

MEADOWLAKE BEACH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in 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.I. 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.

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 I. Pinaire

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

Elizabeth P. Walker, Attorney in fact for Antonio Navarro

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

Elizabeth P. Walker, Attorney in fact for Donna M. Pinaire

Elizabeth P. Walker, Attorney in fact for Barbara A. Pinaire

Elizabeth P. Walker, Attorney in fact for Judith K. Pinaire

Elizabeth P. Walker, Attorney in fact for Karen Sue Collins

Elizabeth P. Walker, Attorney in fact for John Allen Collins

Elizabeth P. Walker, Attorney in fact for Kevin James Lynch

Ben & Mary Titus Trust under Revocable Trust Agreement dated June 22, 1999 and Amended June 1, 2006

Elizabeth P. Walker, Trustee

State of Kansas) SS The foregoing instrument acknowledged before me, this 13th day of February, 2007, by Jay W. Russell, President of 55th & Clifton Development Corporation, a Kansas corporation, on behalf of the corporation.

Judith M. Terhune, Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me, this 21st 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 I. 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.

Judith M. Terhune, Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me, this 21st 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.

Judith M. Terhune, Notary Public

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 21st day of February, 2006. Wichita-Sedgwick County Metropolitan Area Planning Commission

Darrell A. Downing, Chairman

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 21st day of February, 2007.

Carlos Mayans, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 21st day of February, 2007.

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

Entered on transfer record this 21st day of February, 2007.

Don Grace, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 21st day of February, 2007 at 10:00 a.m.; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

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

Michael D. Conroy, Surveyor

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, Sr. VP

State of Kansas) SS The foregoing instrument acknowledged before me, this 21st day of February, 2007, by Max Whittle, Sr. V.P. of Kanza Bank, on behalf of the bank.

Michelle Benninger, Notary Public

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

