

HORSESHOE LAKE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, MICHAEL W. HENRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 26th DAY OF FEBRUARY 1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED HORSESHOE LAKE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, WHOSE LOTS, BLOCKS, STREETS AND RESERVES, THE SAME BEING A REPLAY OF THAT PORTION OF NORTH LAKES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3, BLOCK 1, EXCEPT THAT PART PLATTED AS RESERVE "A" HEREIN; AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; LOTS 1, 2 AND 3, BLOCK 2; AND LOT 1, BLOCK 3.

ALL THAT PORTION OF NORTH LAKES ADDITION TO WICHITA, SEDGWICK COUNTY AS DESCRIBED ABOVE, SANITARY SEWER EASEMENT AS PER FILM 1454, PAGE 574, THAT PORTION OF TEMPORARY CUL-DE-SAC AS PER FILM 276, PAGE 1085; AND THE FLOODWAY AS PLATTED IN ABOVE DESCRIBED NORTH LAKES ADDITION ARE HEREBY WIDDED AND REPLATED BY WRITTE OF K.S.A. 12-5120, AMENDED.

Michael W. Henry
MICHAEL W. HENRY, R.L.S., NO. 646
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

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 LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND RESERVES, THE SAME TO BE KNOWN AS HORSESHOE LAKE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, STREETS AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE 5 FOOT WALL EASEMENTS ALONG THE WEST LINES OF BLOCK 1, AND RESERVES "A", "C", "D", "E" AND "F"; THE NORTH LINE OF LOT 1, BLOCK 2 AND RESERVE "E"; THE NORTH LINE OF LOTS 1 AND 2, BLOCK 3, AND THE NORTH LINE OF RESERVE "F" AS SHOWN, ARE HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE CROSS THE WALL EASEMENT.

THE 5 FOOT FENCE EASEMENT ALONG THE WESTERLY AND NORTHERLY LINE OF BLOCK 3 AS SHOWN IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE FENCE. UTILITIES MAY CROSS THE FENCE EASEMENT.

RESERVE "A", "C", "D", "E", "F", "G", "H", "I" AND "J" ARE HEREBY PLATTED FOR ENTRY, MAINTENANCE, LANDSCAPING, WALKS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A", "C", "D", "E", "F", "G", "H", "I", AND "J" SHALL ALSO PERMIT WALLS CONFINED TO EASEMENTS.

RESERVES "G", "H" AND "I" ARE HEREBY PLATTED FOR DRAINAGE, DRAINAGE STRUCTURES, LAKES, LANDSCAPING, RECREATIONAL FACILITIES, UTILITIES AND WALLS CONFINED TO EASEMENTS.

RESERVES "C", "D" AND "E" ARE ALSO PLATTED FOR PARKING EASEMENTS AS SHOWN.

RESERVES "A" THROUGH "J" SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE "REGISTRATION OF LANDOWNERS' ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY A LANDOWNERS' ASSOCIATION TO BE FORMED WITHIN HORSESHOE LAKE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. 50-25 AMENDED ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

MINIMUM PAD (LOWEST OPENING) ELEVATION FOR THE FOLLOWING LOTS SHALL BE AS SHOWN BELOW:	LOT	BLOCK	CITY DATUM	M.S.L.
	1	THROUGH 8	2	1329.0
	1	THROUGH 9	2	1324.2
	10	THROUGH 14	2	1324.2
	1	THROUGH 21	3	1324.7
	1	THROUGH 18	4	1324.7

MINIMUM LOWEST FLOOR ELEVATION FOR THE FOLLOWING LOTS SHALL BE AS

SHOWN BELOW:	LOT	BLOCK	CITY DATUM	M.S.L.
	1	THROUGH 8	2	1333.0
	1	THROUGH 9	2	1329.5
	10	THROUGH 14	2	1319.5
	1	THROUGH 21	3	1323.5
	1	THROUGH 18	4	1363.0

OWNER: BAREFOOT BAY DEVELOPMENT, INC.
BY: *Jack D. Ritchie*
JACK D. RITCHE, VICE-PRESIDENT

OWNER: TELEPHONE EMPLOYEES CREDIT UNION
BY: *Roger Koshynski*
ROGER KOSHYNSKI, PRESIDENT

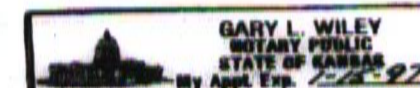
OWNER: RITCHE ASSOCIATES INC.
BY: *Jack D. Ritchie*
JACK D. RITCHE, C.E.O.

OWNERS:
JACK D. RITCHE
LOUI ANN RITCHE
KEVIN M. MULLEN
Kevin M. Mullen
LOUI ANN RITCHE
NANCY MULLEN
NANCY MULLEN

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS 26th DAY OF FEBRUARY, 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHE, VICE PRESIDENT OF BAREFOOT BAY DEVELOPMENT, INC. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON 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.

Gary L. Wilely
GARY L. WILEY, NOTARY PUBLIC
MY COMMISSION EXPIRES 06-15-1997



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS 26th DAY OF APRIL, 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ROGER KOSHYNSKI, PRESIDENT OF TELEPHONE EMPLOYEES CREDIT UNION TO ME PERSONALLY KNOWN TO BE THE SAME PERSON 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 CREDIT UNION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

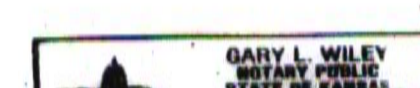
Gary L. Wilely
GARY L. WILEY, NOTARY PUBLIC
MY COMMISSION EXPIRES 06-15-1997



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS 26th DAY OF FEBRUARY, 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHE, CHIEF EXECUTIVE OFFICER OF RITCHE ASSOCIATES, INC. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON 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.

Gary L. Wilely
GARY L. WILEY, NOTARY PUBLIC
MY COMMISSION EXPIRES 06-15-1997



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS 26th DAY OF FEBRUARY, 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHE AND LOUI ANN RITCHE, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

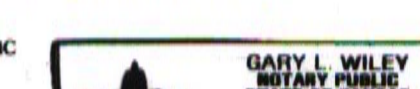
Gary L. Wilely
GARY L. WILEY, NOTARY PUBLIC
MY COMMISSION EXPIRES 06-15-1997



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS 26th DAY OF FEBRUARY, 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME KEVIN M. MULLEN AND NANCY MULLEN, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wilely
GARY L. WILEY, NOTARY PUBLIC
MY COMMISSION EXPIRES 06-15-1997



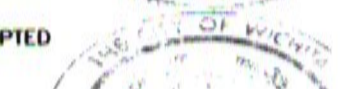
THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS 17th DAY OF APRIL, 1995.

Susan Osborne-Homes
SUSAN OSBORNE-HOMES, CHAIRMAN
Marvin S. Kroust
MARVIN S. KROUST, SECRETARY



THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS 23rd DAY OF APRIL, 1996.

Bob Kinch
BOB KINCH, MAYOR
Pat Burnett
PAT BURNETT, CITY CLERK



ENTERED ON TRANSFER RECORDS THIS 26th DAY OF MAY, 1996.

Gary L. Wilely
GARY L. WILEY, NOTARY PUBLIC
MY COMMISSION EXPIRES 06-15-1997

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 11:00 AM ON THIS 26th DAY OF MAY, 1996.

Pat Kettler
PAT KETTLER, REGISTER OF DEEDS
Ed Beka
ED BEKA, DEPUTY



* 1535107

60.00 k

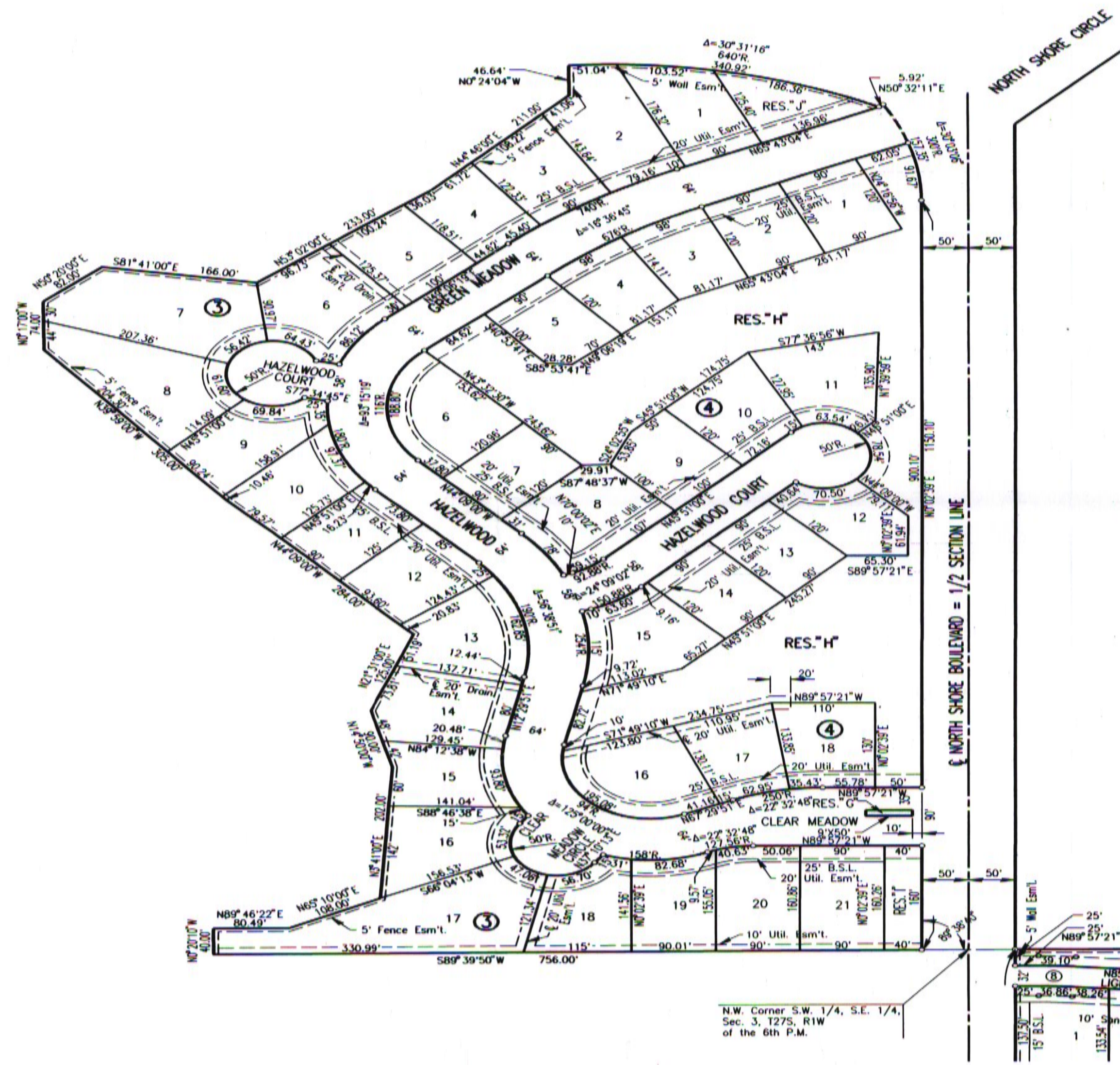
256

SHEET 1 OF 3

PL 65-3 A

HORSESHOE LAKE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=100'

○ = IRON SET

C.A.C. = COMPLETE ACCESS CONTROL
B.S.L. = BUILDING SETBACK LINE

BENCH MARK: CITY OF WICHITA BENCH MARK DISC, 30 FEET NORTH AND 37 FEET EAST OF THE INTERSECTION OF THE CENTERLINES OF HOOKER AND 21ST ST. ELEV. = 1329.991 CITY DATUM ELEV. = 1327.17 M.S.L.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-75 AMENDED ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

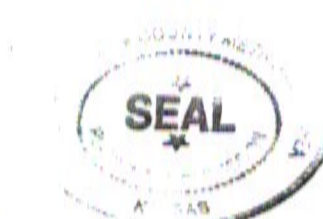
MINIMUM PAD (LOWEST OPENING) ELEVATION FOR THE FOLLOWING LOTS SHALL BE AS SHOWN BELOW:

LOTS	BLOCK	CITY DATUM	M.S.L.
1 THROUGH 8	1	137.0	1324.2
1 THROUGH 9	2	137.0	1324.2
10 THROUGH 14	3	136.0	1323.2
1 THROUGH 21	4	137.5	1324.7
1 THROUGH 18	4	137.5	1324.7

MINIMUM LOWEST FLOOR ELEVATION FOR THE FOLLOWING LOTS SHALL BE AS SHOWN BELOW:

LOTS	BLOCK	CITY DATUM	M.S.L.
1 THROUGH 8	1	133.3	1320.5
1 THROUGH 9	2	133.3	1320.5
10 THROUGH 14	3	132.3	1319.5
1 THROUGH 21	4	136.3	1323.5
1 THROUGH 18	4	136.3	1323.5

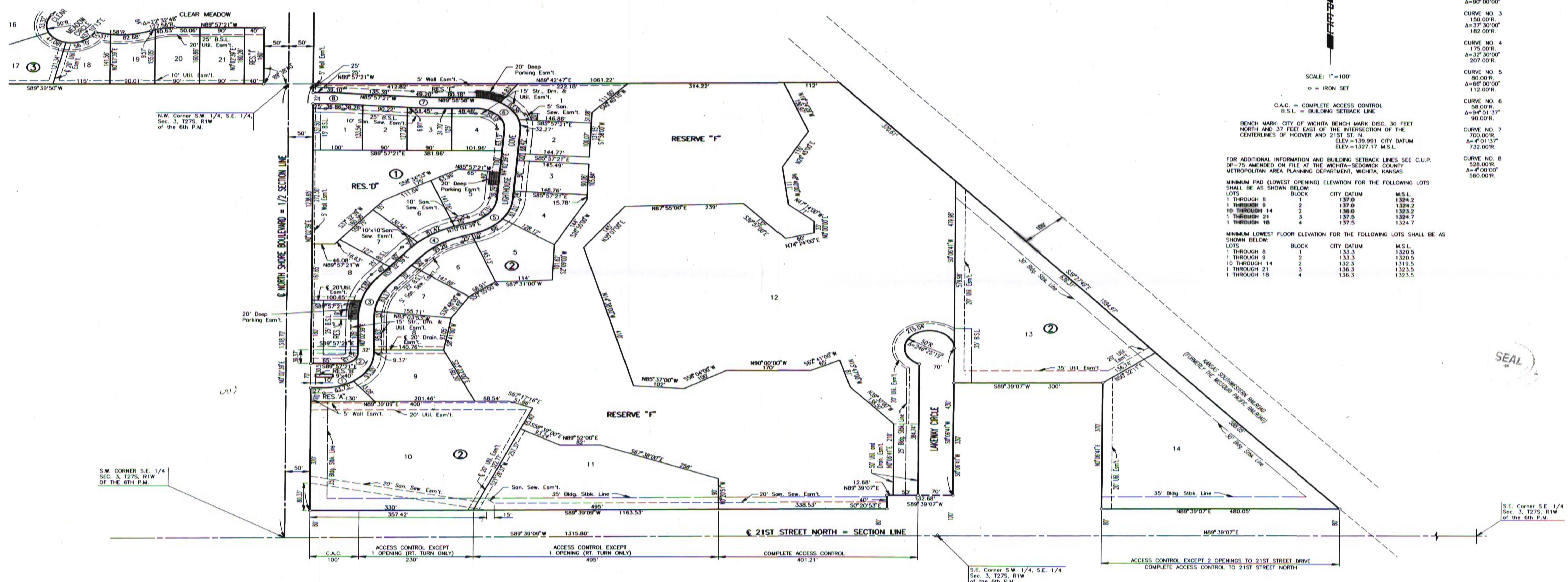
- CURVE NO. 1
150.00'R
A=90°00'00"
- CURVE NO. 2
30.00'R
A=90°00'00"
- CURVE NO. 3
150.00'R
A=37°30'00"
- CURVE NO. 4
175.00'R
A=32°30'00"
- CURVE NO. 5
80.00'R
A=66°00'00"
- CURVE NO. 6
112.00'R
A=94°01'37"
- CURVE NO. 7
700.00'R
A=4°01'37"
- CURVE NO. 8
528.00'R
A=4°00'00"



256 R65-C

HORSESHOE LAKE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



- CURVE NO. 1
100.00'R
A=84°00'00"
- CURVE NO. 2
30.00'R
A=84°00'00"
- CURVE NO. 3
150.00'R
A=37°30'00"
182.00'R
- CURVE NO. 4
175.00'R
A=37°30'00"
207.00'R
- CURVE NO. 5
80.00'R
A=84°00'00"
112.00'R
- CURVE NO. 6
50.00'R
A=84°01'37"
80.00'R
- CURVE NO. 7
70.00'R
A=47°01'37"
732.00'R
- CURVE NO. 8
528.00'R
A=47°00'00"
560.00'R

SCALE: 1"=100'
○ = IRON SET

C.A.C. = COMPLETE ACCESS CONTROL
B.S.L. = BUILDING SETBACK LINE
BENCH MARK: CITY OF WICHITA BENCH MARK DGC, 30 FEET NORTH AND 37 FEET EAST OF THE INTERSECTION OF THE CENTERLINES OF HOOVER AND 21ST ST. N.
ELEV.=139.991 CITY DATUM
ELEV.=1327.17 M.S.L.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-15 AMENDED ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS

MINIMUM PAD (LOWEST OPENING) ELEVATION FOR THE FOLLOWING LOTS SHALL BE AS SHOWN BELOW

LOTS	BLOCK	CITY DATUM	M.S.L.
1 THROUGH 8	1	137.0	1324.2
1 THROUGH 9	2	137.0	1324.2
10 THROUGH 14	3	138.0	1323.2
1 THROUGH 21	5	137.5	1324.7
1 THROUGH 18	4	137.5	1324.7

MINIMUM LOWEST FLOOR ELEVATION FOR THE FOLLOWING LOTS SHALL BE AS SHOWN BELOW

LOTS	BLOCK	CITY DATUM	M.S.L.
1 THROUGH 8	1	133.3	1320.5
1 THROUGH 9	2	133.3	1320.5
10 THROUGH 14	3	133.3	1319.5
1 THROUGH 21	3	136.3	1323.5
1 THROUGH 18	4	136.3	1323.5

SEAL

S.E. Corner S.E. 1/4
Sec. 3, T27S, R1W
of the 6th P.M.

S.E. Corner S.W. 1/4, S.E. 1/4
Sec. 3, T27S, R1W
of the 6th P.M.