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S/D 76-115

TIMBER LAKES ESTATES 3RD ADDITION TO SEDGWICK COUNTY, KANSAS

COPY
DEAD - FILE

APPROVED FOR RECORDING
RECORDED ON 6-7-79

STATE OF KANSAS
COUNTY OF SEDGWICK

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 29TH DAY OF March, 1979.

James J. Greider CHAIRMAN
Robert A. Lakin SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS, THIS 11TH DAY OF 1979.

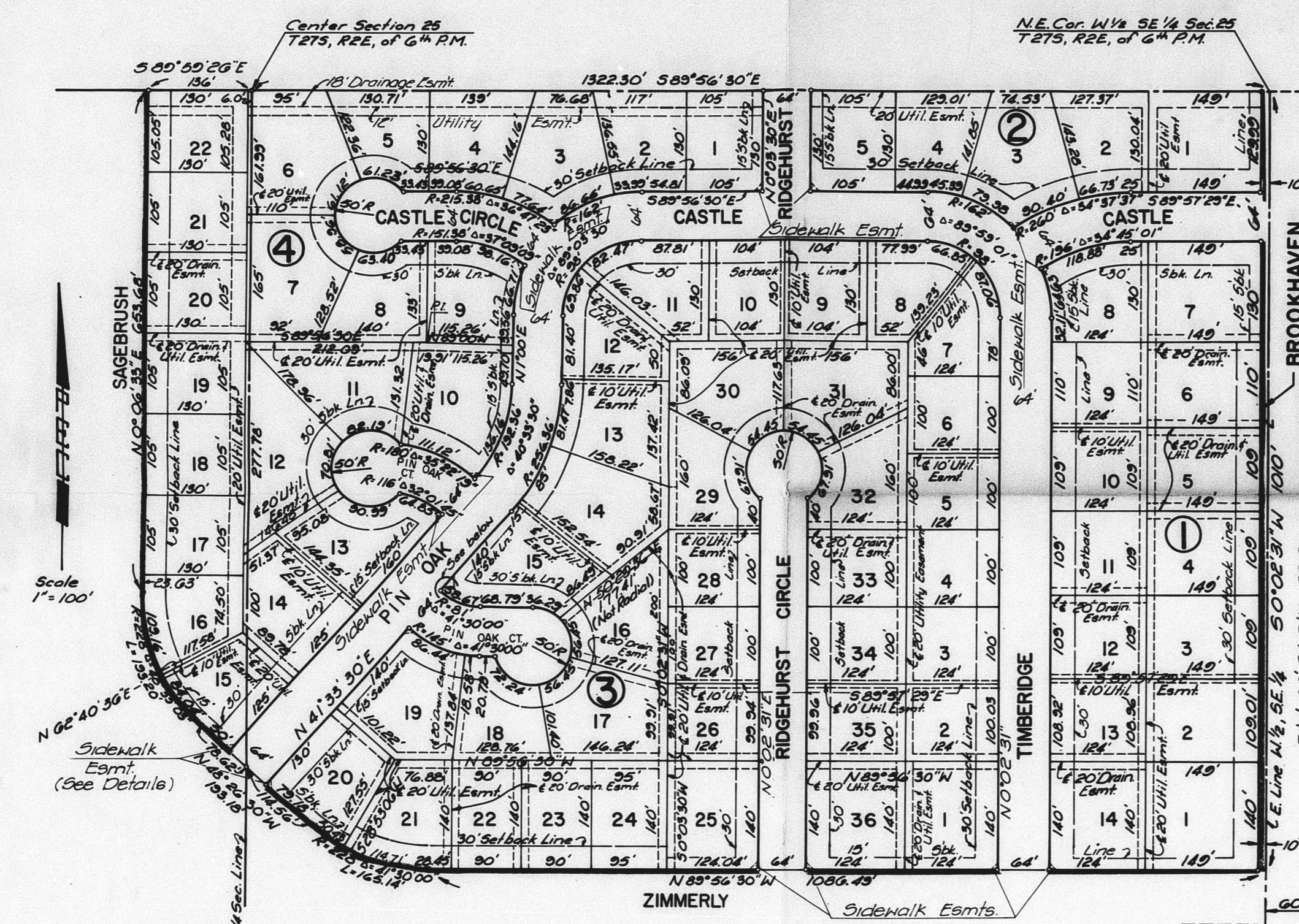
TONY CASADO MAYOR
DONALD C. GISTICK CITY CLERK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS DAY OF 1979.

TOM SCOTT CHAIRMAN
DONALD E. GRAGG COMMISSIONER
EVERETT PATRICK COMMISSIONER

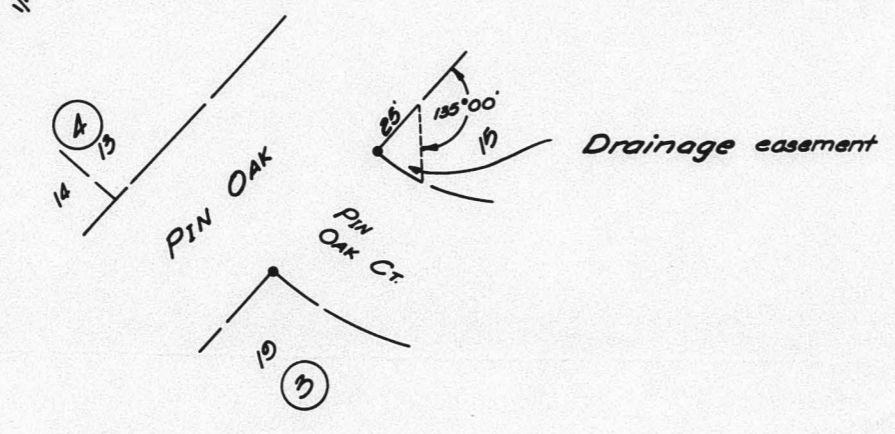
DOROTHY K. WHITE COUNTY CLERK
ENTERED ON TRANSFER RECORD THIS DAY OF 1979.
DOROTHY K. WHITE COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT M., ON THE DAY OF 1979.
BETTE F. McCART REGISTER OF DEEDS
PAT KETTLER DEPUTY



Scale 1" = 100'

Sidewalk Easmt. (See Details)



— = location of acquisition

CHARLES M. JEFFRIES, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED AND PLATTED, TIMBER LAKES ESTATES 3RD ADDITION TO SEDGWICK COUNTY, KANSAS, INTO BLOCKS, LOTS, AND STREETS THE SAME BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST ONE-HALF (1/2) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 27 SOUTH RANGE 2 EAST OF THE 5TH P.M.; THENCE SOUTH ALONG THE EAST LINE OF THE W 1/2 OF SAID SE 1/4 BEARING S 0°02'31" W A DISTANCE OF 100.00 FEET; THENCE BEARING N 89°56'30" W A DISTANCE OF 1066.49 FEET TO THE P.C. OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 228.00 FEET AND THROUGH A CENTRAL ANGLE OF 41°30'00" A DISTANCE OF 165.14 FEET; THENCE BEARING N 48°26'30" W A DISTANCE OF 114.56 FEET TO A POINT ON THE WEST LINE AND 876.85 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SE 1/4; THENCE BEARING N 48°53'30" W A DISTANCE OF 70.82 FEET TO THE P.C. OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 228.00 FEET AND THROUGH A CENTRAL ANGLE OF 48°33'03" A DISTANCE OF 153.20 FEET; THENCE PARALLEL TO AND 136.00 FEET WEST OF THE WEST LINE OF SAID SE 1/4, BEARING N 0°06'33" E A DISTANCE OF 653.68 FEET TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 25; THENCE BEARING S 89°59'26" E ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 25 A DISTANCE OF 136.00 FEET TO THE CENTER OF SAID SECTION 25; THENCE BEARING S 89°56'30" E ALONG THE NORTH LINE OF THE SE 1/4 OF SECTION 25 A DISTANCE OF 1322.80 FEET TO THE POINT OF BEGINNING.

Date of Survey: 13 April 1979
Charles M. Jeffries
REG. NO. 1555

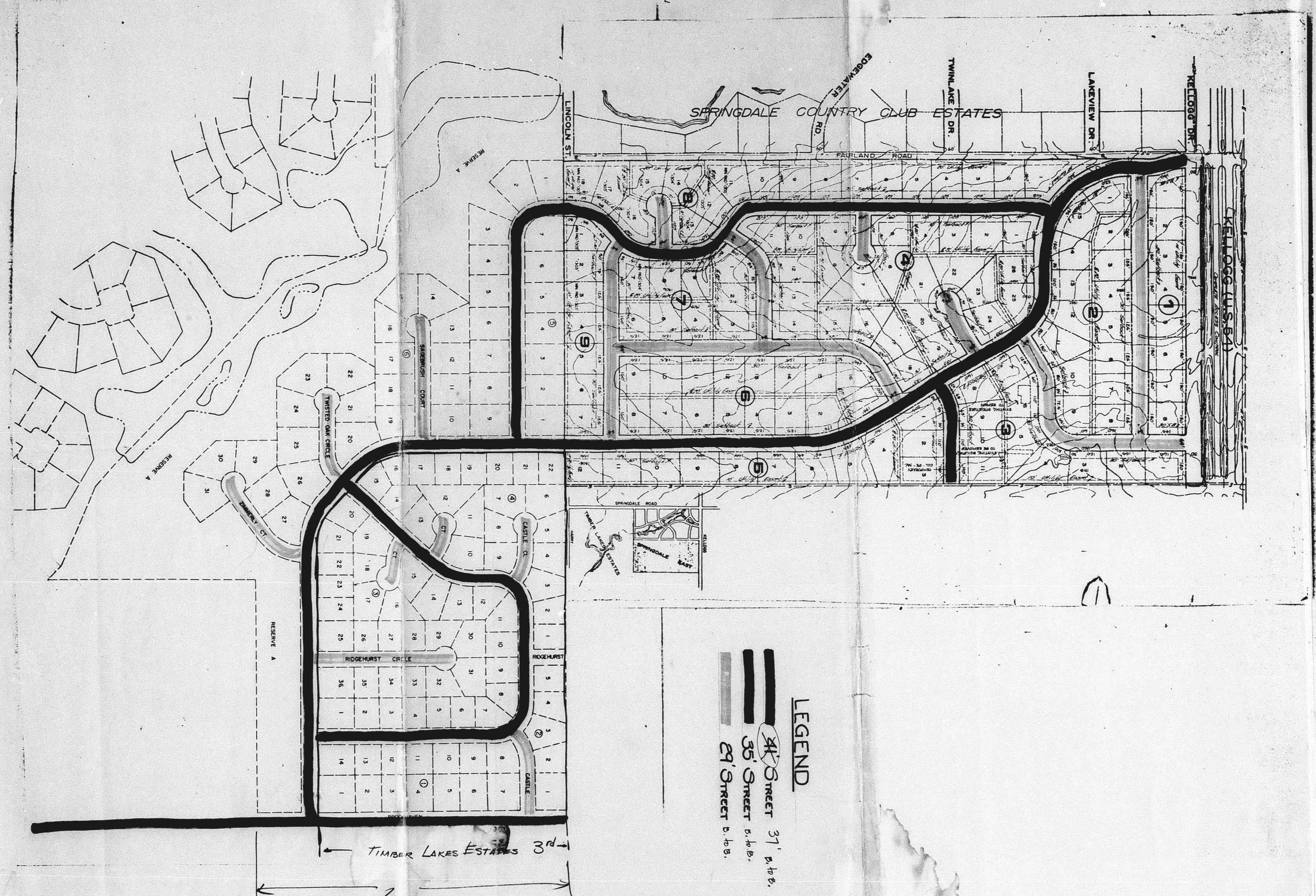
KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO BLOCKS, LOTS, AND STREETS, THE SAME TO BE KNOWN AS TIMBER LAKES ESTATES 3RD ADDITION TO SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE, ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

CAR-REE ENTERPRISES, INC., A KANSAS CORPORATION
John P. Reed PRESIDENT
Daniel M. Carney SECRETARY


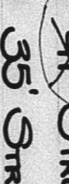
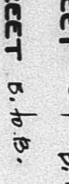
STATE OF KANSAS
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS DAY OF 1979 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME JOHN P. REED, PRESIDENT AND DANIEL M. CARNEY, SECRETARY OF CAR-REE ENTERPRISES, INCORPORATED, A KANSAS CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND ONLY ACKNOWLEDGE THE EXECUTION OF SAID INSTRUMENT 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.

NOTARY PUBLIC
MY COMMISSION EXPIRES



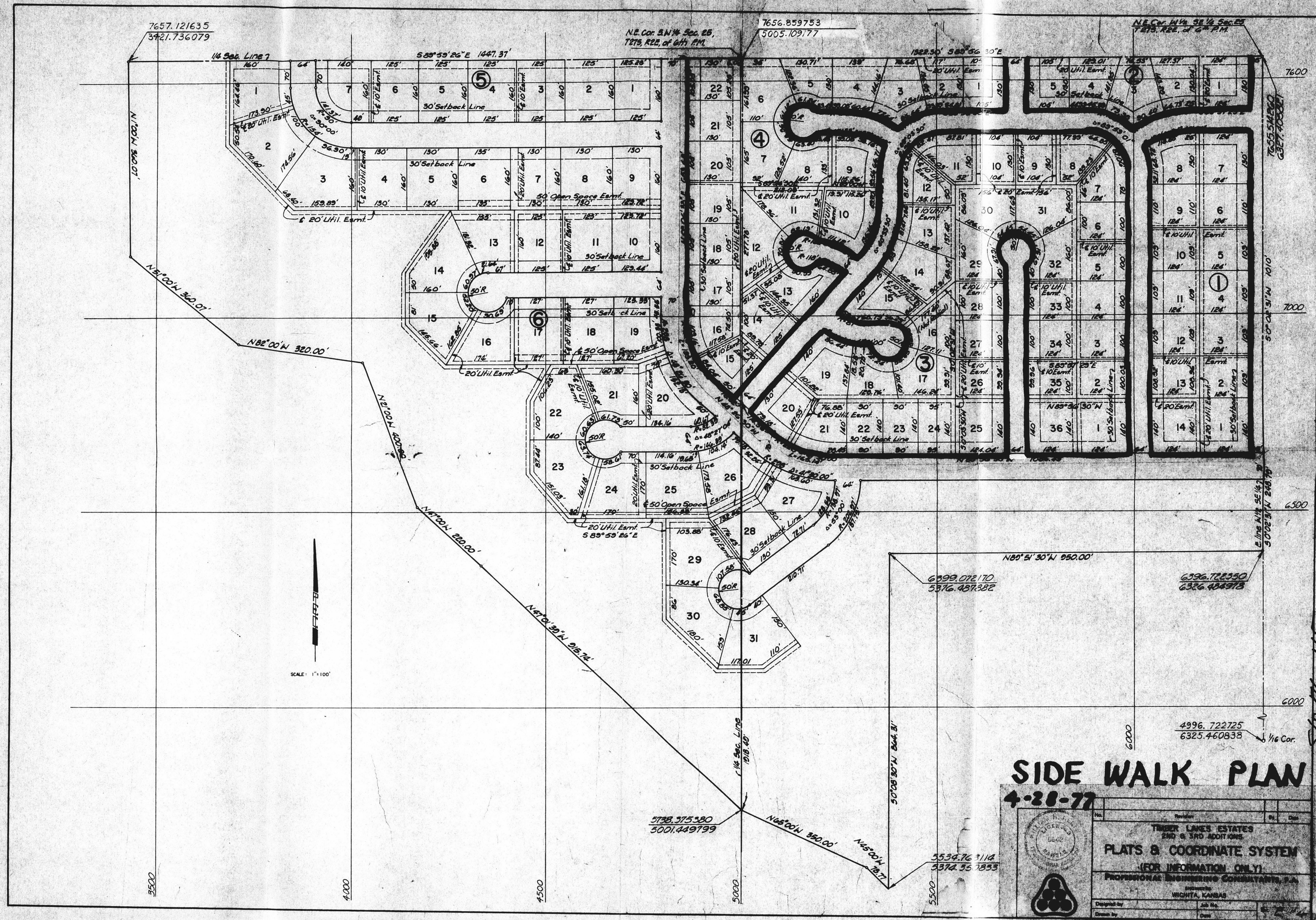
LEGEND

-  31' Street
-  35' Street
-  29' Street

TIMBER LAKE ESTATES

*Bello Con approve
not mention ul
4-11-79*

S/D 76-115



SIDE WALK PLAN
4-28-77

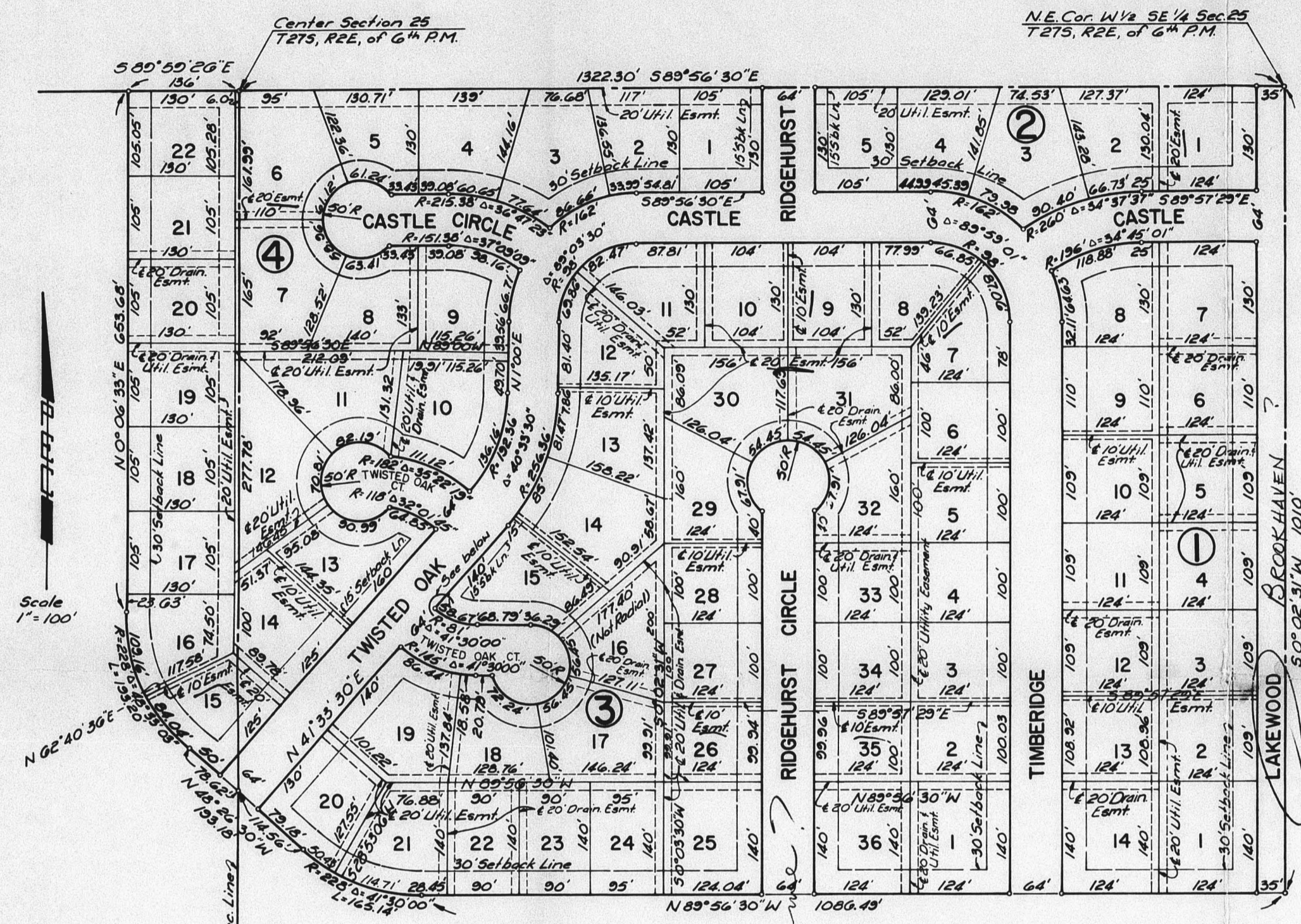
TREXER LINES ESTATES 2ND & 3RD ADDITIONS PLATS & COORDINATE SYSTEM (FOR INFORMATION ONLY) PROFESSIONAL ENGINEERING CONSULTANTS, P.A. WICHITA, KANSAS	
Prepared by Checked by	Date Date

S11-74-018

This plat approved by the S/O Committee
12-27-76 subject to the conditions outlined
on the back.

TIMBER LAKES ESTATES 3RD ADDITION TO SEDGWICK COUNTY, KANSAS

FINAL PLAT S/D 76-115
OFFICE COPY
DO NOT REMOVE



STATE OF KANSAS
COUNTY OF SEDGWICK SS

I, CHARLES M. JEFFRIES, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED AND PLATTED, TIMBER LAKES ESTATES 3RD ADDITION TO SEDGWICK COUNTY, KANSAS, INTO BLOCKS, LOTS, AND STREETS, THE SAME BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 27 SOUTH RANGE 2 EAST OF THE 6TH P.M.; THENCE SOUTH ALONG THE EAST LINE OF THE W 1/2 OF SAID SE 1/4 BEARING S 07° 02' 31" W A DISTANCE OF 1010.00 FEET; THENCE BEARING N 89° 56' 30" W A DISTANCE OF 1086.49 FEET TO THE P.C. OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 228.00 FEET AND THROUGH A CENTRAL ANGLE OF 41° 30' 00" A DISTANCE OF 165.14 FEET; THENCE BEARING N 49° 26' 30" W A DISTANCE OF 114.56 FEET TO A POINT ON THE WEST LINE AND 876.85 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SE 1/4; THENCE BEARING N 48° 26' 30" W A DISTANCE OF 78.62 FEET TO THE P.C. OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 228.00 FEET AND THROUGH A CENTRAL ANGLE OF 48° 33' 03" A DISTANCE OF 193.20 FEET; THENCE PARALLEL TO AND 136.00 FEET WEST OF THE WEST LINE OF SAID SE 1/4, BEARING N 07° 02' 31" E A DISTANCE OF 653.60 FEET TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 25; THENCE BEARING S 89° 59' 26" E ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 25 A DISTANCE OF 136.00 FEET TO THE CENTER OF SAID SECTION 25; THENCE BEARING S 89° 56' 30" E ALONG THE NORTH LINE OF THE SE 1/4 OF SECTION 25 A DISTANCE OF 1322.30 FEET TO THE POINT OF BEGINNING.

CHARLES M. JEFFRIES
REG. NO. 555

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO BLOCKS, LOTS, AND STREETS, THE SAME TO BE KNOWN AS TIMBER LAKES ESTATES 3RD ADDITION TO SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE, ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

CAR-REE ENTERPRISES, INC., A KANSAS CORPORATION
JOHN P. REED PRESIDENT DANIEL M. CARNEY SECRETARY

STATE OF KANSAS
COUNTY OF SEDGWICK SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 197____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME JOHN P. REED, PRESIDENT AND DANIEL M. CARNEY, SECRETARY OF CAR-REE ENTERPRISES, INCORPORATED, A KANSAS CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 197____.

WILLIAM J. GOEBEL CHAIRMAN

ROBERT A. LAKIN SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 197____.

JAMES DONNELL MAYOR

DONALD C. GISTEK CITY CLERK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS DAY OF _____, 197____.

JOHN HALE CHAIRMAN

TOM SCOTT COMMISSIONER

EARL E. RUSH COMMISSIONER

ATTEST

COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 197____.

COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 197____.

REGISTER OF DEEDS

DEPUTY

- A. Approval of this final plat is subject to the approval of an associated County zone change request from "R1" to "AA" for the subject property.
 B. The middle initial "M" shall be added to the Mayor's name below his signature line.
 C. Several easements on the face of the plat are not labeled as to what type of easement they are. The appropriate labeling shall be indicated for each easement.
 D. The applicant shall obtain by separate instrument, a dedication for the balance of the right-of-way needed for Lakewood to provide 70 feet of right-of-way for said street from the north line of the plat to the north line of Harry Street.
 E. The applicant shall guarantee to the County the paving of all interior streets to urban standards and the paving of Lakewood to collector standards.
 F. Prior to actual street construction, appropriate street plans and profiles shall be submitted to the City Engineer of the City of Wichita for review and approval.
 G. A copy of the approved street plans and profiles shall be filed with the County Engineer, who shall oversee the actual street construction and give final inspection.
 H. The applicant shall guarantee the construction of sidewalks adjacent to both sides of all interior streets, the west side of Lakewood, the east side of Sagebrush and the north side of Kimerly.
 I. The applicant shall guarantee the installation of City water to serve each lot.
 J. The applicant shall guarantee the installation of sanitary sewer to serve each lot, and shall guarantee the improvement of the final phase of the sewage treatment facility serving subject plat.
 K. The applicant shall guarantee to the County all drainage improvements required on or by the plat.
 L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

TO SEDGWICK COUNTY
 TIMBER LAKES ESTATES 3RD ADDITION
 212-112
 OFFICE COPY
 DEPT. OF HIGHWAYS

