

# THOMPSON LAKE ESTATES

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

CITY HALL - ENGINEERING  
MAIL STOP 1-71  
Arceli Rosas  
FOR YOUR FILES

COUNTY SURVEYOR'S CERTIFICATE } FINAL TRACING REC'D

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, Daniel E. Garber, Professional Land Surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on February 20, 2024 and the accompanying Final Plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:  
A portion of the Northeast Quarter of Section 28, Township 29, South, Range 3 West of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on March 29, 2024 as follows:  
Beginning at the Southeast corner of the Northeast Quarter of Section 28, Township 29 South, Range 3 West of the 6th Principal Meridian; Thence with a bearing of South 88°44'09" West (basis of bearings is NAD 83 Kansas South Zone) along the South line of said Northeast Quarter a distance of 1,323.98 feet to the Southwest corner of the Southeast Quarter of said Northeast Quarter; Thence North 00°54'57" West along the West line of the Southeast Quarter of said Northeast Quarter a distance of 965.10 feet; Thence North 88°44'09" East parallel with the South line of said Northeast Quarter a distance of 631.78 feet; Thence North 00°55'43" West a distance of 482.72 feet; Thence North 88°44'09" East parallel with the South line of said Northeast Quarter a distance of 631.78 feet to the East line of said Northeast Quarter; Thence South 00°56'28" East along the East line of said Northeast Quarter a distance of 1,447.82 feet to the point of beginning, containing **36,994 Acres**.

I, the undersigned, do hereby certify that I have reviewed this plat on this 20 day of June, 2024. This plat has been reviewed for filing, pursuant to K.S.A. 58-2005 and K.S.A. 58-2001 for content only and is in compliance with those provisions. No other warranties are extended or implied.  
PS-1246  
*Tricia L. Robb*  
Tricia L. Robb, P.S.# 1246

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

This plat of "THOMPSON LAKE ESTATES", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this \_\_\_ day of \_\_\_, 20\_\_

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By \_\_\_\_\_ Chair

Robert Dool

ATTEST: \_\_\_\_\_ Secretary

Scott A. Wadle

GOVERNING BODY CERTIFICATE

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this \_\_\_ day of \_\_\_, 20\_\_

Chairman

Ryan Baty - Fourth District

ATTEST: \_\_\_\_\_ County Clerk

Kelly B. Arnold

REGISTER OF DEEDS CERTIFICATE

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 \_\_\_ m. on this \_\_\_ day of \_\_\_, 20\_\_ in Doc./Film Page \_\_\_\_\_

Register of Deeds

Tonya E. Buckingham

Deputy Register of Deeds

Kenly Zehring

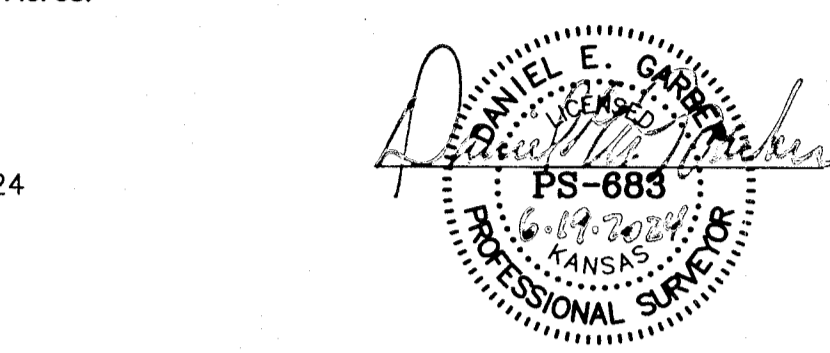
TRANSFER OF RECORD

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

Entered on transfer record on this \_\_\_ day of \_\_\_, 20\_\_

County Clerk

Kelly B. Arnold



Date: June 19, 2024

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

This is to certify that the undersigned Owner(s) of the land described hereon have caused the same to be surveyed and subdivided on the accompanying plat into lots, a block, streets and other public ways under the name of THOMPSON LAKE ESTATES, Sedgwick County, Kansas; that all streets and easements as denoted on the plat are hereby dedicated to and for the use of the public, unless otherwise noted, and for the purpose of constructing, operating, maintaining and repairing public improvements. I, JEFFREY L. WILLIAMS, Owner, further certify that the land contained herein is held and shall be conveyed subject to any restrictions, reservations and covenants on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas. Access Controls are hereby granted to the appropriate governing body as indicated on the face of the plat. Complete access control except two openings are hereby granted along South 263rd Street West.

*Jeffrey L. Williams*  
Jeffrey L. Williams, Owner

NOTARY CERTIFICATE

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

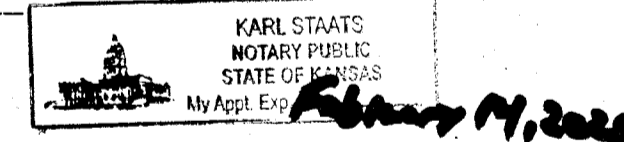
BE IT REMEMBERED:

That on this 20 day of June, 2024 before me, the undersigned, a notary public in and for the county and state aforesaid, came JEFFREY L. WILLIAMS, who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:

I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above. My Commission Expires: February 14, 2025

*KR-2*  
Notary Public



MORTGAGE HOLDER AGREEMENT

We, Garden Plain State Bank, holders of a mortgage on the above described property, do hereby consent to the plat "THOMPSON LAKE ESTATES", Sedgwick County, Kansas.

*Patrick Walden*  
Patrick Walden, President

NOTARY CERTIFICATE

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

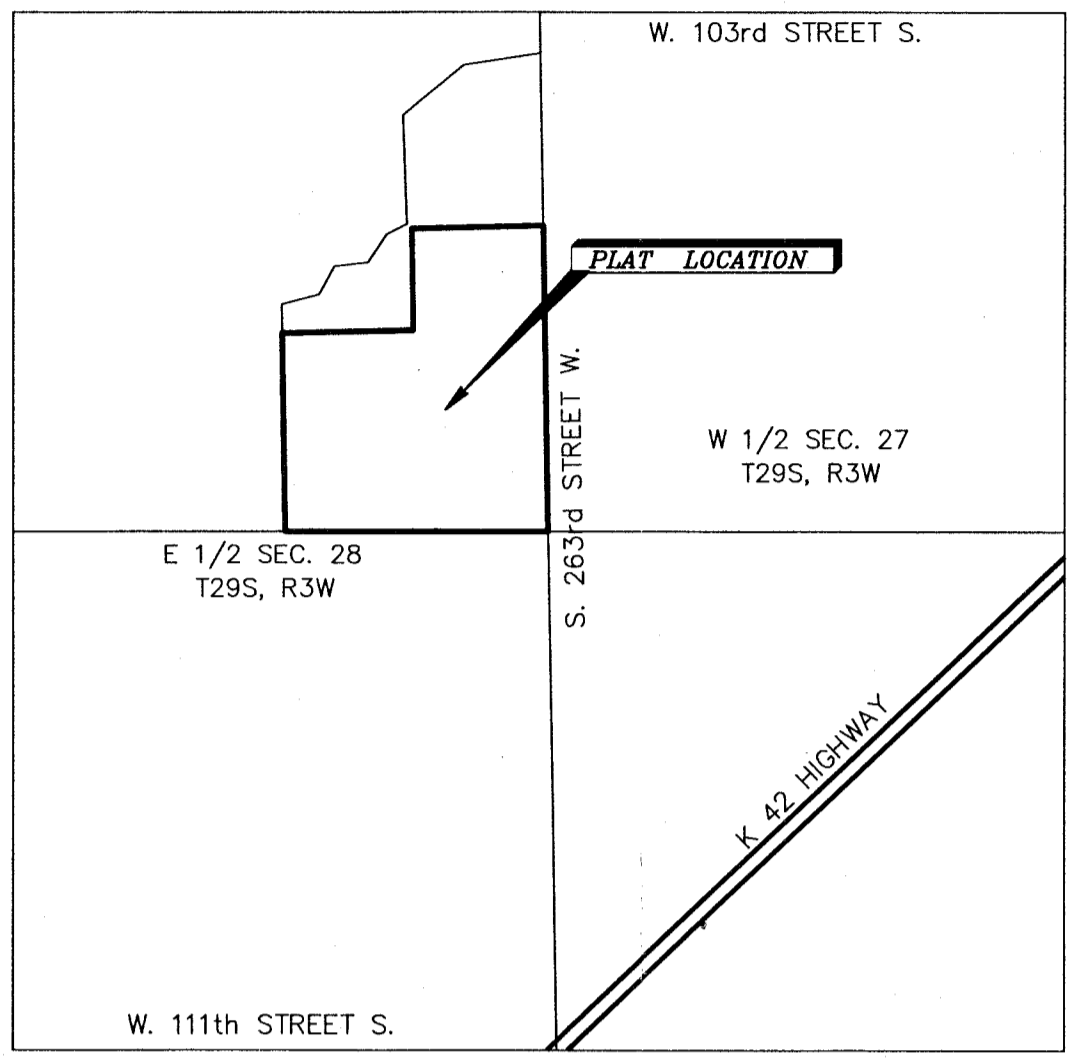
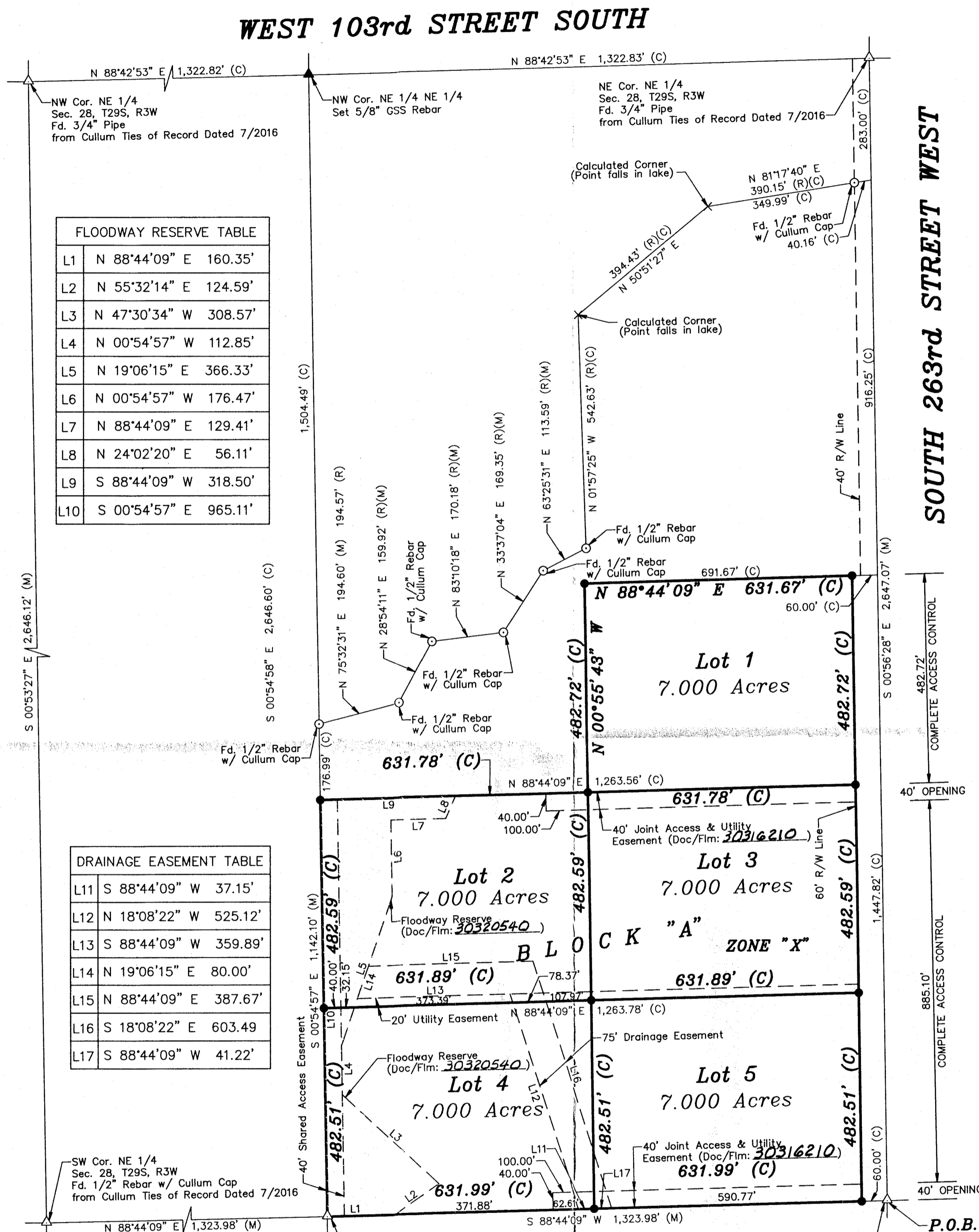
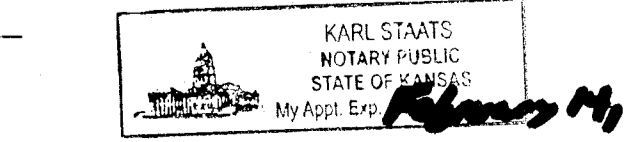
BE IT REMEMBERED:

That on this 20 day of June, 2024 before me, the undersigned, a notary public in and for the county and state aforesaid, came Patrick Walden, President of Garden Plain State Bank, who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.

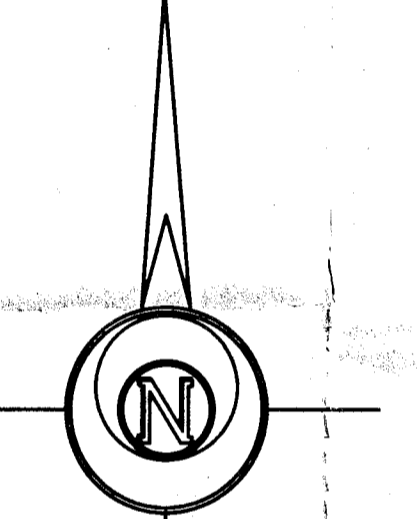
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*KR-2*  
Notary Public



SEDGWICK COUNTY, KANSAS  
VICINITY MAP  
(NOT DRAWN TO SCALE)



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

- LEGEND
- ▲ - Sectional Monument Found
  - ▲ - Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap)
  - - Survey Monument Found
  - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
  - (C) - Calculated
  - (M) - Measured
  - (R) - Record measurement

FLOOD NOTE:  
According to Flood Insurance Rate Map No. 20173C0090G and 20173C0088G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within Zone "X", which is defined as "Areas Determined to be Outside the 0.2% Annual Chance Floodplain," and Zone "A", which is defined as "Without Base Flood Elevation."

DRAINAGE PLAN NOTE:  
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the applicable City of County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

FLOODWAY RESERVE NOTE:  
The floodway reserve is hereby reserved for floodway reserve purposes and shall be the responsibility of the adjacent lot owners until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said floodway reserve, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said governing body. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

FLOODWAY RESERVE TABLE

L1	N 88°44'09" E 160.35'
L2	N 55°32'14" E 124.59'
L3	N 47°30'34" W 308.57'
L4	N 00°54'57" W 112.85'
L5	N 19°06'15" E 366.33'
L6	N 00°54'57" W 176.47'
L7	N 88°44'09" E 129.41'
L8	N 24°02'20" E 56.11'
L9	S 88°44'09" W 318.50'
L10	S 00°54'57" E 965.11'

DRAINAGE EASEMENT TABLE

L11	S 88°44'09" W 37.15'
L12	N 18°08'22" W 525.12'
L13	S 88°44'09" W 359.89'
L14	N 19°06'15" E 80.00'
L15	N 88°44'09" E 387.67'
L16	S 18°08'22" E 603.49'
L17	S 88°44'09" W 41.22'

MINIMUM PAD ELEVATION FOR LOWEST OPENING

LOT	BLOCK	ELEVATION (NAVD88)
2	A	1324.50
4	A	1327.00

BLOCK A CLOSURE TABLE  
NORTHING: 0.00670  
EASTING: -0.00900  
PRECISION: 5,423.09/0.0112 = 1:484,204.46

LOT 1 CLOSURE TABLE  
NORTHING: -0.00071  
EASTING: -0.00467  
PRECISION: 2,228.89/0.0047 = 1:474,231.91

LOT 2 CLOSURE TABLE  
NORTHING: -0.00069  
EASTING: -0.00236  
PRECISION: 2,228.85/0.0025 = 1:891,540.00

LOT 3 CLOSURE TABLE  
NORTHING: -0.00067  
EASTING: -0.00236  
PRECISION: 2,285.85/0.0025 = 1:891,540.00

LOT 4 CLOSURE TABLE  
NORTHING: 0.00952  
EASTING: 0.00746  
PRECISION: 2,228.91/0.0121 = 1:184,207.44

LOT 5 CLOSURE TABLE  
NORTHING: -0.00049  
EASTING: 0.00528  
PRECISION: 2,228.91/0.0053 = 1:420,547.17