

STATE OF KANSAS)
SEDGWICK COUNTY) SS

WE, TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFY THAT WE HAVE SURVEYED AND PLATTED "TOWER LAKES ESTATES", SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

A TRACT DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE SOUTH 428.25 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 955 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 428.39 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE WEST 955 FEET TO THE POINT OF BEGINNING, EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 358.25 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 955 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 358.39 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE WEST 955 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A TRACT DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, WHICH POINT IS 1,520 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 277.39 FEET; THENCE WITH AN ANGLE TO THE LEFT OF 83° 05' 22", A DISTANCE OF 438.18 FEET; THENCE WITH AN ANGLE TO THE RIGHT OF 59° 00', A DISTANCE OF 147 FEET; THENCE WITH AN ANGLE TO THE RIGHT OF 38° 34' 01", A DISTANCE OF 100 FEET; THENCE WITH AN ANGLE TO THE LEFT OF 104° 31' 39", A DISTANCE OF 95 FEET TO A POINT 955 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 755.39 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST 933.75 FEET; THENCE SOUTH 1,317.66 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF, 323.5 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST 323.5 FEET TO THE POINT OF BEGINNING.

TERRA TECH LAND SURVEYING, INC.

DATE 8 December 1986 T. L. DANIEL LS#489

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, RESERVES, AND STREETS, TO BE KNOWN AS "TOWER LAKES ESTATES", SEDGWICK COUNTY, KANSAS. EASEMENTS AS SHOWN HEREON ARE GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNERS UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE DRAINAGE, PROVIDED FURTHER THAT NO BUILDING SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE CARRIED ON WITHIN SAID FLOODWAY WITHOUT THE PERMISSION OF SUCH APPROPRIATE GOVERNING BODY. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. MINIMUM BUILDING PAD ELEVATIONS ARE HEREBY CREATED AS SHOWN HEREON. RESERVES ARE PROVIDED FOR INGRESS-EGRESS TO THE LAKE CONTAINED IN ADJOINING FLOODWAY FOR PROPERTY OWNERS IN "TOWER LAKES ESTATES", SEDGWICK COUNTY, KANSAS.

GARY RAU ELIZABETH L. RAU LARRY A. SCHMIDT BRIDGET A. SCHMIDT

BENCH MARK:

CHISELED SQUARE ON NW CORNER OF HEADWALL, TOWER LAKES CIRCLE APPROXIMATELY 360 FEET WEST FROM THE NORTHWEST CORNER OF LOT 2. ELEV. 1444.66 NGVD

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF March, 1987, BY GARY RAU AND ELIZABETH L. RAU.

MARLENE BAIER, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: June 30, 1987

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF March, 1987, BY LARRY A. SCHMIDT AND BRIDGET A. SCHMIDT.

ROGER D. CHRISTENSEN, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: Feb. 16, 1988

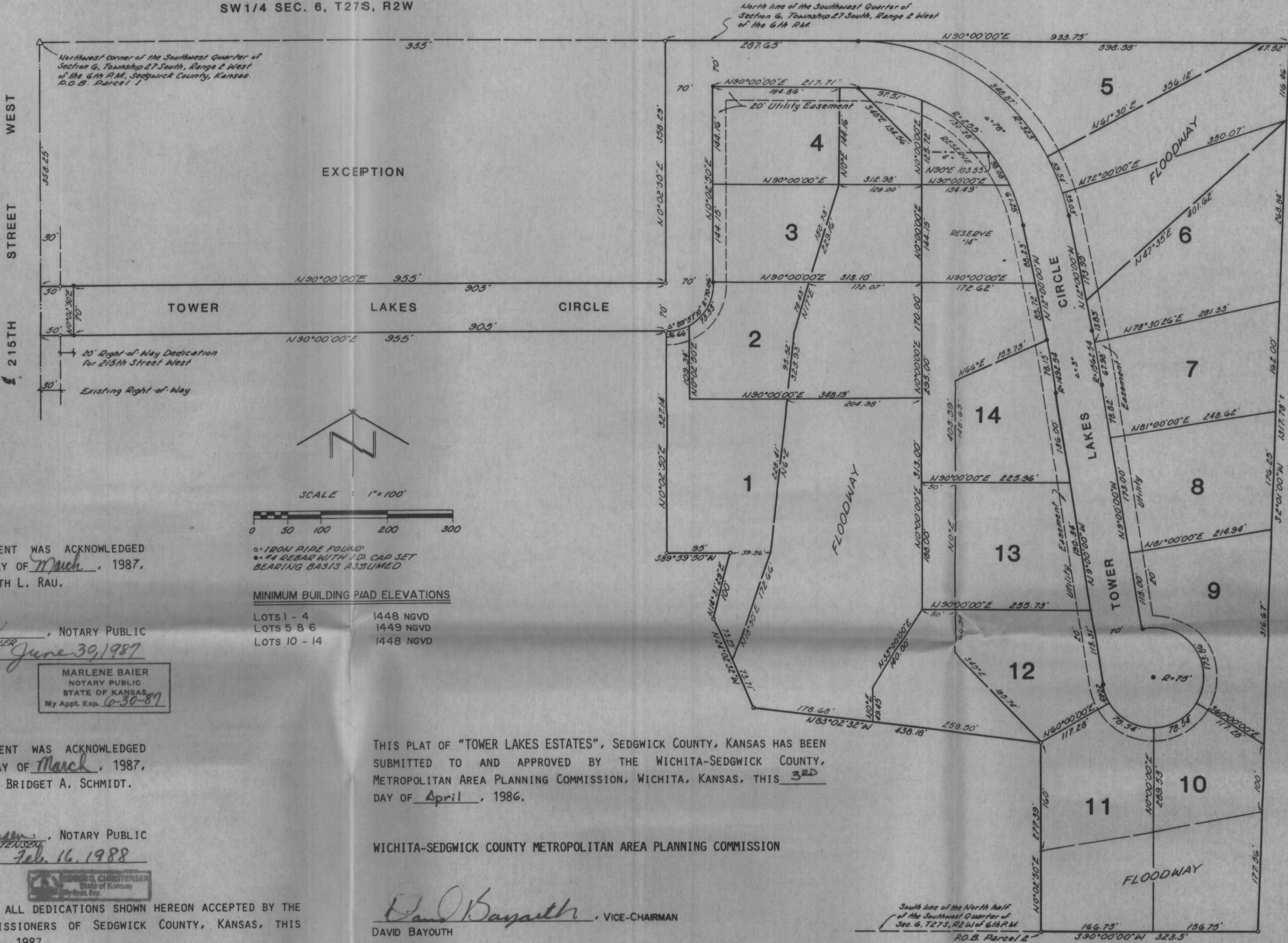
THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS DAY OF , 1987.

BOARD OF COUNTY COMMISSIONERS

TOM SCOTT
MARK SCHRODER
DAVID BAYOUTH

TOWER LAKES ESTATES
SEDGWICK COUNTY, KANSAS

SW 1/4 SEC. 6, T27S, R2W



THIS PLAT OF "TOWER LAKES ESTATES", SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY, METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, THIS 3rd DAY OF April, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

DAVID BAYOUTH, VICE-CHAIRMAN
MICHAEL E. LINDEBAK, SECRETARY

BOARD OF COUNTY COMMISSIONERS

BERNARD A. HENTZEN
BILLY MC CRAY

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____ O'CLOCK ____ M., ON THE ____ DAY OF ____ , 1987.

PAT KETTLER
ED RESA

ENTERED ON TRANSFER RECORD THIS DAY OF , 1987.

DON WRIGHT, COUNTY CLERK

April 3, 1986

T. L. Daniel
Terra Tech Land Surveying, Inc.
245 West Dewey
Wichita, KS 67202

Re: S/D 80-93 - Final Plat of Tower Lake Estates Addition.

Dear Mr. Daniel:

At the regular meeting of the Metropolitan Area Planning Commission on April 3, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 28, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platfor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Gary L. Rau, 521 Hemmen Terrace, Colwich, KS 67030
Larry A. Schmidt, 521 Hemmen Terrace, Colwich, KS 67030
Mike Lindebak, City Engineer
Jim Weber, County Engineering

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 80-93 Name: TOWER LAKE ESTATES ADDITION

Preliminary Approved: 12/5/85
Scheduled S/D Meeting: 3/27/86

DESCRIPTION

General Location: One-half mile north of 21st Street North, in an area east of 215th Street West.

Owner: Gary L. Rau & Larry A. Schmidt, 521 Hemmen Terrace, Colwich, KS 67030

Surveyor/Engineer: Terra Tech Land Surveying, Inc.

1. Gross Acreage of Plat: 24.57 Acres $\pm$
 2. Number of Lots:
 - Residential: 9
 - Office:
 - Commercial:
 - Industrial:
 - Total: 9
 3. Minimum Lot Area: 40,300 Sq. Ft.
 4. Existing Zoning: "R"
 5. Proposed Zoning: "R-1"
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0557), requesting "R" to "R-1" has been approved subject to platting.

- A. The applicant shall guarantee the construction of Tower Lakes Circle to the suburban street standard, including associated drainage improvements.
- B. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- C. Since this property is located outside the 3-mile ring of the City of Wichita, the final plat tracing shall omit the City Commissioners' signature block.
- D. On the final plat tracing, the centerline of 215th Street West shall be indicated.
- E. On the final plat tracing, the face of the plat shall more clearly indicate a tie point to the northwest corner of the southwest quarter of Section 6.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.