposes and for the construction and maintenance of all public  
utilities. The wall easements are hereby granted as indicated for the  
construction and maintenance of a private screening wall and utility main  
lines and service lines shall be allowed to cross these easements. The  
streets are hereby dedicated to and for the use of the public. Reserves  
"A" and "B" are hereby reserved for streets, entry monuments, open  
space, landscaping, drainage purposes, and utilities. The public shall not  
bear the cost of any repair or replacement of improvements within said  
Reserves "A" and "B" adversely affected by street construction, repair, or  
maintenance. Reserves "C" and "D" are hereby reserved for entry  
monuments, open space, landscaping, drainage purposes, walls as confined  
to easement, and utilities as confined to easements. Reserve "E" is  
hereby reserved for entry monuments, open space, landscaping, lakes,  
drainage purposes, walls as confined to easement, and utilities as  
confined to easement. Reserve "F" is hereby reserved for open space,  
landscaping, sidewalks, lakes, drainage purposes, and utilities as confined  
to easement. Reserve "G" is hereby reserved for open space, landscaping,  
berms, sidewalks, drainage purposes, walls as confined to easement, and  
utilities as confined to easements. Reserve "H" is hereby reserved for  
open space, landscaping, sidewalks, floodway, a river system, drainage  
purposes, levees as confined to easement, and utilities as confined to  
easement. No buildings shall be constructed or placed on or within said  
Reserve "H", nor shall any fill, change of grade, creation of channel, or  
any other work be carried on without the permission of the Engineer for  
the City of Wichita, Kansas, or the Engineer for the appropriate governing  
body. Reserve "I" is hereby reserved for open space, landscaping,  
drainage purposes, access purposes, driveways, sidewalks, and utilities as  
confined to easements. Reserve "J" is hereby reserved for open space,  
landscaping, drainage purposes, access purposes, driveways, sidewalks, and  
utilities. Any utilities installed within Reserves "I" and "J" shall be  
installed at or below finished grade, and no utilities or related  
appurtenances shall be allowed to be installed above finished grade.  
Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", and "J" shall be owned  
and maintained by the homeowners association for the addition. Access  
controls shall be as depicted on the face of the plat and are hereby  
granted to the City of Wichita, Kansas. The Minimum Building Pad  
Elevations for the lowest opening to the structures shall be as indicated  
on the face of the plat.

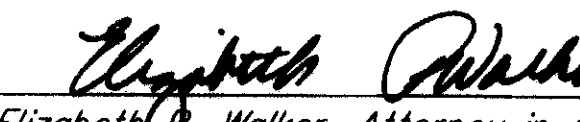
55th & Clifton Development Corporation,  
a Kansas corporation

  
Jay W. Russell, President

  
Elizabeth P. Walker, individually

  
Elizabeth P. Walker, Attorney in fact for Kelly G.  
Walker

  
Elizabeth P. Walker, Attorney in fact for William B.  
Pinaire

  
Elizabeth P. Walker, Attorney in fact for Janet L.  
Pinaire

  
Elizabeth P. Walker, Attorney in fact for Marita L.  
Navarro

  
Elizabeth P. Walker, Attorney in fact for Antonio  
Navarro

  
Elizabeth P. Walker, Attorney in fact for Fred C.  
Pinaire

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2006.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Clerk  
Darrell A. Downing

\_\_\_\_\_, Secretary  
John L. Schlegel

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_, Mayor  
Carlos Mayans

\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2003  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Tricia L. Robello, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2007.

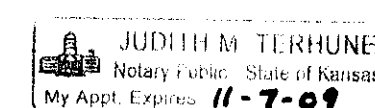
\_\_\_\_\_, County Clerk  
Don Brace

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2007 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Tonya Buckingham

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 15<sup>th</sup> day of FEBRUARY, 2007, by Jay W. Russell, President  
of 55th & Clifton Development Corporation, a Kansas corporation, on behalf  
of the corporation.



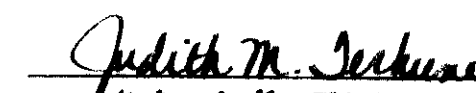
My App't. Exp. 11-7-09

  
JUDITH M. TERHUNE, Notary Public

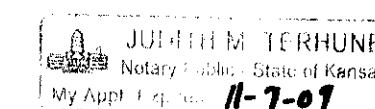
State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 22<sup>nd</sup> day of February, 2007, by Elizabeth P. Walker as  
an individual and Attorney in Fact for Kelly G. Walker, her husband;  
William B. Pinaire and Janet L. Pinaire, his wife; Marita L. Navarro and  
Antonio Navarro, her husband; Fred C. Pinaire and Donna M. Pinaire, his  
wife; Barbara A. Pinaire, a single person; Judith K. Pinaire, a single  
person; Karen Sue Collins and John Allen Collins, her husband; Kevin  
James Lynch, a single person.



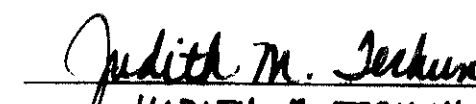
My App't. Exp. 11-7-09

  
JUDITH M. TERHUNE, Notary Public

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 22<sup>nd</sup> day of February, 2007, by Elizabeth P. Walker, Trustee  
of the Ben and Mary Titus Trust under Revocable Trust Agreement dated  
June 22, 1999 and Amended on June 1, 2006, for and on behalf of said  
Trust.



My App't. Exp. 11-7-09

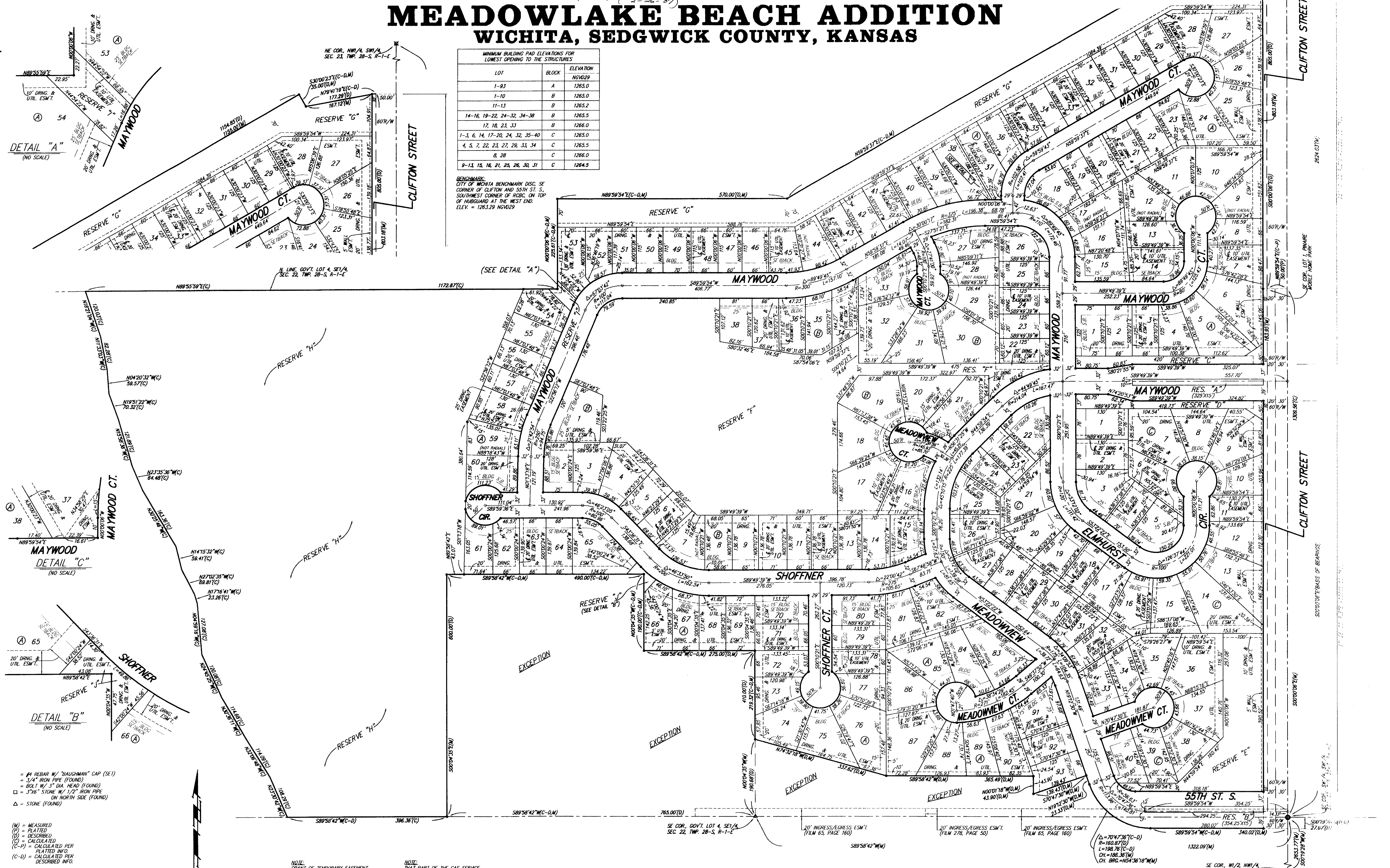
  
JUDITH M. TERHUNE, Notary Public



MEADOWLAKE BEACH ADDITION  
WICHITA, SEDGWICK COUNTY, KANSAS

| LOT                              | BLOCK | ELEVATION<br>NGVD29 |
|----------------------------------|-------|---------------------|
| 1-93                             | A     | 1265.0              |
| 1-10                             | B     | 1265.0              |
| 11-13                            | B     | 1265.2              |
| 14-16, 19-22, 24-32, 34-38       | B     | 1265.5              |
| 17, 18, 23, 33                   | B     | 1266.0              |
| 1-3, 6, 14, 17-20, 24, 32, 35-40 | C     | 1265.0              |
| 4, 5, 7, 22, 23, 27, 29, 33, 34  | C     | 1265.5              |
| 8, 28                            | C     | 1266.0              |
| 9-13, 15, 16, 21, 25, 26, 30, 31 | C     | 1264.5              |

BENCHMARK:  
CITY OF WICHITA BENCHMARK DISC, SE  
CORNER OF CLIFTON ST. & 55TH ST.,  
SOUTHWEST CORNER OF RCBG, ON TOP  
OF HURGUARD AT THE WEST END.  
ELEV. = 1263.29 NGVD29



DETAIL "A"  
(NO SCALE)

DETAIL "C"  
(NO SCALE)

DETAIL "B"  
(NO SCALE)

■ #4 REBAR W/ "BAUGHMAN" CAP (SET)  
○ 3/4" IRON PIPE (FOUND)  
□ BOLT W/ 3" DIA. HEAD (FOUND)  
□ 3"x6" STONE W/ 1/2" IRON PIPE  
ON NORTH SIDE (FOUND)  
△ STONE (FOUND)

(M) = MEASURED  
(P) = PLATTED  
(D) = DESCRIBED  
(C) = CALCULATED  
(C-P) = CALCULATED PER  
PLATTED INFO.  
(C-D) = CALCULATED PER  
DESCRIBED INFO.

NOTE:  
ALL LOTS WITHIN MEADOWLAKE BEACH ADDITION  
SHALL HAVE A 5 FOOT SIDE YARD BUILDING  
SETBACK.

NOTE:  
GRANT OF TEMPORARY EASEMENT,  
(UNDEFINED WIDTH, MODIFIABLE,  
AND NON-EXCLUSIVE), FOR  
EXISTING ACCESS AND EXISTING  
UTILITIES.  
(DOC. #/FLM-PG: 28770776)

NOTE:  
THAT PART OF THE GAS SERVICE  
COMPANY RIGHT OF WAY AGREEMENT,  
(FILM 570, PAGE 212), LYING WITHIN THIS  
PLAT IS IN THE PROCESS OF BEING  
RELEASED THIS EIGHTH DAY OF FEBRUARY,  
2007.

