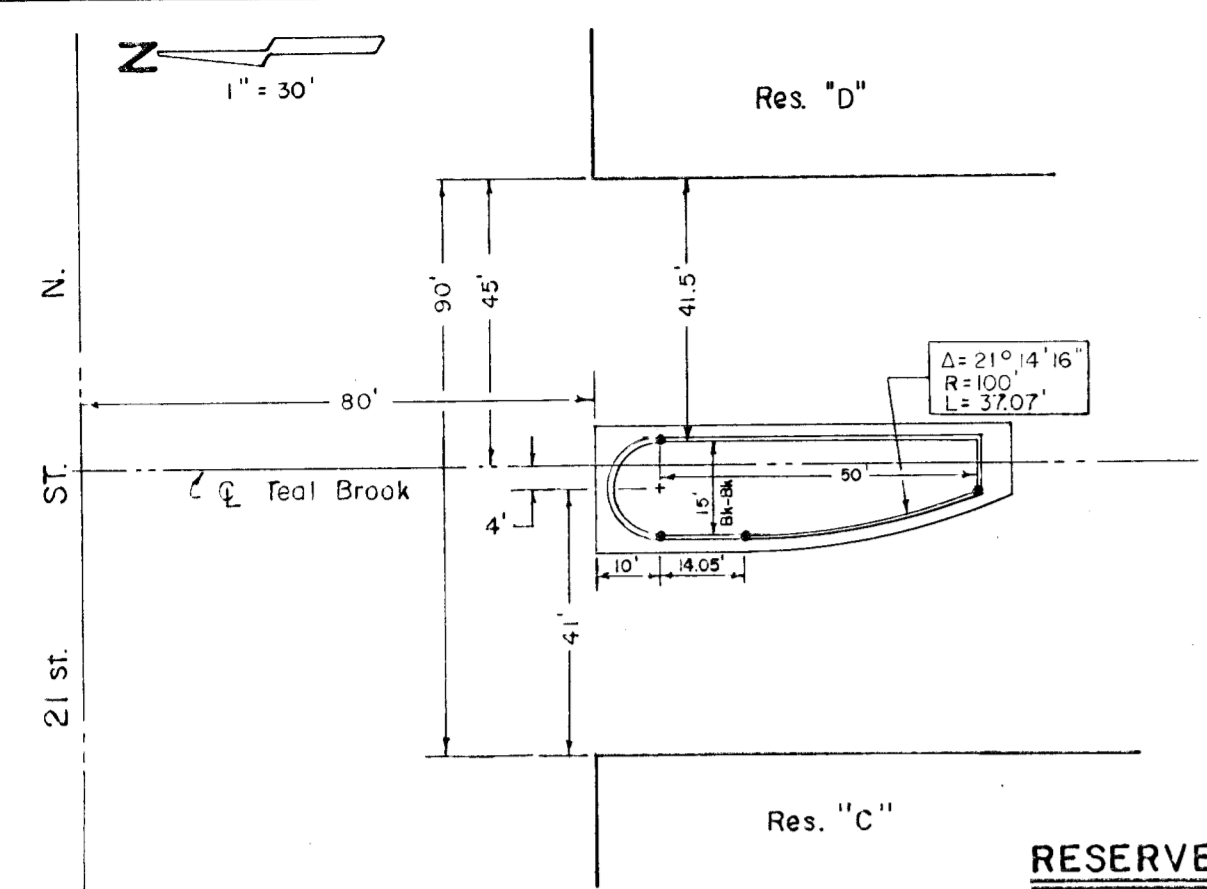
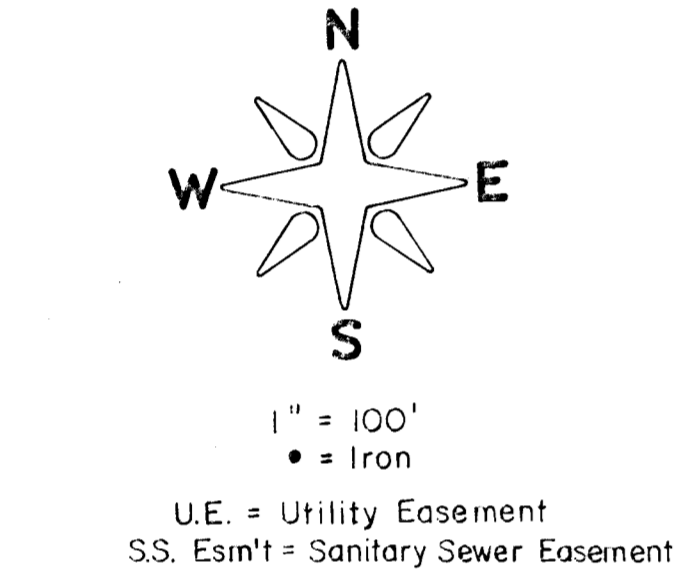
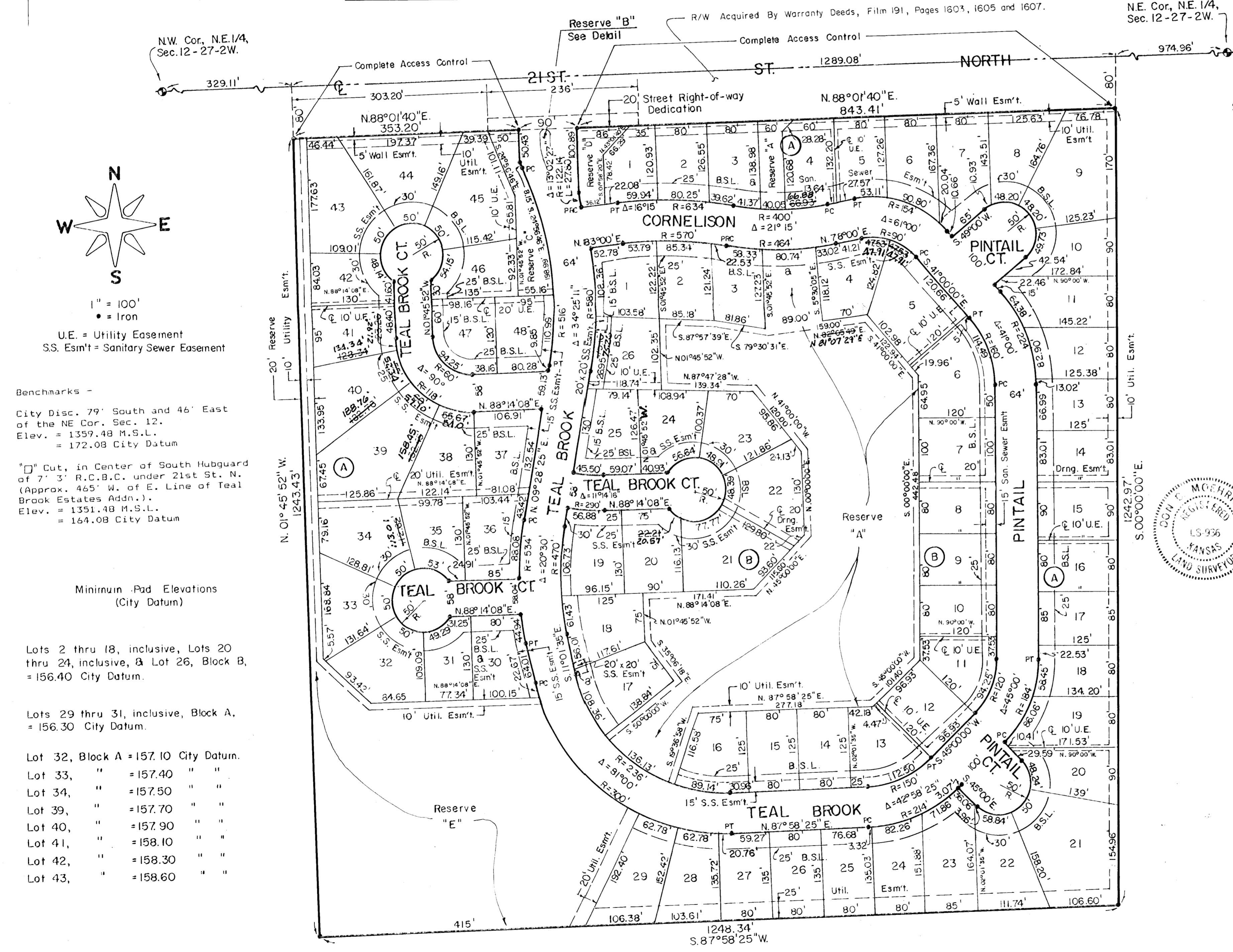


TEAL BROOK ESTATES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



RESERVE "B" DETAIL



Benchmarks -
City Disc. 79' South and 46' East of the NE Cor. Sec. 12.
Elev. = 1357.48 M.S.L.
= 172.08 City Datum

"□" Cut, in Center of South Hubguard of 7' 3" R.C.B.C. under 21st St. N. (Approx. 465' W. of E. Line of Teal Brook Estates Addm.).
Elev. = 1351.48 M.S.L.
= 164.08 City Datum

Minimum Pad Elevations (City Datum)

Lots 2 thru 18, inclusive, Lots 20 thru 24, inclusive, & Lot 26, Block B, = 156.40 City Datum.

Lots 29 thru 31, inclusive, Block A, = 156.30 City Datum.

Lot 32, Block A = 157.10 City Datum.

Lot 33, " = 157.40 " "

Lot 34, " = 157.50 " "

Lot 39, " = 157.70 " "

Lot 40, " = 157.90 " "

Lot 41, " = 158.10 " "

Lot 42, " = 158.30 " "

Lot 43, " = 158.60 " "

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "TEAL BROOK ESTATES", an Addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets and Reserves, the same being accurately set forth on the accompanying plat and described as the North 1/2 of the NE 1/4 of Sec. 12, T27S, R2W of the 6th P.M., Sedgwick County, Kansas, except the West 329.11'; and ALSO EXCEPT, right-of-way deeded to Sedgwick County, described as beginning at a point in the East line and 300.0' South of the Northeast corner of the NE 1/4, Sec. 12, T27S, R2W of the 6th P.M., Sedgwick County, Kansas; thence North along the East line of said NE 1/4, to the Northeast corner of the NE 1/4; thence West along the North line of the NE 1/4, to the Northwest corner of said NE 1/4; thence South along the West line of said NE 1/4, a distance of 50.31'; thence South 20.0'; thence East 582.0'; thence North 20.0'; thence East 236.0'; thence South 20.0'; thence East to a point 50.67' West and 80.0' South of the Northeast corner of said NE 1/4; thence Southerly to a point 300.0' South and 30.0' West of the Northeast corner of said NE 1/4; thence East 30.0' to the point of beginning; and ALSO EXCEPT, a tract described as beginning at a point in the East line and 625.0' South of the Northeast corner of the NE 1/4 of Sec. 12, T27S, R2W of the 6th P.M., Sedgwick County, Kansas; thence South along the East line of said NE 1/4, and with an assumed bearing of S. 00°00'00" E.; a distance of 637.10' to the Southeast corner of the North 1/2 of said NE 1/4; thence S. 87°58'25" W., along the South line of the North 1/2 of said NE 1/4, a distance of 975.0'; thence N. 00°00'00" E., a distance of 1242.97' to a point in the South right-of-way line of 21st St. North; thence N. 88°01'40" E. parallel with the North line of said NE 1/4, a distance of 924.30' to a point 50.67' West and 80.0' South of the Northeast corner of said NE 1/4; thence S. 05°24'08" E., a distance of 219.18' to a point 300.0' South and 30.0' West of the Northeast corner of said NE 1/4; thence East 30.0'; thence South along the East line of said NE 1/4, a distance of 325.0' to the point of beginning.

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Streets and Reserves, to be known as "TEAL BROOK ESTATES" an Addition to Wichita, Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted. The wall easement is platted for purposes of wall construction and maintenance. Reserves A and E are for lakes, drainage, walks, landscaping, irrigation, gazebos and utilities confined to easements. Reserves B, C and D are for landscaping, irrigation, entry monuments and utilities confined to easements. Reserve E is also for construction of Sanitary Sewer Line Station, and said Reserves shall be owned and maintained by a Homeowners Association. All abutter's rights of access to and from 21st St. North, over and across the North line of Block A, are hereby granted to the appropriate Governing Body. Minimum Pad Elevations are as indicated on the accompanying table.

JERRICK COMPANY, a Kansas General Partnership

Rick E. Huffman, Managing General Partner

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this 9th day of September, 1988, before me, a Notary Public in and for said State and County, came Jerrick Company, a Kansas General Partnership by Rick E. Huffman, Managing General Partner, in behalf of the Partnership, 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 behalf of and as the act and deed of said Partnership. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Linda L. Roush, Notary Public
My Commission Expires 9/31/91

This plat of "TEAL BROOK ESTATES" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission. Dated this 15th day of September, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
Elton Parsons, Chairman
Marvin S. Krout, Secretary

This plat has been approved and all dedications shown hereon, if any accepted by the City Council of the City of Wichita, Kansas, this 15th day of September, 1988.

Sheldon Kamen, Mayor
Deputy City 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 _____ on the _____ day of _____, 1988.

Pat Kettler, Register of Deeds
Ed Resa, Deputy
Entered on transfer record this _____ day of _____, 1988
Don Wright, County Clerk

