FINAL PLAT OF

TEAL COVE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Michael D. Harding, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "TEAL COVE", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, Reserves and a Floodway. the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying within the southwest quarter of Section 30, Township 26 South, Range 2 east of the 6th Principal Meridian, more particularly described as follows:

Beginning at a point on the north line of 37th Street North, said point being 50.00 feet north of the south line of said southwest quarter section; thence easterly along said north line bearing bearing S 88° 53' 40" E, 1068.76 feet; thence N 03° 17' 55" E, 624.98 feet; thence N 69° 30' 20" W, 105.00 feet;thence N 79° 45' 20" W, 100.00 feet; thence N 58° 56' 20" W, 30.00 feet; thence N 87° 21' 20" W, 71.22 feet to the southeast corner of reserve "B", "Northbrook", an addition to Wichita, Sedgwick County, Kansas; thence northerly along the east line of said addition bearing N 00° 47' 00" W, 100.18 feet; thence N 20° 23' 00" W, 295.23 feet; thence N 49° 13' 00" W, 715.00 feet; thence N 00° 47' 00" W, 100.00 feet; thence N 29° 13' 00" W, 315.00 feet; thence N 89° 13' 00" E, 505.00 feet to a point on the east line of said southwest quarter section; thence southerly along said east line bearing S 00° 47' 00" E, 1902.58 feet to the point of beginning containing 43.00 acres more or less.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1984.

_____
Michael D. Harding
Mid-Kansas Engineering Consultants, P.A.
240 N. Rock Road, Suite 130
Wichita, KS 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, blocks, streets, reserves and a floodway, the same to be known as "TEAL COVE" an addition to Wichita, Sedgwick County, Kansas. Reserves "A" and "B" are being platted for construction and maintenance of public utilities, landscaping, irragation, walls, entry signs, entrance structures, and drainage. The floodway shall be the responsibility of the owners of Lot 1, Block 1 until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintainance 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 from the City Engineers office. Minimum pad elevation on Lots 1 thru 14 inclusive, of Block 1 shall be as indicated on the face of the plat. The reserves shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of public utilities are hereby granted as indicated. All abutters rights of access to or from 37th Street North over and across the south line of "TEAL COVE", is hereby granted to the City of Wichita. Building setbacks shall be in accordance with the Northbrook Community Unit Plan (D.P. - 119) on file in the Wichita, Sedgwick County, Metropolitan Area Planning Department office.

By: _____
William Oliver Jr.

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

Be it remembered that on this _____ day of _____, 1984, before me, a Notary Public in and for said State and County, came William Oliver Jr. 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 testimony whereof I have hereunto set my hand and affixed by notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

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

Dated this _____ day of _____, 1984.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
James C. Wilson

_____, Secretary
Robert A. Lakin

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1984.

_____, Mayor
Robert G. Knight

_____, City Clerk
Donald C. Gisick

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1984.

_____, Chairman
Jack Spratt

_____, Commissioner
Donald E. Gragg

_____, Commissioner
Tom Scott

Attest: _____, County Clerk
Michael T. Sawyer

Entered on transfer record this _____ day of _____, 1984.

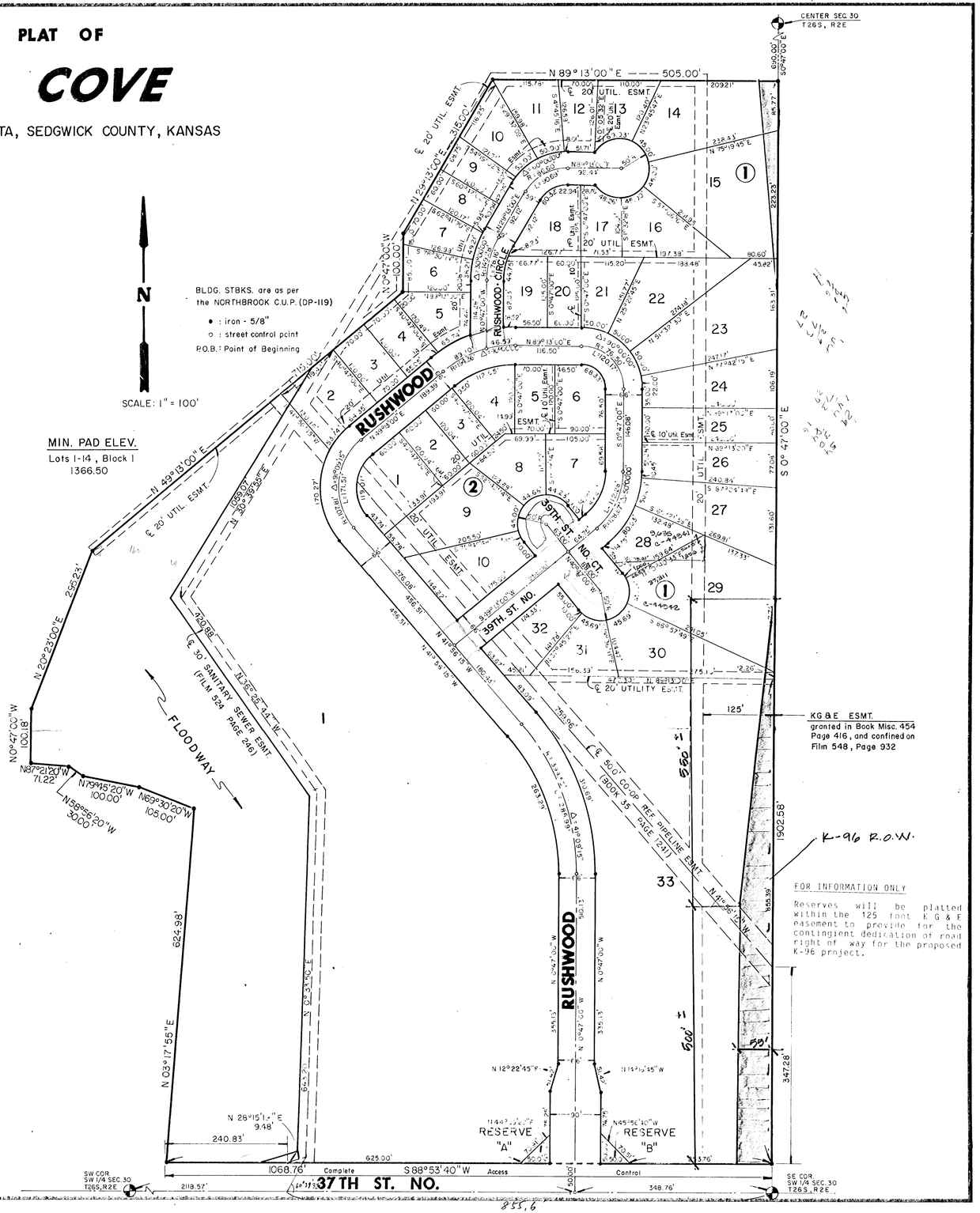
_____, County Clerk
Michael T. Sawyer

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ day of _____, 1984.

_____, Register of Deeds

_____, Deputy
Pat Kettler



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