

# TERRADYNE WEST

an Addition to Wichita, Sedgwick County, Kansas

## STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting "TERRADYNE WEST" an Addition to Wichita, Sedgwick County, Kansas, being described as follows:

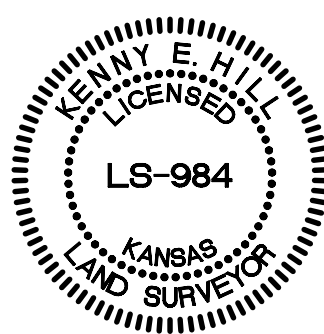
The Southeast Quarter of Section 13, Township 27 South, Range 2 East of the 6th P.M. Sedgwick County, Kansas, EXCEPT the West 795 feet thereof, AND EXCEPT that part condemned for Kansas Turnpike Authority in District Court Case A-54126, AND EXCEPT that part lying Northwesterly of the Southeast line of the Kansas Turnpike Authority in District Court Case A-54126, AND EXCEPT that part platted as Brookhaven Estates Addition, Sedgwick County, Kansas, AND EXCEPT the South 50 feet and the East 30 feet thereof for road. The described tract contains 50.80 acres, more or less. Existing public easements are hereby vacated to conform to this plat by virtue of K.S. A. 12-512(b).

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this 19th day of September, 2006.

Poe and Associates, Inc.

Kenny E. Hill, L.S. 984  
Vice President



## KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into Lots, Blocks, Streets and Reserves. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage, screening berm, trails, golf course, open space and utilities. A drainage plan has been developed for this addition. All drainage easements and rights-of-way shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and remain unobstructed to allow for the conveyance of stormwater. The minimum low opening elevation for homes built on Lots 1 through 6, Block 3 is 1321.0, for Lots 1 through 6, Block 2, 1321.8, for Lots 7 through 12, Block 2, 1322.6 and for Lot 1, Block 1, the minimum low opening elevation is 1322.0. Reserve A is for a Floodway Reserve, drainage, ponds, parking, lighting, landscaping, irrigation, sidewalks, golf course, club house, shelter buildings, cart paths, benches, berms, walls and utilities. Reserve B is for a screening berm, landscaping and walking trail. Reserves C and D are for private streets, fire lane access, utilities, drainage, berms, landscaping, irrigation and entry monuments and utilities. Reserves A, B, C and D are to be owned and maintained by an owners association. The Floodplain Reserve is to be owned and maintained by the owner of each lot that it crosses. The maintenance of that part of the Floodplain Reserve which crosses an individual lot shall be the responsibility of the owner of that lot and the maintenance of the Floodway Reserve that crosses Reserve A shall be the responsibility of an owners association. Provided further, that no building shall be constructed on or within said Floodway Reserve or Floodplain Reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without permission of the applicable City or County Engineer or their successors of office. Should the owners of the property covered by the Floodway Reserve or Floodplain Reserve fail to properly maintain said reserve, the applicable City or County Engineer or their successors of office, may maintain the same without any notification to the individual lot owners. In such event, the City or County may, at its election, assess the costs associated with such maintenance against any or all of the lots within the subdivision and collect the same in the same fashion as a special tax assessment upon such lot or lots. The 5' maintenance access easements as shown are hereby platted for the purpose of pedestrian emergency access, construction, maintenance, the extension of the footing and a 2-foot overhang of the structure on the adjacent lot. All abutters' rights of access to or from Central Avenue over and across the South line of Reserve B, Lot 1, Block 4, Reserve C, Lot 6, Block 3 and Reserve A and all abutters' rights of access to or from 159th Street East over and across the East line of Reserve D as indicated on the plat map are hereby granted to the appropriate governing body.

Terradyne Residential, LLC

Craig Smith, Managing Member

## STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this, \_\_\_\_ day of \_\_\_\_\_, 2006, by Craig Smith, Managing Member of Terradyne Residential, LLC.

Notary Public

My Appointment Expires: \_\_\_\_\_

## KNOW ALL MEN BY THESE PRESENTS: ss

That Fidelity Bank, fsb., holders of a mortgage on the property described in the surveyor's certificate do hereby consent to this plat of Terradyne West.

Fidelity Bank, fsb.

Michael E. Smith, Sr. Vice President

## STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this, \_\_\_\_ day of \_\_\_\_\_, 2006, by Michael E. Smith, Sr. Vice President of Fidelity Bank, fsb.

Notary Public

My Appointment Expires: \_\_\_\_\_

This plat of TERRADYNE WEST an ADDITION to Wichita, Sedgwick County, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this \_\_\_\_\_, day of \_\_\_\_\_, 2006.

WICHITA SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING  
COMMISSION

Harold L. Warner, Jr., Chairman

John L. Schlegel, Secretary

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_ day of \_\_\_\_\_, 2006

Deputy County Surveyor  
Sedgwick County, Kansas

Tricia L. Robello, L.S. #1246

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this, \_\_\_\_ day of \_\_\_\_\_, 2006.

At the Direction of the City Council

Carlos Mayans, Mayor

Karen Sublett, City Clerk

Entered on transfer record this, \_\_\_\_ day of \_\_\_\_\_, 2006.

Don Brace, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_, A.M.--P.M. on the \_\_\_\_\_, day of \_\_\_\_\_, 2006.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy



POE & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
5940 E. Central, Suite 200 ■ Wichita, KS 67208-4242  
Phone 316/685-4114 ■ FAX 316/685-4444