

PLAT NO. S/D 76-115 MAP NO. 6446

NAME TIMBER LAKES ESTATES 3RD ADDITION

LOCATION: One-half mile east of 143rd St. East
in an area north of Harry

ENGINEER Professional Engineering Consultants

OWNER Car-Ree Enterprises

APPLICATION FILED 11-18-76

SKETCH PLAT FILED _____

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED 11-18-76

S/D ACTION 12-2-76 approved; 3-22-79 Approved ^(Reconsidered)

MAPC ACTION 12-9-76 Approved; 3-29-79 Approved

ECC ACTION 5-8-79 Approved

RECORDED 6-7-79

REMARKS _____

(SCZ-0365)

Plan Form 100-100-100

S/D 76-115 - TIMBER LAKES ESTATES
3RD ADDITION - One-half mile E.
of 143rd St. East in an area No.
of Harry, by Professional Engin-
eering Consultants.

POSTED
11-22-76
PH

ACTION

DATE

S/D COMMITTEE (*final*) *Approved* 12-2-76

M.A.P.C. *Approved* 12-9-76

B.C.C. ~~12-22-76~~ *Approved* 5-8-79

S/D (*final-recommended*) *Approved* 3-22-79

MAPC *Approved* 3-29-79

Map No. 6446
Sec. No. 25
Twp. No. 27
Range 2E

Subdivision Report and Progress

S/D No.: 76-115

Name: TIMBER LAKES ESTATES 3RD ADDITION

General Location: One-Half mile east of 143rd St. E. in an area north of Harry.

Owner: Car-Ree Enterprises
Address: 6572 E. Central, 67206 Phone: _____
Subdivider: Daniel M. Carney
Address: 6572 E. Central, 67206 Phone: _____
Engineer/Surveyor: Professional Engineering Consultants
Address: 1440 E. English, 67211 Phone: _____

Application Received 11-18-76
Conf. with Applicant _____
Sketch Plat Received N/A
Present Zoning "R-1"
Proposed Zoning "AA" (SCZ-0365)
Letter of Intent _____

PREL. PLAT RECEIVED N/A see timber
S/D Comm. Action Lakes 3rd Add file

Dept. Report on Prel. N/A

TRACING PROGRESS:

Received 4-7-79
Released _____
Received _____
Released _____

FINAL PLAT RECEIVED 11-18-76
S/D Comm. Action 12-2-76 approved
Reconsider 3-22-79 approved
Dept. Report on Final 12-6-76/3-23-79
M.A.P.C. ACTION 12-9-76 approved
Dept. Report on Final 12-3-76/1/3-30-79
Letter on Irons Received _____
Title/Taxes Rec'd & Reviewed 4-26-77
Final Review 4-30-79
Referral to B.C.C. 4-30-79

B.C.C. ACTION 5-8-79 Approved

Recorded 6-7-79

MAPE 3-29-79. Approved

Comments:

TIMBER LAKES ESTATES 3RD ADD.

Minneha Township

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

TIMBER LAKES ESTATES THIRD ADDITION was

filed for record on June 7, 1979

Bruce J. McEntee
Register of Deeds

S/D 76-115 n
map 6446
Case SCZ-0365
6-15-79

T9-302 (2)

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

T9-328



SEDGWICK COUNTY, KANSAS

DEPARTMENT OF PUBLIC WORKS

1001 SENECA
WICHITA, KANSAS 67201-4101
PHONE 366-1301

TO: Richard Euson, Assistant County Counselor

FROM: Jim Weber, Engineer *JW*

DATE: April 26, 1985

SUBJ: Timber Lakes Estates Third
Letter of Credit

Enclosed please find a copy of the Letter of Credit submitted by Car-Ree Enterprises to guarantee construction of sidewalks in the above referenced subdivision and a copy of our letter dated April 22, 1985, requesting an extension of that Letter of Credit.

In a phone conversation with Mr. Dan Carney on April 25, 1985, he indicated that he had sold the property and could not obtain a Letter of Credit from the new owner. Please advise this department on the appropriate method of handling this situation. As Mr. Carney wishes to conclude this problem as soon as possible, he indicated that he would contact you in 3 to 4 days to discuss the matter.

JW/yls

enclosure

cc: Barbara Bonanni, MAPD ✓

RECEIVED

APR 29 1985

METROPOLITAN PLANNING

ROUTE

BOULEVARD STATE BANK



B. A. KREUTZER, JR.
EXECUTIVE VICE PRESIDENT

2300 EAST LINCOLN
WICHITA, KANSAS 67211 • 316 261-5500

June 1, 1984

IRREVOCABLE LETTER OF CREDIT NO. 84-17
FOR THE ACCOUNT OF CAR-REE ENTERPRISES, INC.

COUNTY OF SEDGWICK
STATE OF KANSAS

Gentlemen:

We hereby open our irrevocable credit in your favor, available by your drafts at sight on us for a sum not exceeding Twenty-Eight Thousand Nine Hundred Sixty-Two and No/100 Dollars (\$28,962.00) for the account of CAR-REE ENTERPRISES, INC., (Purchaser), to be accepted by your signed statement that drawing is due to default or failure to perform by Purchaser, the following improvements on or before April 1, 1985:

1. North side of Zimmerly from Pin Oak to Brookhaven.
2. East side of Sagebrush from Pin Oak to North line of Lot 22, Block 4.
3. The west side of Brookhaven from North line of Zimmerly to North line of Lot 1, Block 2,

in Timber Lakes Estates Third Addition, a subdivision located in the County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The Purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Boulevard State Bank Letter of Credit No. 84-17, dated June 1, 1984."

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such

Irrevocable Letter of Credit No. 84-17
For the Account of Car-Ree Enterprises, Inc.
Page 2

draft shall be warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same specified if negotiated on or before June 1, 1985 (expiration date of credit).

Sincerely yours,

BOULEVARD STATE BANK



B. A. Kreutzer, Jr.
Executive Vice President

BAK/pst



SEDGWICK COUNTY, KANSAS
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4499
(316) 268-7901

April 22, 1985

Mr. Daniel M. Carney
Car-Ree Enterprises, Inc.
6572 E. Central
Wichita, KS 67206

Dear Mr. Carney:

Re: Timber Lakes Estates Third
Letter of Credit

On April 1, 1985, Car-Ree Enterprises' Letter of Credit guaranteeing construction of sidewalks in the above referenced addition went into default. Please extend this Letter of Credit prior to May 15, 1985. I have enclosed a copy of the current Letter of Credit for your reference.

If you have any questions concerning this matter, please call me at 268-7901.

Sincerely,

James Weber
Engineer

JW/yls

enclosure

cc: Barbara R. Bonanni, MAPD ✓
B. A. Kreutzer, Jr., Boulevard State Bank

RECEIVED

APR 24 1985

METROPOLITAN PLANNING
ROUTE

WICHITA - SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

To: Jim Weber, E.I.T., Sedgwick County, Department of Public Works Date: February 13, 1985
From: Barbara R. Bonanni, Junior Planner
Subject: Letters of Credit guaranteeing certain improvements in
Applewood Farms and Timber Lakes Estates Third Addition.

When the above-referenced additions were platted, Letters of Credit were submitted for the following improvements:

S/D 76-115 - Timber Lakes Estates Third - Default date: April 1, 1985

\$28,962.00 - Guaranteeing sidewalks on collector streets (see attached Amendment to Letter of Credit No. 84-17).

S/D 81-6 - Applewood Farms - Default date: April 23, 1985

\$15,000.00 - Guaranteeing construction of Winesap and Green to suburban street standard.

Have these improvements been completed? If not, we need to contact the purchasers of the guarantees and obtain updates or revisions, or, if you deem necessary, change the dollar amounts.

Should you have any questions, please call.

Barbara R. Bonanni
Junior Planner

BRB:mlh

Attachment

4-1-85

I called Jim - he
will proceed w/ the
process.

PBB



SEDGWICK COUNTY, KANSAS
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4496
(316) 268-7901

Claud S. Shelor, P.E.
Director of Public Works/County Engineer

TO: Forest Nagely, Senior Planner
FROM: Jim Weber *JW*
DATE: July 23, 1984
SUBJ: Timber Lakes Estates Third Addition -
Letter of Credit for Sidewalk Guarantee

Enclosed please find a copy of the above referenced Letter of Credit for your records. This Letter of Credit is a one year renewal of the Letter of Credit that expired on June 1, 1984.

JW/yls

enclosure

RECEIVED

JUL 26 1984

METROPOLITAN PLANNING

ROUTE

INTER-OFFICE MEMO
SEDGWICK COUNTY, KANSAS
LEGAL DEPARTMENT

To: David C. Spears, P.E., Department of Public Works Date: 6/19/84
From: Richard A. Euson, Assistant Subject: Letter of Credit - CAR-REE
Enterprises - Timber Lakes Estates
Third Addition

The original letter of credit in the above referenced matter has been filed with the County Clerk. Attached is a copy for your records.

mp
enclosure

BOULEVARD STATE BANK



B. A. KREUTZER, JR.
EXECUTIVE VICE PRESIDENT

2300 EAST LINCOLN
WICHITA, KANSAS 67211 • 316 261-5500

June 1, 1984

IRREVOCABLE LETTER OF CREDIT NO. 84-17
FOR THE ACCOUNT OF CAR-REE ENTERPRISES, INC.

COUNTY OF SEDGWICK
STATE OF KANSAS

Gentlemen:

We hereby open our irrevocable credit in your favor, available by your drafts at sight on us for a sum not exceeding Twenty-Eight Thousand Nine Hundred Sixty-Two and No/100 Dollars (\$28,962.00) for the account of CAR-REE ENTERPRISES, INC., (Purchaser), to be accepted by your signed statement that drawing is due to default or failure to perform by Purchaser, the following improvements on or before April 1, 1985:

1. North side of Zimmerly from Pin Oak to Brookhaven.
2. East side of Sagebrush from Pin Oak to North line of Lot 22, Block 4.
3. The west side of Brookhaven from North line of Zimmerly to North line of Lot 1, Block 2,

in Timber Lakes Estates Third Addition, a subdivision located in the County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The Purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Boulevard State Bank Letter of Credit No. 84-17, dated June 1, 1984."

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such

Irrevocable Letter of Credit No. 84-17
For the Account of Car-Ree Enterprises, Inc.
Page 2

draft shall be warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same specified if negotiated on or before June 1, 1985 (expiration date of credit).

Sincerely yours,

BOULEVARD STATE BANK



B. A. Kreutzer, Jr.
Executive Vice President

BAK/pst

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS
1250 S. SENECA
WICHITA, KANSAS 67213



Forest Nagely, Senior Planner
M.A.P.D.
10th Floor
City Hall



SEDGWICK COUNTY, KANSAS
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4436
(316) 266-7007

Claud S. Shelor, P.E.
Director of Public Works/County Engineer

TO: Richard Euson, Assistant County Counselor
FROM: Jim Weber, Engineer *JW*
DATE: May 29, 1984
SUBJ: Sidewalk Guarantee for Timber Lakes Estates 3rd Addition

Car-Ree Enterprises' letter of credit from Boulevard State Bank in the amount of \$28,962.00 guaranteeing the construction of sidewalks adjacent to collector streets in Timber Lakes Estates 3rd Addition is in default. This letter of credit references a default date of April 1, 1984, and a negotiation date of June 1, 1984. As of this date, sidewalk construction guaranteed by this letter of credit has not been completed.

On April 19, 1984, and on May 17, 1984, I contacted Nancy Jarus of Dan Carney's office by phone to request an extension on the above referenced letter of credit. On May 24, 1984, Ms. Jarus indicated that the letter of credit might not be renewed. She told me that Car-Ree Enterprises might be letting the development go for taxes. If the letter of credit is not renewed or a substitute guarantee submitted on or before June 1, 1984, the County should pursue collection on the letter of credit.

Please check into this matter. A copy of the referenced letter of credit is enclosed. If I can be of assistance call me at 7901.

JW/djc

cc: Forest Nagley, MAPD

RECEIVED

MAY 31 1984

METROPOLITAN PLANNING
ROUTE _____

IRREVOCABLE LETTER OF CREDIT

BOULEVARD STATE BANK

(Name of Bank)

DATE: April 1, 1982

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We have hereby opened our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 28,962.00 for the account of CAR-REE ENTERPRISES, INC. (PURCHASER), to be accepted by your signed statement that drawing is due to default of failure to perform by PURCHASER, the following improvements on or before April 1, 1984 (6)
(Insert date two years from MAPC approval of plat)

1. North side of Zimmerly from Pin Oak to Brookhaven
2. East side of Sagebrush from Pin Oak to the North line of Lot 22, Block 4.
3. The west side of Brookhaven from North line of Zimmerly to North line of Lot 1, Block

In Timber Lakes Estates Third Addition a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____ date April 1, 1982
Boulevard State Bank, Credit No. 192
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation be endorsed on the reverse side hereof and the presentment of any such draft shall be warrenly by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

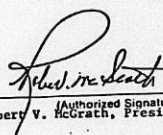
We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same specified if negotiated on or before June 1, 1984
(Insert a date at least 60 days after the date on line 6)

Vary Truly Yours,

BOULEVARD STATE BANK

(Name of Bank)

(CORPORATE SEAL)

BY: 
(Authorized Signature)
Robert V. McGrath, President

Planning Department

April 10, 1984

Phil Dietrich, Senior Civil Engineer, Sedgwick County, Department of
Public Works

Forrest L. Nagley, Junior Planner

Letters of credit guaranteeing certain improvements
in Applewood Farms and Timber Lakes Estates Third
Addition

As you may remember, when the above-referenced additions were platted, letters of
credit were submitted for the following improvements:

Applewood Farms - expiration date: 6-23-84

\$11,600.00 - guaranteeing construction of Volutsia to suburban street standards.

\$15,000.00 - guaranteeing construction of Winesap and Green to suburban street standard:

X Timber Lakes Estates Third - expiration date: 6-1-84

\$28,962.00 - guaranteeing sidewalks on collector streets (see attached copy of
letter of credit)

Have these improvements been completed? If not, we need to contact the purchasers
of the guarantees and obtain updates or revisions. Should you have any questions,
please feel free to call me.

Forrest L. Nagley
Junior Planner

FLN:bh

IRREVOCABLE LETTER OF CREDIT

BOULEVARD STATE BANK
(Name of Bank)

DATE: April 1, 1982

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We have hereby opened our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 28,962.00 for the account of CAR-REE ENTERPRISES, INC. (PURCHASER), to be accepted by your signed statement that drawing is due to default of failure to perform by PURCHASER, the following improvements on or before April 1, 1984 (6)
(Insert date two years from MAPC approval of plat)

1. North side of Zimmerly from Pin Oak to Brookhaven
2. East side of Sagebrush from Pin Oak to the North line of Lot 22, Block 4.
3. The west side of Brookhaven from North line of Zimmerly to North line of Lot 1, Block

Timber Lakes Estates Third Addition a subdivision
in _____
located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____, date April 1, 1982
Boulevard State Bank, Credit No. 122
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation be endorsed on the reverse side hereof and the presentment of any such draft shall be warrantly by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

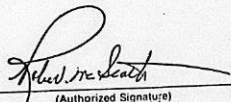
Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same specified if negotiated on or before June 1, 1984
(insert a date at least 60 days after the date on line 6)

Very Truly Yours,

BOULEVARD STATE BANK
(Name of Bank)

(CORPORATE SEAL)

BY: 
(Authorized Signature)
Robert V. McGrath, President



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4406

PHONE 268-7801

Claud S. Shelor, P.E.
Director of Public Works / County Engineer

TO: Dorothy K. White, County Clerk
ATTENTION: Judy Smith
FROM: Phillip Dietrich *et*
DATE: April 12, 1982
SUBJ: Timber Lakes Estates Third Addition

Enclosed please find a revised Irrevocable Letter of Credit No. 192 drawn upon the Boulevard State Bank in the amount of Twenty-eight Thousand Nine Hundred Sixty-two Dollars (\$28,962), the same guaranteeing completion of sidewalks for Timber Lakes Estates Third Addition.

Please hold this letter of credit until you receive written notification from this office that the work has been completed.

Upon receipt of the above mentioned letter of credit, you may release the Irrevocable Letter of Credit No. 167 dated June 1, 1981. Forward to:

Boulevard State Bank
2300 East Lincoln
Wichita, KS 67211
ATTENTION: Patty Thompson

If you should have any questions regarding the above, please call.

PED/cl

Enclosures

cc: Mr. Claud S. Shelor, P.E.
Forrest Nagely, M.A.P.D.
Richard Euson, Assist. Co. Counselor
Plat File

RECEIVED

APR 13 1982

METROPOLITAN PLANNING
ROUTE *James G.*

April 2, 1982

Phil Dietrich, Senior Civil Engineer, Sedgwick County
Department of Public Works

Forrest L. Nagley, Junior Planner

Forwarding of revised letter of credit associated with
Timber Lakes Estates Third Addition (Credit #192).

Attached please find the above-referenced document for filing with
the County Clerk. The superceded guarantee (Credit #167) in the
amount of \$28,000.00, dated June 1, 1981, should be returned to
Boulevard State Bank, Attention: Patty Thompson.

Should you have any questions about this matter, please call me.

Forrest L. Nagley
Junior Planner

FLN:bh

Attachment

cc: Car-Ree Enterprises, Inc., Attention: Daniel M. Carney,
6572 E. Central, 67206

Robert V. McGrath and Patty Thompson, Boulevard State
Bank, 2300 E. Lincoln, 67211

IRREVOCABLE LETTER OF CREDIT

BOULEVARD STATE BANK
(Name of Bank)

DATE: April 1, 1982

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We have hereby opened our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 28,962.00 for the account of CAR-REE ENTERPRISES, INC.

(PURCHASER), to be accepted by your signed statement that drawing is due to default of failure to perform by PURCHASER, the following improvements on or before April 1, 1984 (6)
(insert date two years from MAPC approval of plat)

1. North side of Zimmerly from Pin Oak to Brookhaven
2. East side of Sagebrush from Pin Oak to the North line of Lot 22, Block 4.
3. The west side of Brookhaven from North line of Zimmerly to North line of Lot 1, Block 2.

in Timber Lakes Estates Third Addition a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Boulevard State Bank, Credit No. 192, date April 1, 1982
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation be endorsed on the reverse side hereof and the presentment of any such draft shall be warrenty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

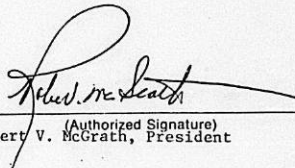
We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same specified if negotiated on or before June 1, 1984
(insert a date at least 60 days after the date on line 6)

Very Truly Yours,

BOULEVARD STATE BANK
(Name of Bank)

(CORPORATE SEAL)

BY:


(Authorized Signature)
Robert V. McGrath, President

LIES



COMMERCIAL & RESIDENTIAL
LICENSED, BONDED

750 EAST FUNSTON • WICHITA, KANSAS 67211 • (316) 262-6771

STATEMENT

March 24, 1982

HAROLD BAUER CONST.
6572 E. Central
Wichita, Kansas

Concrete work completed on March 23, 1982 at Timber Lakes III

418 ln. ft. - 1672 sq. ft. @ \$1.50/sq. ft. \$2,508.00

TOTAL AMOUNT DUE THIS INVOICE

\$2,508.00

Thank you,
LIES & CORNEJO CONST.

IMPORTANT MESSAGE

FOR Forest
 DATE 4-1 TIME 3:25 A.M.
P.M.

WHILE YOU WERE AWAY

Pattie
 OF Boulevard State Bank
 PHONE No. 261 5521

TELEPHONED	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE

Re: Car-Ree Enterprises
Dan Carney
needs help with the
letter of Cr. form

SIGNED E

FORM 000-017

February 26, 1982

Car-Ree Enterprises, Inc.
 Attention: Daniel M. Carney
 6572 E. Central
 Wichita, Kansas 67206

Re: Sidewalk guarantee for Timber Lakes Estates 3rd Addition - S/D
 76-115 (Credit Number 147)

Dear Mr. Carney:

Car-Ree Enterprises' letter of credit from Boulevard State Bank in the amount of \$28,000.00 guaranteeing the construction of sidewalks adjacent to collector streets in Timber Lakes Estates 3rd Addition is nearing maturity. The subject letter of credit references a default date of April 1, 1982. This agreement by Car-Ree Enterprises, Inc., was in response to a condition of approval associated with the platting of Timber Lakes Estates 3rd Addition. County Public Works has advised that, even though development is occurring in this subdivision, none of the required sidewalks have been built.

In March of last year, a one-year extension of time was authorized. County Public Works has indicated that they would prefer, this time, to grant you an additional two years to complete the work provided a new letter of credit is submitted with the following referenced:

1. A new dollar amount of \$31,470.00 (@ \$10.00 per linear foot);
2. A new completion or default date of April 1, 1984;
3. A new negotiation or expiration date of June 1, 1984;
4. The description of the improvements to be completed should be the same as is presently referenced on your existing \$28,000.00 guarantee.

The Planning Department concurs with County Public Works regarding a two year extension of time. We do, however, feel strongly that on those lots where development has occurred, the sidewalk should be constructed prior to the April 1, 1982 default date. This sidewalk construction could then be subtracted from the total linear feet to be guaranteed by a revised letter of credit, and, consequently, the \$31,470.00 amount could be reduced.

Car-Mee Enterprises, Inc.
2-26-82
Page 2

I have enclosed a new letter of credit form with this letter. Once it is returned, with the above described information included, we can authorize release of your \$28,000.00 guarantee. I am also enclosing a copy of this guarantee for your reference and information.

Should you have any questions about this matter, please do not hesitate to call me at 268-4421. Action on this matter before April 1, 1982, is imperative if you wish to avoid default on your existing letter of credit.

Sincerely,

Forrest L. Nagley
Junior Planner

FLM:hh

cc: Robert V. McGrath, President of Boulevard State Bank, 2300 E.
Lincoln, 67211

Phil Dietrich, Senior Civil Engineer, Sedgwick County Department
of Public Works

Richard Euson, Assistant County Counselor, Sedgwick County Counselor's
Office

William H. Keltner, P.E., P.E.C., P.A., 1440 E. English, 67211

DIRECTORS

- C. O. KNOP, P.E.
- R. B. PEUGH, P.E.
- C. J. FREUND, P.E.
- W. H. KELTNER, P.E.
- R. D. FLETCHER, P.E.
- F. D. MIDDLETON, JR., P.E.
- D. E. MALTBY, P.E.
- M. D. SCHOMAKER, P.E.
- G. D. SCHOCK, P.E.
- J. H. BAILEY, P.E.

RECEIVED
 FEB 22 1 24 PM '82
 PUBLIC WORKS
 DEPARTMENT



PROFESSIONAL
 ENGINEERING
 CONSULTANTS
 PROFESSIONAL ASSOCIATION

RECEIVED

FEB 24 1982
 METROPOLITAN PLANNING
 ROUTE Fast

19 February 1982

Mr. Daniel Carney
 6572 East Central
 Wichita, Kansas 67206

Re: T.L. Estates 3rd Add. - Sidewalk Guarantee
 P.E.C. File Number 30-78062-632

Dear Dan:

The sidewalk guarantee for this project needs to be renewed during March 1982. At present you have one guarantee from the Boulevard State Bank (No. 167 dated June 1, 1981) in the amount of \$28,000. The Sedgwick County Department of Public Works asked me to contact you regarding either installation of some, and new guarantee for the remainder, or new guarantee for all. The new requirements are as follows:

<u>LOCATION</u>	<u>LENGTH</u>	<u>GUARANTEE</u>
North side of Zimmerly from Pin Oak to Brookhaven	1,268'	\$ 11,412.00
East side of Sage Brush from Pin Oak to North line of Lot 22, Block 4	888'	7,992.00
West side of Brookhaven from North line of Zimmerly to North line of Lot 1, Block 2	991'	8,919.00
	TOTAL	\$ 28,232.00

They are suggesting 2 year letters of credit (April 1, 1982 to April 1, 1984). If you want to construct some of the sidewalks (those at houses that have been built) I know of a contractor that has been doing this type of work. Price will probably be in the \$7.00 to \$8.00 per linear foot range. Any sidewalks constructed will

1440 EAST ENGLISH
 WICHITA, KANSAS 67211
 (316) 262-2691

T.L. Estates 3rd Add.
Sidewalk Guarantee
19 February 1982
Page 2

not require a new guarantee. At any rate, either construction or letters of credit are due prior to March 19, 1982. If you have the bank send in new letters of credit please send them to: Mr. Claud Shelor, P.E.
Director of Public Works
Sedgwick County Department of Public Works
1250 South Seneca
Wichita, Kansas 67213

Attention: Mr. Phil Dietrich

If you have any questions contact me at your convenience.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

William H. Keltner
William H. Keltner, P.E.
Vice President

csa

cc: Phil Dietrich

RESTRICTIVE COVENANT

THIS DECLARATION made this 4th day of February, 1980, by Car-Ree Enterprises, Inc., a Kansas Corporation, hereinafter called Declarant,

WITNESSETH

WHEREAS, Declarant is owner of: Timber Lakes Estates 3rd Addition to Sedgwick County, Kansas

and

WHEREAS, the undersigned wishes to plat said property as Timber Lakes Estates 3rd Addition to Sedgwick County, Kansas and whereas it is required in connection therewith that restrictions involving parking be placed of record:

NOW, THEREFORE, Declarant hereby declares and covenants that each of the following lots as platted by the plat of Timber Lakes Estates 3rd Addition to Sedgwick County, Kansas will provide four (4) off-street parking spaces:

- Lots 7 & 8, Block 1
- Lots 1 & 2, Block 2
- Lots 15 - 19 & 25-36 Block 3
- Lots 4-13 Block 4

and it is further declared and covenanted that parking will be allowed only on one side of Castle adjacent to Blocks 1 & 2, Ridgehurst circle, Castle Circle and Pin Oak Courts (2).

This covenant is binding on the owner, their heirs or successors or assigns and is a covenant running with the land and is binding on all successors in title to the above described property.

EXECUTED the day and year first above written.

Car-Ree Enterprises Inc., a Kansas Corporation

Daniel M. Carney
Daniel M. Carney Secretary

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
FEB 6 1980

NO. 4 177283
BETTE F. MCCART
NOTARY PUBLIC

Imelia
State of Kansas
Sedgwick County

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Car-Ree Enterprises Inc., a Kansas Corporation, by Daniel M. Carney, Secretary, to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas this 4th day of February, 19 80.

NANCY JARUS
STATE NOTARY PUBLIC
Sedgwick County, Kansas
My App. Exp. September 25, 1982

Nancy Jarus

Copied



COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213

PHONE 268-7901

SEDGWICK COUNTY COURTHOUSE

RECEIVED

APR 7 1981

METROPOLITAN PLANNING

ROUTE Highway

DATE: April 3, 1981
TO: Dorothy K. White, County Clerk
ATTENTION: Judy Smith
FROM: Phillip Dietrich *Ped*
SUBJECT: Irrevocable Letter of Credit Guaranteeing Construction of Sidewalks in Timber Lakes 3rd Addition

Due to a change in subdivision regulations, the Metropolitan Area Planning Department has determined that a lesser amount of sidewalks will be needed for Timber Lakes 3rd Addition.

Therefore, enclosed please find an Irrevocable Letter of Credit Number 167 dated June 1, 1981 drawn under Boulevard State Bank in the amount of Twenty-Eight Thousand Dollars (\$28,000.00) guaranteeing the construction of the revised requirements for sidewalks in Timber Lakes 3rd Addition.

Upon receipt of the above mentioned Letters of Credit, you may release the original Letters of Credit as below listed:

<u>Credit No.</u>	<u>Amount</u>	<u>Drawn Upon</u>
123	\$ 8,400.00	Boulevard State Bank
124	20,500.00	" " "
125	10,100.00	" " "
126	25,800.00	" " "

If you should have any questions, please call.

enc:
cc: Claud S. Shelor, Director of Public Works
Richard Euson, Assistant County Counselor
Forrest Nagely, M.A.P.D.

IRREVOCABLE LETTER OF CREDIT

BOULEVARD STATE BANK
(Name of Bank)

DATE: June 1, 1981

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We have hereby opened our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 28,000.00 for the account of CAR-REE ENTERPRISES, INC. (PURCHASER), to be accepted by your signed statement that drawing is due to default of failure to perform by PURCHASER, the following improvements on or before April 1, 1982 (6)
(Insert date two years from MAPC approval of plat)

1. North side of Zimmerly from Pin Oak to Brookhaven
2. East side of Sagebrush from Pin Oak to the North line of Lot 22, Block 4
3. The west side of Brookhaven from Zimmerly to the North line of Lot 1, Block 2
Timber Lakes Estates 3rd Addition

in _____ a subdivision

located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____"

BOULEVARD STATE BANK, Credit No. 167, date June 1, 1981
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation be endorsed on the reverse side hereof and the presentation of any such draft shall be warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

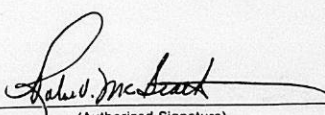
We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same specified if negotiated on or before June 1, 1982
(insert a date at least 60 days after the date on line 6)

Very Truly Yours,

BOULEVARD STATE BANK
(Name of Bank)

(CORPORATE SEAL)

BY:


(Authorized Signature)
Robert N. McGrath, President

March 4, 1981

Car-Ree Enterprises, Inc.
Attention: Daniel M. Carney
P. O. Box 18422
Wichita, Kansas 67218

Re: Sidewalk guarantee for Timber Lakes Estates 3rd Addition,
S/D 76-115 (Credit Number 123 - 126)

Dear Mr. Carney:

Car-Ree Enterprises' letters of credit from Boulevard State Bank in the combined amount of \$64,800 guaranteeing the construction of sidewalks in Timber Lakes Estates 3rd Addition are nearing default. The letters of credit indicate that it was agreed that sidewalks would be constructed on or before April 1, 1981. This agreement by Car-Ree Enterprises, Inc., was in response to a condition of approval associated with the platting of Timber Lakes Estates 3rd Addition. County Public Works has advised that, as of this date, no sidewalks have been built.

On January 21, 1980, you wrote Robert Lakin, Director of Planning, and requested a review of the sidewalk requirement for Timber Lakes Estates 3rd Addition relative to the revised sidewalk requirements of the City/County Subdivision Regulations. On January 29, 1980, I wrote to you and advised that under the new regulations, sidewalks were only required at the following locations:

1. North side of Zimmerly from Pin Oak to Brookhaven
2. East side of Sagebrush from Pin Oak to the North line of Lot 22, Block 4
3. The west side of Brookhaven from Zimmerly to the North line of Lot 1, Block 2

On February 11, 1980, Joe Freeman, then Acting County Engineer, wrote to you and advised that your existing letters of credit could be released provided a new letter of credit was submitted

Page Two
Car-Rae Enterprises, Inc.
March 4, 1981

for the amount of \$28,000 as guarantee that the sidewalks still required would be built. At that time, Mr. Freeman provided you with a blank letter of credit form for your use. I am once again providing you with a new letter of credit form. On this form, I have indicated a one year extension of time to complete the work. A new default date of April 1, 1982 is referenced along with a new expiration or negotiation date of June 1, 1982. Please have the form completed and returned to this office. Once it has been returned we can authorize the release of your present \$64,800 guarantee.

Should you have any questions about this matter, please do not hesitate to call me at 268-4421. Action on this matter before April 1, 1981, is imperative if you wish to avoid default on your existing letters of credit.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:el
Attachment

cc: Robert V. McGrath, President Boulevard State Bank,
2300 E. Lincoln, 67211
Phil Dietrich, Senior Civil Engineer, Sedgwick County
Department of Public Works



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1015 STILLWELL
WICHITA, KANSAS 67213

PHONE 268-7901

JOE D. FREEMAN, P.E.
ACTING COUNTY ENGINEER

February 11, 1980

Daniel M. Carney
P. O. Box 18422
Wichita, Kansas 67218

RE: Revised Sidewalk Guarantee for Timber Lakes Estates 3rd Addition

Dear Mr. Carney:

We have been advised by the Metropolitan Area Planning Department that a lesser amount of sidewalk construction will be required for above referenced addition. We shall release all previous Letters of Credit guaranteeing sidewalk construction subject to the receipt of a new Letter of Credit in the amount of Twenty-Eight Thousand Dollars (\$28,000.00). This amount is for the remaining sidewalk construction requirements as indicated below:

1. North side of Zimmerly from Pin Oak to Brookhaven (Collector)
2. East side of Sagebrush from Pin Oak to the North line of Lot 22, Block 4 (Collector)
3. The West side of Brookhaven from Zimmerly to the North line of Lot 1, Block 2 (Collector)

For your convenience, enclosed please find a blank "Irrevocable Letter of Credit" form. Please note the date on line (6) shall remain at April 1, 1981.

If you should have any questions concerning the above, please contact this office.

Very truly yours,
Joe D. Freeman, P. E.
Acting County Engineer

By 
Phillip Dietrich

JDF/PD/bd
enc:

cc: Forrest Nagely, M.A.P.D.

\$28,000.00

21

January 29, 1980

Daniel M. Carney
P.O. Box 18422
Wichita, Kansas 67218

Re: Sidewalk guarantee for Timber Lakes Estates 3rd
Addition, S/D 76-115

Dear Mr. Carney:

Since our receipt of your letter dated January 21, 1980, requesting our review of the above referenced matter relative to the current sidewalk ordinance for the City of Wichita and its three-mile ring, we have concluded our review and would now like to provide you with our comments.

Based on our review of the preliminary plat for this addition, we find that no sidewalks are required except at the following locations:

1. North side of Zimmerly from Pin Oak to Brookhaven (collector).
2. East side of Sagebrush from Pine Oak to the north line of Lot 22, Block 4 (collector).
3. The west side of Brookhaven from Zimmerly to the north line of Lot 1, Block 2 (collector).

Basically, sidewalks are now not required on the other streets in this addition because of lot frontages which exceed 100 feet and because of subdivision design which avoids long, continuous streets.

Since your guarantee for the sidewalks was made to Sedgwick County, please contact the Department of Public Works regarding the timing of its release.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

Daniel M. Carney
1-29-80
Page 2

cc: Joe Freeman, Acting County Engineer, Sedgwick
County Department of Public Works
Dorothy L. White, County Clerk

DANIEL M. CARNEY
P. O. BOX 18422
WICHITA, KANSAS 67218
PHONE (316) 686-7314

January 21, 1980

RECEIVED

JAN 22 1980

METROPOLITAN PLANNING

ROUTE

Mr. Robert Lakin
Director of Planning
Metropolitan Planning Department
Tenth Floor City Hall
455 N. Main
Wichita, Kansas 67202

RE: Sidewalk requirements - Timber Lakes Estates 3rd Addition

Dear Mr. Lakin:

At this time the construction has started on three homes that front on Sagebrush, a street that was constructed as a part of the Timber Lakes Estates 2nd Addition.

At the time of platting we were required to guarantee sidewalk of both sides of the interior streets. Based on the current sidewalk policy, we would request that you evaluate the need for sidewalks in Timber Lakes Estates 3rd Addition and release those letters of credit that are not now needed that we originally put up as a guarantee.

We would appreciate your favorable assistance in this matter.

Very truly yours,

Car-Ree Interprises, Inc.

Daniel M. Carney
Daniel M. Carney

cc: Joe Freeman
Acting County Engineer
Sedgwick County Department of Public Works
1015 Stillwell
Wichita, Kansas 67213

*Your Recommendation:
SID amount involved?*

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 76-115 Name Timber Lakes Estates 3rd Addition
Application & Sketch Filed: 11-18-76
Preliminary Plat Filed: N/A Approved by S/D: N/A
Final Plat Filed: 11-18-76 Approved by S/D: 12-2-76 & 3-22-79
Approved by Metropolitan Area Planning Commission 8-29-79

DESCRIPTION

General Location: One half mile east of 143rd Street East in an area north of Harry

Surveyor or Engineer: Professional Engineering Consultants
Owner: Carr-Ree Enterprises
Address: 6572 E. Central, 67206

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>32.9</u> | 6. Access Control not required |
| 2. Number of Lots: | St. _____ No. Openings _____ |
| Residential _____ | St. _____ No. Openings _____ |
| Commercial <u>77</u> | St. _____ No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements |
| Other _____ | St. Paving Req'd _____ Water Req'd _____ |
| Total Number of Lots: <u>77</u> | Sidewalk req'd _____ Drainage not req'd _____ |
| 3. Minimum Lot Area: <u>0.28</u> Acres | Sewer req'd _____ Other _____ |
| 4. Existing Zoning <u>R-1</u> | |
| 5. Special Problems Discussed _____ | |

Valid petitions have been approved by the County for sanitary sewer and street paving. The County has also accepted an irrevocable letter of credit guaranteeing the construction of sidewalks. A valid water petition has been submitted guaranteeing water service to the plat. The water petition appears on the Clerk's agenda.

Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Cole seconded and it carried unanimously. Hennessy, Savina and Taylor were absent.

Note: Associated County Zone Case SCZ-0365 has been approved by the Board of County Commissioners subject to platting.

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

CERTIFICATE OF OWNERSHIP

Guarantee Title Company, Inc. hereby certifies that the following is a correct list of the record owners of the real property located in Sedgwick County, Kansas, to be platted as Timber Lakes Estates 3rd Addition.

Owner

Car-Ree Enterprises, Inc.

Description

Timber Lakes Estates 3rd Addition to Sedgwick County, Kansas, 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 0°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 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°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 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 1322.30 feet to the point of beginning.

Dated this 25th day of April, 1979 at 7:00 A.M.

Guarantee Title Company, Inc.

By: 

SEDGWICK COUNTY TREASURER
525 N. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT
TAXED ITEMS

FIRST CLASS
PERMIT NO.
268

1978 REAL ESTATE		TAXED ITEMS	
VALUATION	2,300	BLG RE COR W1/2 S1/4 S 1010 FT	
MILL LEVY	64.755	N 1006.49 FT NELY 10 W L1 S1/4	
GEN TAX	194.94	N 10 N L1 L 10 BLG	
OTHER TAX		SEC 25-27-28	
TOTAL DUE	194.94		
HALF TAX	4A JAN 91 79	194.94	.00 194.94 B263 432571

78-RL-16-0048-12-6 14-16

--

INTEREST

CA _____
CK _____

MAILED
78-RL-16-0048-12-6
CAR-REL ENTERPRISES INC
BOX 18422
WICHITA KS 67218

TAXES PAID RECEIPT FOR TIMBER LAKES ESTATES 3RD ADDITION
TO SEDGWICK COUNTY, KANSAS.

Warrantees for T.L. 3rd Add.

Deliver to

Curt Newby or

Loise @ WSC MAPD

10th Floor City Hall

TO: THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

PETITION TO BUILD SEWERS TO SERVE LAND WITHIN THE
TIMBER LAKES-SPRINGDALE JOINT SEWER DISTRICT OF
SEDGWICK COUNTY, KANSAS

The undersigned is the owner of the following described tracts of realty all located in Sedgwick County, Kansas, and all being within the Timber Lakes-Springdale Joint Sewer District of Sedgwick County, Kansas:

Timber Lakes Estates 2nd Addition to Sedgwick County, Kansas, the same being described as follows:

Beginning at a point in the North line and 136.00 feet West of the Northeast corner of the Southwest Quarter (SW 1/4) of Section 25, Township 27 South, Range 2 East of the 6th P.M.; thence South parallel to and 136.00 feet from the East line of said SW 1/4, bearing S 0°06'33" W a distance of 653.68 feet, to the P.C. of a curve to the left; thence along said curve to the left, having a radius of 228.00 feet and through a central angle of 48°33'03" a distance of 193.20 feet; thence bearing S 48°26'30" E a distance of 78.62 feet to a point in the East line and 876.85 feet South of the NE corner of said SW 1/4; thence bearing S 48°26'30" E a distance of 114.56 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 228.00 feet and through a central angle of 41°30'00" a distance of 165.14 feet; thence bearing S 89°56'30" E a distance of 1086.49 feet to a point in the East line and 1010.00 feet South of the Northeast corner of the West one-half (W 1/2) of the Southeast Quarter (SE 1/4) of said Section 25, thence South along the East line of said SE 1/4 bearing S 0°02'31" W a distance of 248.79 feet; thence bearing N 89°51'30" W a distance of 950.00 feet; thence bearing S 0°08'30" W a distance of 864.31 feet, to a point in the Northerly line of Timber Lakes Estates, an Addition to Sedgwick County, Kansas; thence along said Northerly line bearing N 45°00' W a distance of 78.77 feet; thence bearing N 65°00' W a distance of 350.00 feet to a point in the East line and 1918.49 feet South of the NE corner of the SW 1/4 of said Section 25; thence bearing N 47°01'39" W a distance of 915.74 feet; thence bearing N 47°00' W a distance of 220.00 feet; thence bearing N 21°00' W a distance of 400 feet; thence bearing N 82°00' W a distance of 320.00 feet; thence bearing N 51°00' W a distance of 360.07 feet; thence bearing N 1°00' W a distance of 500.00 feet; to a point in the North line of the SW 1/4 of said Section 25; thence along said North line and bearing S 89°59'26" E a distance of 1447.37 feet to the point of beginning.

Timber Lakes Estates 3rd Addition to Sedgwick County, Kansas, 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 0°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 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°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 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 1322.30 feet to the point of beginning.

Petitioner requests, pursuant to K.S.A. Supp. 19-2705, that sanitary and storm sewers be built to serve the above described land. Petitioner further requests that the treatment facilities of the Timber Lakes-Springdale Joint Sewer District of Sedgwick County, Kansas, be enlarged to the extent made necessary by such extension of sewers to the above described land.

Petitioner further requests that in furtherance thereof, this Board employ engineers or other skilled persons for the purpose of assisting in planning and superintending the construction of the extension of such storm and sewer system and enlargement of treatment facilities.

Petitioner respectfully requests that this petition be set for hearing on a day certain.

CAR-REE ENTERPRISES, INC.

By W. T. Riley
Vice President

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
S.E. 1/4, P.O. 111144

APR 20 1977

3 24432

ESTIE E. MCGANT

CLERK OF COURTS

Est. McGant
[Signature]

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF EXTENSION OF SEWERS WITHIN THE
TIMBER LAKES-SPRINGDALE JOINT SEWER DISTRICT
OF SEDGWICK COUNTY, KANSAS

ORDER

Original Compared
With Record

On this 13th day of April, 1977, the same being the
regularly scheduled date for the meeting of the Board of County
Commissioners of Sedgwick County, Kansas, the petition to build
sewers to serve land within the Timber Lakes-Springdale Joint
Sewer District of Sedgwick County, Kansas, comes on for hearing.
All Commissioners are present. (As per 19-2705 K.S.A.)

Thereupon, the Commissioners, after hearing the statements
of all interested persons and being fully advised in the premises,
finds as follows:

1. That the petition is properly before the Commission.
2. That all of the following described real property lies

within the Timber Lakes-Springdale Joint Sewer District of
Sedgwick County, Kansas:

Timber Lakes Estates 2nd Addition to Sedgwick County,
Kansas, the same being described as follows:

Beginning at a point in the North line and 136.00
feet West of the Northeast corner of the Southwest
Quarter (SW 1/4) of Section 25, Township 27 South,
Range 2 East of the 6th P.M.; thence South parallel
to and 136.00 feet from the East line of said SW
1/4, bearing S 0°06'33" W a distance of 653.68
feet, to the P.C. of a curve to the left; thence
along said curve to the left, having a radius of
228.00 feet and through a central angle of 48°33'03"
a distance of 193.20 feet; thence bearing S 48°26'30"
E a distance of 78.62 feet to a point in the East
line and 876.85 feet South of the NE corner of
said SW 1/4; thence bearing S 48°26'30" E a distance
of 114.56 feet to the P.C. of a curve to the left;
thence along said curve to the left having a radius
of 228.00 feet and through a central angle of 41°30'00"
a distance of 165.14 feet; thence bearing S 89°56'30"
E a distance of 1086.49 feet to a point in the
East line and 1010.00 feet South of the Northeast
corner of the West one-half (W 1/2) of the Southeast
Quarter (SE 1/4) of said Section 25, thence South
along the East line of said SE 1/4 bearing S 0°02'31"
W a distance of 248.79 feet; thence bearing N 89°51'30"
W a distance of 950.00 feet; thence bearing S 0°08'30"

copy of Est. McGant, Chairman

W a distance of 864.31 feet, to a point in the Northerly line of Timber Lakes Estates, an Addition to Sedgwick County, Kansas; thence along said Northerly line bearing N 45°00' W a distance of 78.77 feet; thence bearing N 65°00' W a distance of 350.00 feet to a point in the East line and 1918.49 feet South of the NE corner of the SW 1/4 of said Section 25; thence bearing N 47°01'39" W a distance of 915.74 feet; thence bearing N 47°00' W a distance of 220.00 feet; thence bearing N 21°00' W a distance of 400 feet; thence bearing N 82°00' W a distance of 320.00 feet; thence bearing N 51°00' W a distance of 360.07 feet; thence bearing N 1°00' W a distance of 500.00 feet; to a point in the North line of the SW 1/4 of said Section 25; thence along said North line and bearing S 89°59'26" E a distance of 1447.37 feet to the point of beginning.

Timber Lakes Estates 3rd Addition to Sedgwick County, Kansas, 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 0°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 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°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 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 1322.30 feet to the point of beginning.

3. The petition is signed by the owner of the above described land who requests sanitary and storm sewers be extended to said land and that the treatment facilities be enlarged ~~as may be made~~ necessary by such extension of sewers.

4. That the extension of sanitary and storm sewers to said land will promote the health and welfare of the residents of Sedgwick County, Kansas.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY AS FOLLOWS:

1. That sanitary and storm sewers be built to serve the above described real property.
2. That the treatment facilities of Timber Lakes-Springdale Joint Sewer District of Sedgwick County, Kansas, be enlarged as necessary to accommodate such new sewers.
3. That the Public Works Department of Sedgwick County, Kansas, proceed to design, plan and build such sewers and enlarged treatment facilities as may be necessary and to that end, be empowered to negotiate a contract for employment of engineers or other skilled employees for the purpose of assisting in planning and superintending the construction thereof, subject to the final approval and acceptance of such contract by this Board.
4. That all costs be apportioned and assessed as provided by K.S.A. 19-2705.

THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

By [Signature]
TOM SCOTT, Chairman

[Signature]
JOHN HALE, County Commissioner

[Signature]
EVERETT PATRICK, County Commissioner

ATTEST:
[Signature]
County Clerk of Sedgwick County, Kansas

I the County Clerk of Sedgwick County KANSAS HEREBY CERTIFY THAT THE ABOVE IS A true copy of the order regarding a sewer district improvement and request that you as Register of deeds record same as required by Section 12-153 KSA

[Signature]
Asst. County Clerk
Sedgwick County,
Kansas

" Seal "

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE
TIMBER LAKES SECOND AND
TIMBER LAKES THIRD ADDITIONS
SEWER SYSTEM
(Re: CAR-REE ENTERPRISES, INC.)
(Timber Lakes Springdale Joint Sewer Dist. Area)

ORDER EMPLOYING ENGINEER

At a regular meeting of the Board of County Commissioners held on
the 13 day of April, 1977 at 11 o'clock AM
with the following commissioners present:

John Hale, Commissioner
Tom Scott, Chairman
Everett Patrick, Commissioner

the following resolution was moved, seconded and unanimously carried:

"BE IT RESOLVED THAT Professional Engineering Consultants, P.A., a firm of Registered Engineers, be employed to plan and superintend the construction of sewer systems for Timber Lakes Second, Timber Lakes Third Additions & and Treatment Plant enlargement Sedgwick County, Kansas, consisting of sewer systems and appurtenances and such engineers prepare a preliminary survey and determine the cost of such construction and such plans and specifications to be approved by the County Commissioners.

"BE IT FURTHER RESOLVED THAT the compensation or fee of the engineers shall be conditioned upon and contingent upon such work being actually done, and that the cost of such preliminary survey and other work shall be and become a part of the completed project, as shall all other engineering work and services performed in connection therewith by the said Professional Engineering Consultants, P.A., a firm of Registered Engineers, and that as such construction is performed that upon completion thereof the said engineer shall be paid from a part of special assessments levied to pay for such construction in conformity with the statutes in such cases made and provided, Sections 19-2704, 19-2704a, et seq., K.S.A."

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

By [Signature]
Chairman
[Signature]
[Signature]

[Signature]
County Clerk of Sedgwick
County, Kansas

RECEIVED
BOARD OF COUNTY COMMISSIONERS
SEDGWICK COUNTY, KANSAS
APR 13 1977

TO: THE BOARD OF COUNTY COMMISSIONERS
SEDGWICK COUNTY, KANSAS



PETITION FOR IMPROVEMENT OF ROAD

The undersigned petitioners are one hundred percent of the resident landowners owning one hundred percent of the following described land located in Sedgwick County, Kansas, and situated outside the limits of any incorporated city:

The East 149 feet of Timber Lakes Estates 3rd Addition to Sedgwick County, Kansas;

The North 1,258.79 feet of the East Half of the Southeast Quarter, Section 25, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas;

which land the petitioners request be constituted a benefit district for the purpose of the permanent improvement of Brookhaven from the South Boundary of Reserve A, Timber Lakes Estates 2nd Addition, to the North boundary of Timber Lakes Estates 3rd Addition, both in Sedgwick County, Kansas.

Petitioners request such road be improved with pavement to a width not to exceed thirty-six feet from gutter line to gutter line, with Portland cement concrete combined curb and gutter two feet six inches in width on each side. Total improved street width shall not exceed forty-one feet back to back of curb. The pavement to consist of asphaltic concrete base not to exceed seven inches in thickness and asphaltic concrete wearing surface two inches in thickness, said asphaltic material being composed of stone or aggregate, sand, mineral filler, and asphalt cement according to the specifications to be furnished by the Sedgwick County Director of Public Works, and drainage where incidental and necessary thereto.

Petitioners request that one-half the cost thereof be assessed to the said benefit district lands lying West of Brookhaven and one-half of the cost thereof be assessed to the said benefit district lands lying East of Brookhaven.

State of Kansas

County of Sedgwick

I, County Clerk of said County, do hereby certify this to be a true and correct copy of the original instrument which is on file or of record in my office.

Done this 22 day of March, 19 79.

DOROTHY K. WHITE, County Clerk

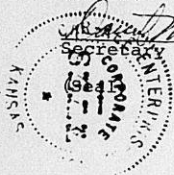
By Dorothy Paul, Deputy



Petitioners request the number of annual assessments to be levied upon the lands in the benefit district in payment thereof be set at twenty and that the levy be made on a front footage basis.

Petitioners request that this petition be set for hearing on a day certain in conformity with K.S.A. Supp. 68-701, and that the Board of County Commissioners of Sedgwick County, Kansas, find such improvements to be of public utility.

ATTEST:



Paul Manning
Secretary

CAR-REE ENTERPRISES, INC.

By *Paul Manning*
Vice President

FIRST SEDGWICK COMPANY, A Partnership

By *Robert A. Best*
Partner

State of Kansas
County of Sedgwick

I, County Clerk of said County, do hereby certify this to be a true and correct copy of the original instrument which is on file or of record in my office.

Done this 22 day of March, 19 72
DOROTHY K. WHITE, County Clerk

By *Dorothy Peil*, Deputy

R# 88-1977

FILM 359 PAGE 257

BEFORE THE BOARD OF COUNTY COMMISSIONERS
SEDGWICK COUNTY, KANSAS

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
APR 13 1979

In the Matter of the Application
of Petitioners for the Improvement
of Brookhaven in Sedgwick County,
Kansas

Original Compared
With Record

NO. 4 34137
BETTE F. McCART
REGISTER OF DEEDS

Pat Hottle

RESOLUTION

On this 11th day of April, 1979, the petition of
Car-Ree Enterprises, Inc., and First Sedgwick Company, for the
construction of curbing, guttering, paving, macadamizing and
drainage of Brookhaven from the South boundary of Reserve A,
Timber Lakes Estates 2nd Addition to Sedgwick County, Kansas, to the
North Boundary of Timber Lakes Estates 3rd Addition to Sedgwick
County, Kansas, and for the formation of a benefit district, is
considered by the Board, which finds as follows:

1. Petitioners are the owners of all of the land within
the proposed district.
2. The above described road and benefit district are
within Sedgwick County, Kansas, and outside the limits of any
incorporated city.
3. The improvements to Brookhaven requested by petitioners
are of public utility.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, on this 11th day of
April, 1979, that the following described real estate:

The East 149 feet of Timber Lakes Estates
3rd Addition to Sedgwick County, Kansas;

The North 1,258.79 feet of the East Half
of the Southeast Quarter, Section 25, Township
27 South, Range 2 East of the 6th P.M.,
Sedgwick County, Kansas;

be constituted a benefit district for the purpose of the permanent
improvement of Brookhaven from the South Boundary of Reserve A,
Timber Lakes Estates 2nd Addition, Sedgwick County, Kansas, to the
North Boundary of Timber Lakes Estates 3rd Addition, Sedgwick County,
Kansas.

1004 County Clerk *Brookby 27*

- 2 -

BE IT FURTHER RESOLVED that Brookhaven be improved with pavement to a width not to exceed thirty-six feet from gutter line to gutter line with portland cement concrete combined curb and gutter, where curb and gutter are required, two feet six inches in width on each side. Total improved street width shall not exceed forty-one feet back to back of curb where combined curbs and gutters are required. The pavement shall consist of asphaltic concrete base not to exceed seven inches in thickness and asphaltic concrete wearing surface two inches in thickness, said asphaltic material to be composed of stone or aggregate sand mineral filler and asphalt cement according to the specifications to be furnished by the Sedgwick County Director of Public Works, and drainage where incidental and necessary thereto.

BE IT FURTHER RESOLVED that one-half the cost of such improvements be assessed to the benefit district lands lying West of Brookhaven and one-half of the cost of such improvements be assessed to the benefit district lands lying East of Brookhaven and that the number of annual assessments to be levied upon the lands in the benefit district in payment thereof be set at FIFTEEN and that the levy be made in accordance with the applicable statutes.

BE IT FURTHER RESOLVED that this resolution be published by the County Clerk of Sedgwick County, Kansas, in one issue of the official county paper.

BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY,
KANSAS.

ATTEST:

Dorothy K. White
DOROTHY K. WHITE
County Clerk of
Sedgwick County, Kansas

Tom Scott
TOM SCOTT, Chairman

Everett Patrick
EVERETT PATRICK, County Commissioner

Donald E. Gragg
DONALD E. GRAGG, County Commissioner



TO: THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

PETITION FOR PAVING

1. The undersigned is the owner of all of the lots fronting on the streets, roads and avenues within the following described platted land which is laid off into lots and blocks within Sedgwick County, Kansas, and which is outside the limits of any incorporated city:

Timber Lakes Estates 2nd Addition to Sedgwick County, Kansas, the same being described as follows:

Beginning at a point in the North line and 136.00 feet West of the Northeast corner of the Southwest Quarter (SW 1/4) of Section 25, Township 27 South, Range 2 East of the 6th P.M.; thence South parallel to and 136.00 feet from the East line of said SW 1/4, bearing S 0°06'33" W a distance of 653.68 feet, to the P.C. of a curve to the left; thence along said curve to the left, having a radius of 228.00 feet and through a central angle of 48°33'03" a distance of 193.20 feet; thence bearing S 48°26'30" E a distance of 78.62 feet to a point in the East line and 876.85 feet South of the NE corner of said SW 1/4; thence bearing S 48°26'30" E a distance of 114.56 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 228.00 feet and through a central angle of 41°30'00" a distance of 165.14 feet; thence bearing S 89°56'30" E a distance of 1086.49 feet to a point in the East line and 1010.00 feet South of the Northeast corner of the West one-half (W 1/2) of the Southeast Quarter (SE 1/4) of said Section 25, thence South along the East line of said SE 1/4 bearing S 0°02'31" W a distance of 248.79 feet; thence bearing N 89°51'30" W a distance of 950.00 feet; thence bearing S 0°08'30" W a distance of 864.31 feet, to a point in the Northerly line of Timber Lakes Estates, an Addition to Sedgwick County, Kansas; thence along said Northerly line bearing N 45°00' W a distance of 78.77 feet; thence bearing N 65°00' W a distance of 350.00 feet to a point in the East line and 1918.49 feet South of the NE corner of the SW 1/4 of said Section 25; thence bearing N 47°01'39" W a distance of 915.74 feet; thence bearing N 47°00' W a distance of 220.00 feet; thence bearing N 21°00' W a distance of 400 feet; thence bearing N 82°00' W a distance of 320.00 feet; thence bearing N 51°00' W a distance of 360.07 feet; thence bearing N 1°00' W a distance of 500.00 feet; to a point in the North line of the SW 1/4 of said Section 25; thence along said North line and bearing S 89°59'26" E a distance of 1447.37 feet to the point of beginning.

Timber Lakes Estates 3rd Addition to Sedgwick County, Kansas, 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 0°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 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°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 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 1322.30 feet to the point of beginning.

2. The undersigned petition for the construction of curbing, guttering, grading, paving, macadamizing and drainage of the public streets, roads and avenues within the above described additions to Sedgwick County, Kansas, pursuant to K.S.A. 68-728 et seq.

WHEREFORE, your petitioner prays that the Board of County Commissioners, by resolution, declare such work or improvements necessary to be done and cause such resolution to be published in accordance with K.S.A. 68-729; and if insufficient protest thereto be filed with the County Clerk as provided by law, that the Board of County Commissioners have power to cause such roads to be constructed and built and to contract therefor and to levy taxes as provided by law.

CAR-REE ENTERPRISES, INC.

By

Robert M. ...
Vice President

105

1.4 2nd Addn
Curbs
Streets

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE APPLICATION OF
PETITIONERS FOR THE IMPROVEMENT OF
STREETS WITHIN TIMBER LAKES SECOND
ADDITION TO SEDGWICK COUNTY, KANSAS,
AND TIMBER LAKES THIRD ADDITION TO
SEDGWICK COUNTY, KANSAS.

RESOLUTION

ON this 13th day of APRIL, 1977, the petition of
Car-Ree Enterprises, Inc., for the construction of curbing, guttering,
grading, paving, macadamizing and drainage of the streets, roads and
avenues within the following described land is considered by the
Board, which finds as follows:

1. Petitioner is the owner of all lots fronting on the streets,
roads and avenues within the following described land:

Timber Lakes Estates 2nd Addition to Sedgwick County, Kansas,
the same being described as follows:

Beginning at a point in the North line and 136.00 feet West
of the Northeast corner of the Southwest Quarter (SW 1/4) of
Section 25, Township 27 South, Range 2 East of the 6th P.M.;
thence South parallel to and 136.00 feet from the East line
of said SW 1/4, bearing S 0°06'33" W a distance of 653.68 feet,
to the P.C. of a curve to the left; thence along said curve to
the left, having a radius of 228.00 feet and through a central
angle of 48°33'03" a distance of 193.20 feet; thence bearing S
48°26'30" E a distance of 78.62 feet to a point in the East line
and 876.85 feet South of the NE corner of said SW 1/4; thence
bearing S 48°26'30" E a distance of 114.56 feet to the P.C. of a
curve to the left; thence along said curve to the left having a
radius of 228.00 feet and through a central angle of 41°30'00" a
distance of 165.14 feet; thence bearing S 89°56'30" E a distance
of 1086.49 feet to a point in the East line and 1010.00 feet
South of the Northeast corner of the West one-half (W 1/2) of
the Southeast Quarter (SE 1/4) of said Section 25, thence South
along the East line of said SE 1/4 bearing S 0°02'31" W a
distance of 248.79 feet; thence bearing N 89°51'30" W a distance
of 950.00 feet; thence bearing S 0°08'30" W a distance of 864.31
feet, to a point in the Northerly line of Timber Lakes Estates,
an Addition to Sedgwick County, Kansas; thence along said
Northerly line bearing N 45°00' W a distance of 78.77 feet;
thence bearing N 65°00' W a distance of 350.00 feet to a point
in the East line and 1918.49 feet South of the NE corner of the
SW 1/4 of said Section 25; thence bearing N 47°01'39" W a distance
of 915.74 feet; thence bearing N 47°00' W a distance of 220.00
feet; thence bearing N 21°00' W a distance of 400 feet; thence
bearing N 82°00' W a distance of 320.00 feet; thence bearing
N 51°00' W a distance of 360.07 feet; thence bearing N 1°00' W a
distance of 500.00 feet; to a point in the North line of the SW 1/4
of said Section 25; thence along said North line and bearing S
89°59'26" E a distance of 1447.37 feet to the point of beginning.

Timber Lakes Estates 3rd Addition to Sedgwick County, Kansas,
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 0°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 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°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 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 1322.30 feet to the point of beginning.

2. The above described land is within Sedgwick County, Kansas, and outside the limits of any incorporated city.

3. That it is necessary to provide for the curbing, guttering, grading, paving, macadamizing and drainage of the streets within the above described land.

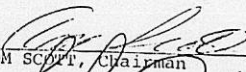
THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sedgwick County, Kansas, on this 13th day of April 1977, that construction of curbing, guttering, grading, and paving or macadamizing, including drainage, is necessary for all of the streets, roads and avenues which are within Timber Lakes Second Addition to Sedgwick County, Kansas, and Timber Lakes Third Addition to Sedgwick County, Kansas.

BE IT FURTHER RESOLVED, that this resolution be published for three (3) consecutive weeks in the official paper of the county; and if the owners of more than one-half of the property liable to taxation for said work shall not within twenty (20) days from the date of such last publication file with the County Clerk of Sedgwick County, Kansas, their protest against such improvements, that the Board of County Commissioners shall, thereupon, cause such streets,

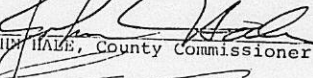
roads and avenues to be improved, constructed or built as aforesaid,
and to contract therefor and to levy taxes as provided by law,
and now, therefore, all owners of said property liable for taxation
therefor take notice hereof.

BY THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS


By:



TOM SCOTT, Chairman

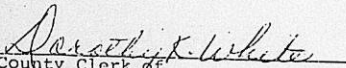


JOHN HALE, County Commissioner



EVERETT PATRICK, County Commissioner

ATTEST:



County Clerk of
Sedgwick County, Kansas

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE
PAVING OF TIMBER LAKES
SECOND AND THIRD ADDITIONS
SEDGWICK COUNTY, KANSAS

(Re: Car-Ree Enterprises, Inc.)

ORDER EMPLOYING ENGINEER

At a regular meeting of the Board of County Commissioners held on the 13th day of April, 1977 at 11:27 o'clock, with the following commissioners present:

John Hale, Commissioner
Tom Scott, Chairman
Everett Patrick Commissioner

the following resolution was moved, seconded and unanimously carried:

"BE IT RESOLVED THAT Professional Engineering Consultants, P.A., a firm of Registered Engineers, be employed to plan and superintend the construction of paving for Timber Lakes Second and Timber Lakes Third Additions Sedgwick County, Kansas, consisting of paving, curbing and guttering and such engineers prepare a preliminary survey and determine the cost of such construction and such plans and specifications to be approved by the County Commissioners.

"BE IT FURTHER RESOLVED THAT the compensation or fee of the engineers shall be conditioned upon and contingent upon such work being actually done, and that the cost of such preliminary survey and other work shall be and become a part of the completed project, as shall all other engineering work and services performed in connection therewith by the said Professional Engineering Consultants, P.A., a firm of Registered Engineers, and that as such construction is performed that upon completion thereof the said engineer shall be paid from a part of special assessments levied to pay for such construction in conformity with the statutes in such cases made and provided, Section 63-728, K.S.A."

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

By [Signature]
Chairman
[Signature]
[Signature]

ATTES:

[Signature]
County Clerk of Sedgwick
County, Kansas

DEPT. HIGHWAY
MAY 11 1977
705 S. HIGHWAY
WICHITA, KANSAS

February 27, 1979

William Keltner
Professional Engineering Consultants
1440 E. English
Wichita, Kansas 67211

Subject: Request for change in street paving width requirements
in Huntcrest Second Addition, Red Oaks Addition and
Timber Lakes Third Addition

Dear Mr. Keltner:

Your request to reduce the street paving widths to the new standards adopted into the MAPC Subdivision Regulations, was considered by the Subdivision Committee on February 22, 1979, and approved for the above referenced subdivisions. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:bh

cc: Brent Remsburg, County Engineering Department

2

BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

MEETING OF THE BOARD OF COUNTY COMMISSIONERS

SPECIAL MEETING

APRIL 11, 1979
AGENDA

Hearing on Petition for Street Improvements in an Area Known as Brookhaven Page 6-The Daily Reporter, Mo

ACTION: Take such action as the Board deems in the best interest of the general



adopt Resolution -
3-0

? on St w...

Legal Publication

(First Published In The Daily Reporter, April 16, 1979)

BEFORE THE BOARD OF COUNTY COMMISSIONERS SEDGWICK COUNTY, KANSAS In the Matter of the Application of Petitioners for the Improvement of Brookhaven in Sedgwick County, Kansas

RESOLUTION

On this 11 day of April, 1979, the petition of Car-See Enterprises, Inc. and First Sedgwick Company, for the construction of curbs, gutter, paving, macadamizing and drainage of Brookhaven from the South boundary of Reserve A, Timber Lakes Estates 2nd Addition to Sedgwick County, Kansas, to the North Boundary of Timber Lakes Estates 3rd Addition to Sedgwick County, Kansas, and for the formation of a benefit district, is considered by the Board, which finds as follows:

1. Petitioners are the owners of all of the land within the proposed district.
2. The above described road and benefit district are within Sedgwick County, Kansas, and outside the limits of any incorporated city.
3. The improvements are of public utility.
4. The improvements are of public utility.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, on this 11 day of April, 1979, that the following described real estate:

The East 149 feet of Timber Lakes Estates 3rd Addition to Sedgwick County, Kansas, The North 1,258.79 feet of the East Half of the Southeast Quarter, Section 25, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas;

be constituted a benefit district for the purpose of the permanent improvement of Brookhaven from the South Boundary of Reserve A, Timber Lakes Estates 2nd Addition, Sedgwick County, Kansas, to the North Boundary of Timber Lakes Estates 3rd Addition, Sedgwick County, Kansas.

BE IT FURTHER RESOLVED that Brookhaven be improved with pavement to a width not to exceed thirty-six feet from gutter line to gutter line with portland cement concrete combined curb and gutter, where curb and gutter are required, two feet six inches in width on each side. Total improved street width shall not exceed forty-one feet back of curb where combined curbs and gutters are required. The pavement shall consist of asphaltic concrete base not to exceed seven inches in thickness and asphaltic concrete wearing surface two inches in thickness, said asphaltic material to be composed of stone or aggregate and mineral filler and asphalt cement according to the specifications to be furnished by the Sedgwick County Director of Public Works, and drainage where incidental and necessary thereto.

BE IT FURTHER RESOLVED that one-half the cost of such improvements be assessed to the benefit district lands lying West of Brookhaven and one-half of the cost of such improvements be assessed to the benefit district lands lying East of Brookhaven and that the number of annual assessments to be levied upon the lands in the benefit district in payment thereof be set at fifteen and that the levy be made in accordance with the applicable statutes.

BE IT FURTHER RESOLVED that this resolution be published by the County Clerk of Sedgwick County, Kansas, in one issue of the official county paper.

BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS,

s/ Tom Scott, Chairman
s/ Everett Patrick, County Commissioner
s/ Donald E. Gragg, County Commissioner

ATTEST:
DOROTHY K. WHITE
by /s/ Dorothy Pelt, Deputy
County Clerk of
Sedgwick County, Kansas
(SEAL)
(A16)

Legal Publication

(First Published In The Daily Reporter, April 16, 1979)

BEFORE THE BOARD OF COUNTY COMMISSIONERS SEDGWICK COUNTY, KANSAS In the Matter of the Application of Petitioners for the Improvement of Brookhaven in Sedgwick County, Kansas

NOTICE

TO WHOM IT MAY CONCERN: Take notice that the Board of County Commissioners of Sedgwick County, Kansas, will, on the 25 day of April, 1979, at the hour of 11:00 o'clock A.M., or as soon thereafter as the same can be heard at the meeting room of the Board of County Commissioners of Sedgwick County, Kansas, Third Floor of the Sedgwick County Courthouse, 525 North Main, Wichita, Kansas, hold a public hearing upon a petition to improve Brookhaven from twelve feet North of the center line of Harry Street to the South Boundary of Reserve A, Timber Lakes Estates 2nd Addition to Sedgwick County, Kansas, and that a benefit district be formed comprising the following described real estate, all of which is situated outside the limits of any incorporated city:

The East Half of the Southeast Quarter, Section 25, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, excluding the North 1,258.79 feet thereof;

The East 129 feet of the South 1,401 feet of the West One Half of the Southeast Quarter, Section 25, Township 27 South, Range 2 East of the 6th P.M., in Sedgwick County, Kansas.

You are further notified that at such time and place all persons interested may appear and be heard for or against the granting of the prayer of said petition.

Dated this 11 day of April, 1979.
DOROTHY K. WHITE, County Clerk
/s/ by Dorothy Pelt, Deputy
Sedgwick County, Kansas

(SEAL)
(A16)



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1015 STILLWELL
WICHITA, KANSAS 67213

PHONE 268-7901

G. C. MCLURE, JR. P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

DATE: March 28, 1979

TO: Dorothy K. White, County Clerk
ATTENTION: Dorothy Peil, Deputy County Clerk

FROM: Brent E. Remsberg, P.E., Chief Engineer

SUBJECT: Timberlakes Estates III sidewalk guarantees

Enclosed, please find the letters of credit guaranteeing the construction of sidewalks in Timberlakes Estates Third Addition. These overlap with a prior letter of credit for Timberlakes Estates Second Addition, that may now be released.

We will notify you by letter when these new guarantees may be released.

c.c. Curtis Newby



IRREVOCABLE LETTER OF CREDIT

BOULEVARD STATE BANK
(NAME OF BANK)

DATE: March 20, 1979

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 25,800.00 for the account of Car-Ree Enterprises, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before April 1, 1981 (6)
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. See Attachment
- 2.
- 3.

in Timber Lakes Estates 3rd Addition a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____"

BOULEVARD STATE BANK, Credit NO. 126, dated March 20, 1979
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before June 1, 1981
(insert a date at least 60 days after the date on line 6)

Very truly yours,

(CORPORATE SEAL)

BOULEVARD STATE BANK
(Name of Bank)

ATTEST:

BY: Robert V. McGrath
(Authorized signature)

ROBERT V. McGRATH, President

B. A. Kreutzer
B. A. Kreutzer, Vice President & Cashier

ATTACHMENT TO IRREVOCABLE LETTER OF CREDIT

BOULEVARD STATE BANK
(NAME OF BANK)

DATE: March 20, 1979

Amount - \$25,800.00 Credit NO. 126

Sidewalks for the following:

1. Both sides of Ridgehurst Circle from the North line of Zimmerly, North, to and including the cul de sac.
2. Both sides of Timberidge and Castle from the North line of Zimmerly to the West line of Lot 9, Block 3, Timber Lakes Estates 3rd Addition.
3. Both sides of Castle from the East line of Timberidge to the East line of Lot 2, Block 2, Timber Lakes Estates 3rd Addition.
4. North side of Zimmerly from the West line of Lot 25, Block 3, to the East line of Lot 14, Block 1, in Timber Lakes Estates 3rd Addition.
5. East side of Ridgehurst from the North line of Castle to the North line of Timber Lakes Estates 3rd Addition.

IRREVOCABLE LETTER OF CREDIT

BOULEVARD STATE BANK
(NAME OF BANK)

DATE: March 20, 1979

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 10,100.00 for the account of Car-Ree Enterprises, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before April 1, 1981 (6)
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. See Attachment
- 2.
- 3.

in Timber Lakes Estates 3rd Addition a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____"

BOULEVARD STATE BANK, Credit NO. 125, dated March 20, 1979.
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.


We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before June 1, 1981
(insert a date at least 60 days after the date on line 6)

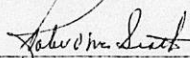
Very truly yours,

(CORPORATE SEAL)

BOULEVARD STATE BANK
(Name of Bank)

ATTEST:


B. A. Kreutzer, Vice President & Cashier

BY: 
(Authorized signature)

ROBERT V. McGRATH, President

ATTACHMENT TO IRREVOCABLE LETTER OF CREDIT

BOULEVARD STATE BANK
(NAME OF BANK)

DATE: March 20, 1979

Amount - \$10,100.00 Credit NO. 125

Sidewalks for the following:

1. East side of Sagebrush from North line of Timber Lakes Estates 3rd Addition, to Northwest line of Pin Oak.
2. Northwest side of Pin Oak from North line of Zimmerly to Northeast line of Lot 15, Block 4, in Timber Lakes Estates 3rd Addition.
3. Southeast side of Pin Oak from North line of Zimmerly to Northeast line of Lot 20, Block 3, in Timber Lakes Estates 3rd Addition.
4. North line of Zimmerly from Southeast line of Pin Oak to East line of Lot 24, Block 3, Timber Lakes Estates 3rd Addition.

IRREVOCABLE LETTER OF CREDIT

BOULEVARD STATE BANK
(NAME OF BANK)

DATE: March 20, 1979

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 20,500.00 for the account of Car-Ree Enterprises, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before April 1, 1981 (6)
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. See Attachment
- 2.
- 3.

in Timber Lakes Estates 3rd Addition a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____

BOULEVARD STATE BANK, Credit NO. 124, dated March 20, 1979.
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before June 1, 1981

(insert a date at least 60 days after the date on line 6)

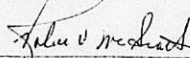
Very truly yours,

(CORPORATE SEAL)

ATTEST:


B. A. Kreutzer, Vice President & Cashier

BOULEVARD STATE BANK
(Name of Bank)

BY: 
(Authorized signature)
ROBERT V. McGRATH, President

ATTACHMENT TO IRREVOCABLE LETTER OF CREDIT

BOULEVARD STATE BANK
(NAME OF BANK)

DATE: March 20, 1979

Amount - \$20,500.00 Credit NO. 124

Sidewalks for the following:

1. West side of Ridgehurst from North line of Castle to North line of Timber Lakes Estates 3rd Addition.
2. Both sides of Castle and Pin Oak from East line of Lot 10, Block 3 to the Northeast line of Lot 20, Block 3, in Timber Lakes Estates 3rd Addition.
3. Both sides of Pin Oak Court from East line of Pin Oak, East, to and including the cul de sac, servicing Lots 15 through 19 in Block 3 of Timber Lakes Estates 3rd Addition.
4. Both sides of Pin Oak Court from West line of Pin Oak, West, to and including the cul de sac, servicing Lots 10 through 13 in Block 4 of Timber Lakes Estates 3rd Addition.
5. Both sides of Castle Circle from West line of Pin Oak, West, to and including the cul de sac, servicing Lots 3 through 9 in Block 4 of Timber Lakes Estates 3rd Addition.

IRREVOCABLE LETTER OF CREDIT

BOULEVARD STATE BANK
(NAME OF BANK)

DATE: March 20, 1979

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 8,400.00 for the account of Car-Ree Enterprises, Inc. (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before April 1, 1981 (6)
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. See Attachment
- 2.
- 3.

in Timber Lakes Estates 3rd Addition a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____"

BOULEVARD STATE BANK, Credit NO. 123, dated March 20, 1979.
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.


We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before June 1, 1981
(insert a date at least 60 days after the date on line 6)

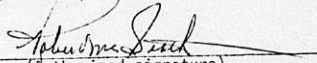
Very truly yours,

(CORPORATE SEAL)

Boulevard State Bank
(Name of Bank)

ATTEST:


B. A. Kfeutzer, Vice President & Cashier

BY: 
(Authorized signature)
ROBERT V. McGRATH, President

ATTACHMENT TO IRREVOCABLE LETTER OF CREDIT

BOULEVARD STATE BANK
(NAME OF BANK)

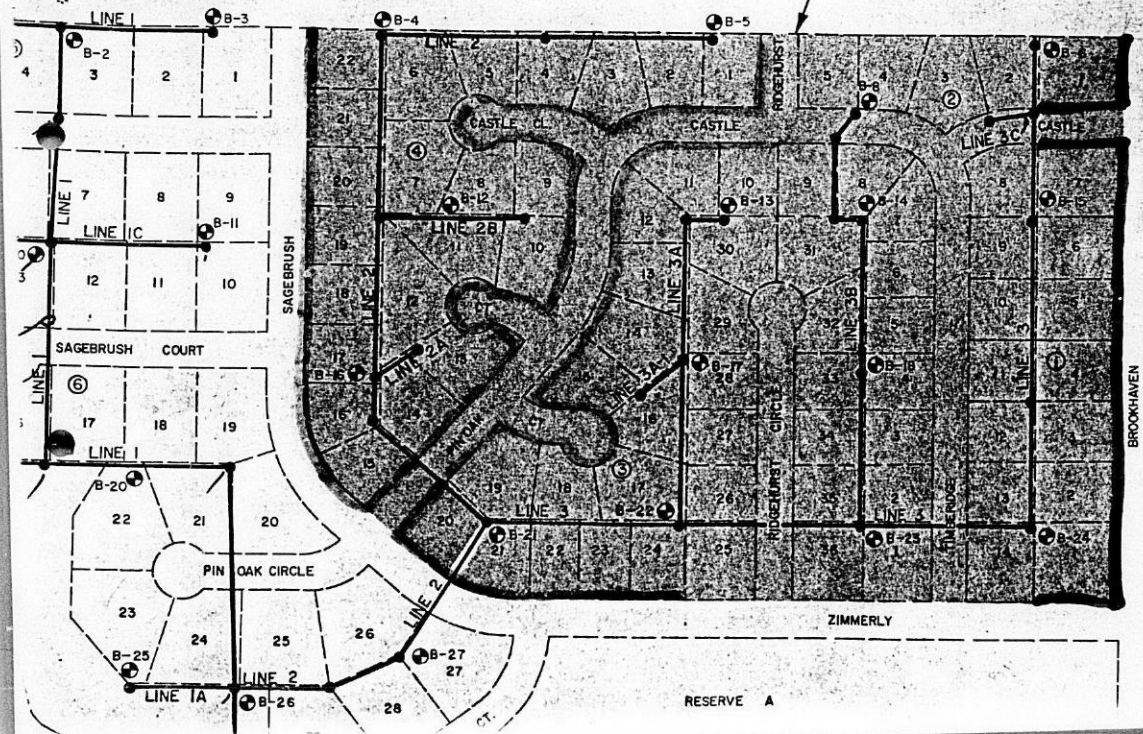
DATE: March 20, 1979

Amount - \$8,400.00 Credit NO. 123

Sidewalks for the following:

1. West side of Brookhaven from the North line of Zimmerly to the North line of Timber Lakes Estates 3rd Addition.
2. North side of Zimmerly from the West line of Lot 1, Block 1, to the West line of Brookhaven in Timber Lakes Estates 3rd Addition.
3. Both sides of Castle from the West line of Brookhaven to the West line of Lot 1, Block 2, Timber Lakes Estates 3rd Addition.

TIMBER LAKES ESTATES THIRD A
FUTURE SANITARY SEWER IMPROV



yellow

- 124.04 ✓
- 140.00 ✓
- 99.94 ✓
- 100.00 ✓
- 100.00 ✓
- 40.00 ✓
- 67.91 ✓
- 54.45 ✓
- 54.45 ✓
- 67.91 ✓
- 40.00 ✓
- 100.00 ✓
- 100.00 ✓
- 99.96 ✓
- 140.00 ✓
- 124.00 ✓

0.17 x 7.2 = 1.224
 1.224 x 90 = 110.16
 1.224 x 95 = 116.28
 1.224 x 100 = 122.40
 1.224 x 105 = 128.52
 1.224 x 110 = 134.64
 1.224 x 115 = 140.76
 1.224 x 120 = 146.88
 1.224 x 125 = 153.00
 1.224 x 130 = 159.12
 1.224 x 135 = 165.24
 1.224 x 140 = 171.36
 1.224 x 145 = 177.48
 1.224 x 150 = 183.60
 1.224 x 155 = 189.72
 1.224 x 160 = 195.84
 1.224 x 165 = 201.96
 1.224 x 170 = 208.08
 1.224 x 175 = 214.20
 1.224 x 180 = 220.32
 1.224 x 185 = 226.44
 1.224 x 190 = 232.56
 1.224 x 195 = 238.68
 1.224 x 200 = 244.80

1680 x 6 = 10080
 70080
 10100

1991.02
 + 90
 1676.02

575.00

20.60

1,627.02*
 - 136.00
 1,491.02

- 124.00 ✓
- 140.00 ✓
- 100.03 ✓
- 100.00 ✓
- 100.00 ✓
- 100.00 ✓
- 100.00 ✓
- 78.00 ✓
- 87.06 ✓
- 66.85 ✓
- 77.99 ✓
- 104.00 ✓

4270 LF x 6 @ 1/6
 = 25,620
 we 25,800

Enter
 0. C

- 25.00 ✓
- 118.88 ✓
- 64.63 ✓
- 32.11 ✓
- 110.00 ✓
- 109.00 ✓
- 109.00 ✓
- 109.00 ✓
- 109.92 ✓
- 140.00 ✓
- 124.00 ✓

1400 x 6
 = 8400

- 149.00 ✓
- 140.00 ✓
- 109.01 ✓
- 109.00 ✓
- 109.00 ✓
- 110.00 ✓
- 130.00 ✓
- 149.00 ✓

124
 - 124
 + 124
 - 124

372.58

4,269.62*

149.00 ✓
 129.99 ✓
 149.00 ✓
 1,542.00*
 - 149
 1393.00

BLUE

3588.50
 - 90
 - 95
 3403.50

3410 x 6
 = 20460
 we 20500

- 125.00 ✓
- 160.00 ✓
- 64.85 ✓
- 90.99 ✓
- 70.81 ✓
- 82.19 ✓
- 111.12 ✓
- 136.16 ✓
- 49.70 ✓
- 39.56 ✓
- 66.71 ✓
- 98.16 ✓
- 39.08 ✓
- 33.43 ✓
- 63.40 ✓
- 58.96 ✓
- 61.12 ✓
- 61.23 ✓
- 33.43 ✓
- 39.08 ✓
- 60.65 ✓
- 77.64 ✓
- 86.66 ✓
- 33.99 ✓
- 54.81 ✓
- 105.00 ✓
- 130.00 ✓
- 104.00 ✓
- 87.81 ✓
- 82.47 ✓
- 69.86 ✓
- 81.40 ✓
- 7.85 ✓
- 81.47 ✓
- 85.00 ✓
- 15.00 ✓
- 140.00 ✓
- 58.67 ✓
- 68.79 ✓
- 36.29 ✓
- 36.65 ✓
- 56.45 ✓
- 72.24 ✓
- 86.44 ✓
- 140.00 ✓
- 10.00 ✓
- 10.00 ✓
- 3,549.13*

20.7
 + 18.58
 39.28

IRREVOCABLE LETTER OF CREDIT

BOULEVARD STATE BANK
(NAME OF BANK)

DATE: April 29, 1977

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 11,000.00 for the account of Car-Rec Enterprises, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before

May 15, 1979 (6)
(INSERT DATE 90 YEARS FROM MAPC APPROVAL OF PLAT)

1. Sidewalks on the East side of Sagebrush from North Line of Timber Lakes 2nd Addition to Zimmerly.
2. Sidewalks on the North side of Zimmerly from Sagebrush to Brookhaven.
- 3.

in Timber Lakes 2nd Addition a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Boulevard State Bank, Credit NO. 1, dated April 29, 1977
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentation of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before July 15, 1979
(insert a date at least 60 days after the date on line 6)

Very truly yours,

BOULEVARD STATE BANK
(Name of Bank)

BY: Robert V. McGrath
(Authorized signature)
Robert V. McGrath, President

TO BE RELEASED
(CORPORATE SEAL)

ATTEST:

B. A. Kreutzer, Jr.
B. A. Kreutzer, Jr., Cashier

March 30, 1979

Professional Engineering Consultants
1440 E. English
Wichita, Ks. 67211

Re: S/D 76-115 - Final Plat Timber Lakes Estates 3rd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, March 29, 1979, 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 23, 1979.

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:

- 4-24-79 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 4-27-79 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 platlor.
- 4-27-79 3. Certification that all taxes due and payable for 1978 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Car-Ree Enterprises, 6572 E. Central, 67206

March 23, 1979

Professional Engineering Consultants
1440 E. English
Wichita, Kansas 67211

Re: S/D 76-115 - Final plat, Timber Lakes Estates 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 22, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The associated zone case SCE-0365, "R-1" to "AA" has been approved subject to platting.
- B. ^{petitions to county} The applicant shall guarantee the paving of all interior streets to urban standards and shall guarantee the paving of Brookhaven to collector standards adjacent to the plat. The applicant shall attempt to obtain a valid petition for paving of Brookhaven to collector standards between the plat and Harry Street.
- 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. *4-25-79 BLOC received and filed the petition.*
- D. The applicant shall obtain by separate instrument, a dedication for the balance of the right-of-way needed for Brookhaven 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. *COUNTY WOULD NOT DEDICATE*
- E. 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.
- F. 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.

4-25-79 - In view of Co Com action Jack Galbraith and Bill Peterson of P.E.C. agreed that this so no longer be a requirement of plat approval

Professional Eng. Cons.

3-23-79

Page 2

- 3-27-79 *g. ~ letters of credit to County*
- g.* The applicant shall guarantee the construction of sidewalks adjacent to both sides of all interior streets, the west side of Brookhaven, the east side of Sagebrush and the north side of Zimmerly.
- h. ~ petition*
- h.* The applicant shall guarantee the installation of City water to serve each lot.
- 4-11-79 *y. ~ petition to county's cash guarantee as per requirements*
- y.* 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.
- 4-11-79 *z. ~ included in street paving petition*
- z.* The applicant shall guarantee to the County all drainage improvements required on or by the plat.
- x.* Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 29, 1979, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:bh

cc: Car-Ree Enterprises, 6572 E. Central, 67206, Att: Daniel M. Carney
Dean Sellers, Assistant City Engineer

March 16, 1979

The Subdivision Committee

Curtis L. Newby, Junior Planner

S/D 76-115 - Timber Lakes Estates Third Addition

We have received a written request from the applicant's engineer to have the Subdivision Committee reconsider the condition of the plat approval requiring the guarantee for the paving of Brookhaven, from the south line of the plat all the way to Harry Street.

The final plat was approved by the Subdivision Committee in 1976 and the applicant was required to guarantee the paving of Brookhaven from the plat itself to Harry Street to a collector standard because Brookhaven would be the main access road to serve the plat, and until other plats in the area were completed, Brookhaven would be the only means of access to the applicant's property.

It should be noted that the property to the east and west of the portion of Brookhaven south to the applicant's plat is, under other ownership, making it difficult for the applicant to guarantee the paving by the petition method.

This matter will be on your agenda for the meeting of March 22, 1979. If you have any questions, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:bh

DIRECTORS

C. O. KNOP, P.E.
R. B. PEUGH, P.E.
C. J. FREUND, P.E.
W. H. KELTNER, P.E.
R. D. PLETCHER, P.E.
F. D. MIDDLETON, JR., P.E.
K. R. HORNER, P.E.
D. E. MALTBE, P.E.
M. D. SCHOMAKER, P.E.

March 5, 1979



**PROFESSIONAL
ENGINEERING
CONSULTANTS**
PROFESSIONAL ASSOCIATION

Mr. Jack Galbraith
Chief Planner - Current Plans Division
MAPD
455 North Main Street
Wichita, Kansas 67202

Re: Timber Lakes Estates 3rd Addition
PEC File No. 30-76102-1-632

Dear Mr. Galbraith:

This letter is to respectfully request that the final plat for Timber Lakes 3rd Addition be placed on the Sub-Division Committee agenda for final review at your earliest convenience. Our records indicate that the plat was acted on by the Sub-Division Committee and the MAPD in November and December of 1976. Other projects we have handled with a time delay of this magnitude have been required to be brought back before the Sub-Division Committee for additional review. In addition, we would like to discuss with the Committee their requirements for right-of-way and paving for Brookhaven, south of the south boundary of Timber Lakes Estates 2nd Addition.

Mr. Ron Nieto, Attorney for the applicant, has requested that the final paving guarantees and right-of-way requirements be discussed by the Board of County Commissioners at their March 14, 1979, meeting. Because of the timing involved, we would hope that this plat could be added to the March 8th Sub-Division meeting as an "other matters" item. If this is possible, the applicant could very well have all items submitted to your office by March 15th, for scheduling before the Board of City Commission meeting on March 27, 1979. Since the applicants zoning request is up again in May, any assistance your office could give in helping to expedite this review would be greatly appreciated.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P. A.

William H. Keltner

William H. Keltner, P. E.
Vice-President

WHK/cmr

cc: Ron Nieto
Dan Carney

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691



MEMO

newby

TO: R. W. Linn, P.E.

PROJECT NO. 30-76102-632

City Engineer

PROJECT: Timber Lakes 3rd
Addition

COPIES TO:

ATTN:

DATE: March 7, 1979

Ken Everett

FROM: W. H. Keltner

Gary Wiley

REFERENCE: R/W Behind Curbs - Plats Within

Jack Galbraith

3 Mile Limit

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

In accordance with our conversation this A.M. PEC,PA will provide triangular sidewalk easements at intersections, on the face of subject plat (and all future plats) where the different design radius requirements we are required to work to (Sedgwick County Standards) provide less than 14.5 feet to back of proposed curb. I also discussed this with Jack Galbraith and he indicated that there appeared to be no problem so long as they were "easements". It was my understanding that MAPD would review the situation further, and contact you should any other problems arise. Please notify us if you require any changes in this procedure as we are finalizing several plats for submittal as early as next week.



March 12, 1979

Mr. William H. Keltner, P.E.
Vice-President
Professional Engineering Consultants
1440 E. English
Wichita, Kansas 67211

Subject: S/D 76-115, Timber Lakes 3rd Addition -
Requirements for paving of Brookhaven
south of the plat

Dear Mr. Keltner:

This is to acknowledge your letter of requested dated March 5, 1979; and to advise you that the final plat of Timber Lakes 3rd Addition has been placed on the March 22, 1979 Subdivision Committee agenda for discussion. This item will be among the first on the agenda. The meeting will begin at 1:00 p.m., in the Board Meeting Room, First Floor, City Hall, 455 N. Main.

If you have any questions concerning this matter, please call.

Very truly yours,

Jack H. Galbraith
Chief Planner

JHG:CLN:bh

April 21, 1978

Gary Wiley
Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: Street paving widths for streets in Timber Lakes Estates
2nd and 3rd Addition, Springdale East and Arbor Lakes Estates

Dear Gary:

At their regular meeting of April 20, 1978, the Subdivision Committee of the Planning Commission considered the requested reductions in street paving widths in the above referred to subdivisions. The action of the Committee was to approve the paving widths as presented on the submitted drawings with the exception of Bower Drive in the Arbor Lakes Addition which shall remain at the 35 foot paving width.

In order for the streets which were approved for the 29 foot paving width to be developed it will be necessary for you to submit 2 copies of a plan designating on which side of the 29 foot streets parking will be permitted since parking is permitted on only one side of the 29 foot street. Also, the property owner will have to submit 2 copies of a restrictive covenant assuring that 4 off street parking spaces will be provided on each lot adjoining the 29 foot street. The plans and covenant will need to be submitted prior to issuance of any building permits or actual street construction. We are taking under advisement your concern regarding use of the front yard setback area for parking on lots in the county. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:et
cc:
Dean Sellers

DIRECTORS

C. O. KNOP, P.E.
R. B. PEUGH, P.E.
C. J. FREUND, P.E.
W. H. KELTNER, P.E.
R. D. PLETCHER, P.E.
F. D. MIDDLETON, JR., P.E.
J. L. MARTIN, P.E.
K. R. HORNER, P.E.



**PROFESSIONAL
ENGINEERING
CONSULTANTS**

PROFESSIONAL ASSOCIATION

March 22, 1978

Mr. Curtis L. Newby
Junior Planner
Metropolitan Area Planning Department
City Hall - 455 North Main Street
Wichita, Kansas 67202

Re: Street paving width for streets in
Timber Lakes Estates 2nd and 3rd Addition,
Springdale East, and Arbor Lakes Estates

Dear Curtis:

In order that we might take advantage of the recently adopted street paving width standards, we would request that you schedule the above mentioned subdivisions before the Subdivision Committee at your earliest convenience.

We would propose street paving widths as shown on the attached drawings, without reduction to existing right-of-way widths.

In addition to the above, we would like to discuss the possibility of an amendment to the Sedgwick County Zoning Regulations to allow required off-street parking to occupy a portion of the front yard setback in residential zoned areas. We believe this amendment should be similar to the one recently approved by the City of Wichita.

If you should have any questions, please call.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P. A.

Gary L. Wiley

GLW:lo

*Attachment

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

THE CITY OF WICHITA

OFFICE OF WATER DEPARTMENT

DATE March 16, 1978

TO Jack H. Galbraith, Chief Planner

FROM Bill H. Otten, Chief Engineer-Water Engineering

SUBJECT Timber Lakes Estates Third
Addition

The plattors of Timber Lakes Estates Third Addition have submitted valid 100% petitions for water benefit districts to serve this plat. Therefore, our requirements for water service to this area have been fulfilled. The petition and resolution will be placed on the City Commission Agenda for approval at your discretion.



Bill H. Otten
Chief Engineer-Water Engineering

BHO:ak



Date _____ Page _____ of _____

Project _____

Item _____

ADDITION	NO. ACRES	NO. LOTS	BLDG. PERMIT FEE (\$/DU)	PLATTING FEE (\$/DU)	TOTAL	COST/DU.	DU / ACRE
T. L. 2ND	53	38	22,500	26,500	49,300	1297	0.72
ARBOR LAKES	160	296	177,600	80,000	257,600	870	1.85
SPRING HOLLOW	60	71	72,600	30,000	72,600	1022	1.18
T. L. 3RD	33	77	46,200	16,500	62,700	814	2.33
SPRINGDALE EAST	80	122	73,200	40,000	113,200	928	1.52
	386	604	\$362,400	\$193,000	\$555,400	920	1.56

Accumulated
val.

842	134	788,400	421,000	1,209,400	920	1.56
-----	-----	---------	---------	-----------	-----	------

560.23 per ac.

Source PEC

4/27/77

THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

RESOLUTION PROVIDING PAYMENT LEVELS FOR THAT PORTION OF SUB DISTRICT NO. 1 OF THE EASTERN SEDGWICK COUNTY MAIN SEWER DISTRICT HEREIN REFERRED TO AS TIMBERLAKES-SPRINGDALE JOINT SEWER DISTRICT AND PAYMENT SCHEDULES FOR FUTURE USERS OF THE PRESENT TIMBERLAKES-SPRINGDALE SEWER COLLECTION AND TREATMENT EQUIPMENT AND FUTURE USERS OF EXPANDED TREATMENT FACILITIES

WHEREAS: There has been presented to the Board of County Commissioners of Sedgwick County, Kansas, a petition to expand the boundaries of the existing Timberlakes-Springdale Joint Sewer District as described in Exhibit "A", and incorporate additional lands as described in Exhibit "B" within the boundaries of the Timberlakes-Springdale Joint Sewer District, Sedgwick County, Kansas; and,

WHEREAS, Said Petition has been subscribed to by owners of in excess of fifty-one per cent (51%) of lands to be included within the boundaries of said Joint Sewer District; and,

WHEREAS: The Board of County Commissioners in response to such petition is desirous of arranging for sewerage service for such additional lands and in so doing to equitably spread the appropriate portion of the original Timberlakes-Springdale Sewerage facility costs to the additional lands encompassed within the expanded Timberlake-Springdale Joint Sewer District; and,

WHEREAS, The Board of County Commissioners in order to provide such sewerage service hereby determines that it is necessary to establish and maintain an existing interceptor and land fund and a sewage treatment plant expansion fund;

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, that two separate and distinct escrow trust-agency accounts be established by the Controller and County Treasurer for the intent and purposes stated.

One escrow account, further identified as the Timberlakes-Springdale Joint Sewer District Bond and Interest Fund, shall receive designated lump sum payments as set forth in Exhibit

"B" at the time the final plat is approved by the Metropolitan Area Planning Commission and prior to recording from owners of record of real estate identified on Exhibit "B".

The second escrow account to be identified as the Timberlakes-Springdale sewage plant expansion fund shall receive payments which totals are set forth in Exhibit "B" based on a rate of \$500.00/acre at the time the owner or owners of land to be served shall request construction of (or be authorized to construct) lateral sewer lines to serve any of the areas identified in Exhibit "B". The proportionate amount to be paid (the per acre charge) at any one time shall equal the quotient of the number of lots for which such lateral sewer service is approved for construction divided by the total of the lots in an addition or proposed development multiplied by the per acre total assessment set forth in Exhibit "B". Said fund shall further receive lump sum payments of \$600.00/dwelling unit at the time a building permit is issued for the construction of a dwelling unit.

When the monies specified have been paid and all other terms of this Resolution have been met, lands described in Exhibit "B" are hereby authorized to use the Timberlakes-Springdale Sewage Plant, or its expansion or its replacement subject to such other local rules and regulations as may exist and subject to any State or Federal requirements. Permits for use of the sewage plant under terms of this Resolution shall be for residential purposes only. Any commercial, industrial or public or quasi public use shall be allowed under separate resolution.

BE IT FURTHER RESOLVED:

- 1) All monies shall be paid in cash or by certified check. A receipt shall be issued by the person receiving said money.
- 2) That monies received at platting shall be deposited with the Director of Public Works of Sedgwick County, or his

agent, and a copy of the receipt of money shall be furnished the Wichita-Sedgwick County Metropolitan Area Planning Department prior to the release of the plat.

- 3) That monies to be paid prior to construction of sewer laterals shall be deposited with the Director of Public Works of Sedgwick County or his authorized agent.
- 4) That monies paid at the time of building permits will be paid to the building permit issuing agent who shall deposit same promptly with the County Treasurer.

BE IT FURTHER RESOLVED that monies so paid into said funds may be invested by the County Controller and that any interest earned shall be placed in the fund from which the principal was invested.

BE IT FURTHER RESOLVED that the monies paid to the Timberlakes-Springdale Joint Sewer District Bond and Interest Fund shall be used to reduce the annual assessments for the cost of land, original sewage treatment plant and collection lines (not laterals) which bonds were issued in 1976 made against owners of land in Springdale Addition and Timberlakes Addition. When said special assessments have been paid out, any additional payments made to this fund under the terms of this resolution shall be transferred to the Timberlakes-Springdale sewage plant expansion fund. The Controller shall be responsible for the management of said Bond and Interest fund.

BE IT FURTHER RESOLVED that the Timberlakes-Springdale sewage plant expansion fund shall be used for the purpose of providing sewage treatment facilities for the lands described in Exhibit "B". Such service may be provided by expanding, modifying or replacing the existing Timberlakes-Springdale treatment plant or may be provided by building a new treatment plant downstream. Costs of lines to carry sewage from its present treatment site to such alternate site shall be considered a cost of providing sewage treatment for the purposes of administering this fund.

To expend monies from this fund, the Director of Public Works of

Sedgwick County shall submit to the Board of County Commissioners his recommendation together with comments and recommendations from the Metropolitan Area Planning Department, the Department of Community Health, the State Department of Health and the Environmental Protection Agency. After having such reports, the Board may by Resolution initiate a project or projects to provide additional treatment facilities. Said resolution shall specify the amount of expenditure so authorized and the purpose therefor. Funds may be expended for either engineering and/or construction, equipment, land acquisition or such other items as may be necessary to provide such service.

The monies for the expansion of sewage treatment facilities are based on estimates of best available data and on accepted current engineering practice and design. Inflation or design change criteria or other unforeseen circumstances may necessitate the assessment of said additional costs on the lands involved by the Board of County Commissioners.

BE IT FURTHER RESOLVED that notwithstanding any authorization herein granted to connect the above described lands to the existing disposal plant, if at any time, in the determination of the County Engineer, such plant is in danger of becoming overloaded and possibly becoming a health hazard, the Board of County Commissioners shall have the authority to order cessation of the issuance of any further building permits until such time as expanded or additional treatment facilities are obtained. Any building permits for development on lands described in Exhibit "B" shall be void after 60 days from the date of issuance unless construction (such as foundation or basement) shall have been commenced. Any cessation of construction for more than 30 days shall constitute grounds for revocation of permits.

BE IT FURTHER RESOLVED that a copy of this Order shall be filed in the Office of the Register of Deeds of Sedgwick County, Kansas, as notice of the provisions hereof, and the same shall be binding upon the present owner and any subsequent owners of all or any part of said real estate.

BE IT FURTHER RESOLVES that the County Clerk shall provide notice of the Board of County Commissioners action, as indicated by this

resolution, to owners of record of real estate identified on Exhibit
"B".

BOARD OF COUNTY COMMISSIONERS
SEDGWICK COUNTY, KANSAS

ATTEST:

DOROTHY K. WHITE, COUNTY CLERK

APPROVED AS TO FORM ONLY:

THEODORE H. HILL, COUNTY COUNSELOR

Sub District No. 1 of the Eastern Sedgwick
County Main Sewer District described as:

A tract of land described as beginning at the Southwest corner of the Northeast Quarter (N/4) of Section 35, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence North along the West line of said Northeast Quarter (NE/4) to the Southwest corner of the Southeast Quarter (SE/4) of Section 26, Township 27 South, Range 2 East of the 6th P.M.; thence North along the West line of said Southeast Quarter (SE/4) and extended North along the West line of the Northeast Quarter (NE/4) of said Section 26, to the Southwest corner of the Southeast Quarter (SE/4) of Section 23, Township 27 South, Range 2 East of the 6th P.M.; thence West along the South line of the Southwest Quarter (SW/4) of Section 23, Township 27 South, Range 2 East of the 6th P.M.; to the Southwest corner of the Southwest Quarter (SW/4) of said Section 23; thence North along the West line of said Southwest Quarter (SW/4) of Section 23 to the Northwest corner of said Southwest Quarter (SW/4); thence East along the North line of said Southwest Quarter (SW/4); and the Southeast Quarter (SE/4) of Section 23, Township 27 South, Range 2 East of the 6th P.M.; to the Northwest corner of the Southwest Quarter (SW/4) of Section 24, Township 27 South, Range 2 East of the 6th P.M.; thence South along the West line of the West Half (W/2) of said Southwest Quarter (SW/4) to the North line of the South 10 acres of the West Half (W/2) of said Southwest Quarter (SW/4); thence East along the North line of the South 10 acres of the West Half (W/2) of said Southwest Quarter (SW/4) to the East line of the West Half (W/2) of said Southwest Quarter (SW/4); thence South along the East line of the West Half (W/2) of said Southwest Quarter (SW/4) to the North line of the Northwest Quarter (NW/4) of Section 25, Township 27 South, Range 2 East of the 6th P.M.; thence East along the North line of said Northwest Quarter (NW/4) to the East line of said Northwest Quarter (NW/4); thence South along the East line of said Northwest Quarter (NW/4) to the Northwest corner of the Southeast Quarter (SE/4) of Section 25, Township 27 South, Range 2 East; thence East along

the North line of said Southeast Quarter (SE/4) to the Northeast corner of the Northwest Quarter (NW/4) of said Southeast Quarter (SE/4); thence South along the East line of the Northwest Quarter (NW/4) of said Southeast Quarter (SE/4) to the Northwest corner of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4); thence East along the North line of the Southeast (SE/4) of said Southeast Quarter (SE/4) to the Northeast corner of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4); thence South along the East line of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4) to the Northeast corner of the Northeast Quarter (NE/4) of Section 36, Township 27 South, Range 2 East of the 6th P.M.; thence South along the East line of said Northeast Quarter (NE/4) to the Southeast corner of said Northeast Quarter (NE/4); thence West along the South line of said Northeast Quarter (NE/4) to the Southeast corner of the Northwest Quarter (NW/4) of Section 36, Township 27 South, Range 2 East; thence North along the East line of said Northwest Quarter (NW/4) to the Southeast corner of the Northeast Quarter (NE/4) of said Northwest Quarter (NW/4); thence West along the South line of the Northeast Quarter (NE/4) and the Northwest Quarter (NW/4) of said Northwest Quarter (NW/4) to the Southwest corner of the Northwest Quarter (NW/4) of said Northwest Quarter (NW/4); thence North along the West line of the Northwest Quarter (NW/4) of said Northwest Quarter (NW/4) to the South line of the North 20 acres of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4); of Section 35, Township 27 South, Range 2 East of the 6th P.M.; thence West along the South line of the North 20 acres of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4) to the Northwest corner of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section 35, Township 27 South, Range 2 East of the 6th P.M.; thence South along the East line of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4) to the Southeast corner of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4); thence West along the South line of the Southwest Quarter (SW/4)

of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4) to the East line of the West Half (W/2) of said Northeast Quarter (NE/4); thence South along the East line of the West Half (W/2) of said Northeast Quarter (NE/4) to the South line of said Northeast Quarter (NE/4); thence West along the South line of said Northeast Quarter (NE/4) to the point of beginning.

EXHIBIT "B"

The South Half of Section 23-27S-2E, Sedgwick County, Kansas, commonly referred to as the Lusk property

For Bond and Interest Fund	-	\$351.99/acre-Total \$112,636.80
For Treatment Plant Expansion	-	\$500.00/acre-Total \$160,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The South 10 acres of a tract in the W/2 of the SW/4 of Section 24-27-S-2E described as: Beginning at the Southwest corner of the SW/4 of said Section 24, Thence north along the west line 658.3 feet, thence east 1317.8 feet, more or less to a point on the east line of the W/2 of the SW/4 which is 659.8 feet north of the Southeast corner of said W/2 of said SW/4, thence south 659.8 feet, thence west along the south line of said SW/4 to the point of beginning, Sedgwick County, Kansas

For Bond and Interest Fund	-	\$351.99/acre-Total \$3,519.90
For Treatment Plant Expansion	-	\$500.00/acre-Total \$5,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The West Half of the East Half of NW/4 Section 25-27S-2E Sedgwick County, Kansas, commonly referred to as the Robert's property.

For Bond and Interest Fund	-	\$351.99/acre-Total \$15,733.95
For Treatment Plant Expansion	-	\$500.00/acre-Total \$22,350.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The East Half of the East Half of the NW/4 Section 25-27S-2E Sedgwick County, Kansas, commonly referred to as the Robert's property.

For Bond and Interest Fund	-	\$ 60.23/acre-Total \$2,126.12
For Treatment Plant Expansion	-	\$500.00/acre-Total \$17,650.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

A tract in the SW/4 of Sec 25-27S-2E described as beginning at the NW corner of said SW/4; thence east along the north line of said SW/4, 1065 feet; thence with an angle to the right of 89° 00' 00" a distance of 500 feet; thence with an angle to the left of 50° 00' 00" a distance of 360 feet; thence south 44.54 feet to a point 771.03 feet south and 1356.8 feet east of the NW corner of said SW/4 thence west parallel with the north line of said SW/4 1356.8 feet to the west line of said SW/4; thence north 771.03 feet to the place of beginning, Sedgwick County, Kansas, commonly referred to as the Carney property

For Bond and Interest Fund	-	\$351.99/acre-Total \$7,039.80
For Treatment Plant Expansion	-	\$500.00/acre-Total \$10,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The NW/4 of Section 26-27S-2E, Sedgwick County, Kansas, commonly referred to as the Chisholm property.

For Bond and Interest Fund	-	\$351.99/acre-Total \$56,318.40
For Treatment Plant Expansion	-	\$500.00/acre-Total \$20,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The SE/4 of Section 26-27S-2E, Sedgwick County, Kansas, presently owned by Casado-McKay and others.

For Bond and Interest Fund	-	\$327.74/acre-Total \$52,438.40
For Treatment Plant Expansion	-	\$500.00/acre-Total \$80,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The West Half of the NE/4 of Section 35-27S-2E, the West Half of the NE/4 of the NE/4 of Section 35-27S-2E, and the NE/4 of the NE/4 of the NE/4 of Section 35-27S-2E, Sedgwick County, Kansas, presently owned by Major Realty and others.

For Bond and Interest Fund	-	\$327.74/acre-Total \$36,051.40
For Treatment Plant Expansion	-	\$500.00/acre-Total \$55,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The NW/4 of the NW/4 of Section 36-27S-2E, Sedgwick County, Kansas, commonly referred to as the Carney-Wayman property.

For Bond and Interest Fund	-	\$ 60.23-Total \$2,409.20
For Treatment Plant Expansion	-	\$500.00/acre-Total \$20,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The NE/4 of the NW/4 of Section 36-27S-2E, the NW/4 of the NE/4 of Section 36-27S-2E, and the South Half of the NE/4 of Section 36-27S-2E, Sedgwick County, Kansas, commonly referred to as Arbor Lakes.

For Bond and Interest Fund	-	\$ 60.23/acre-Total \$9,636.80
For Treatment Plant Expansion	-	\$500.00/acre-Total \$80,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The NE/4 of the NE/4 of Section 36-27S-2E, Sedgwick County, Kansas.

For Bond and Interest Fund	-	\$ 60.23/acre-Total \$2,409.20
For Treatment Plant Expansion	-	\$500.00/acre-Total \$20,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The SE/4 of the SE/4 of Section 25-27S-2E, Sedgwick County, Kansas.

For Bond and Interests Fund	-	\$ 60.23/acre-Total \$2,409.20
For Treatment Plant Expansion	-	\$500.00/acre-Total \$20,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The NW/4 of Section 26-27S-2E, Sedgwick County, Kansas, commonly referred to as the Chisholm property.

For Bond and Interest Fund	-	\$351.99/acre-Total \$56,318.40
For Treatment Plant Expansion	-	\$500.00/acre-Total \$50,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The SE/4 of Section 26-27S-2E, Sedgwick County, Kansas, presently owned by Casado-McKay and others.

For Bond and Interest Fund	-	\$327.74/acre-Total \$52,438.40
For Treatment Plant Expansion	-	\$500.00/acre-Total \$80,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The West Half of the NE/4 of Section 35-27S-2E, the West Half of the NE/4 of the NE/4 of Section 35-27S-2E, and the NE/4 of the NE/4 of the NE/4 of Section 35-27S-2E, Sedgwick County, Kansas, presently owned by Major Realty and others.

For Bond and Interest Fund	-	\$327.74/acre-Total \$36,051.40
For Treatment Plant Expansion	-	\$500.00/acre-Total \$55,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The NW/4 of the NW/4 of Section 36-27S-2E, Sedgwick County, Kansas, commonly referred to as the Carney-Wayman property.

For Bond and Interest Fund	-	\$ 60.23-Total \$2,409.20
For Treatment Plant Expansion	-	\$500.00/acre-Total \$20,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The NE/4 of the NW/4 of Section 36-27S-2E, the NW/4 of the NE/4 of Section 36-27S-2E, and the South Half of the NE/4 of Section 36-27S-2E, Sedgwick County, Kansas, commonly referred to as Arbor Lakes.

For Bond and Interest Fund	-	\$ 60.23/acre-Total \$9,636.80
For Treatment Plant Expansion	-	\$500.00/acre-Total \$80,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The NE/4 of the NE/4 of Section 36-27S-2E, Sedgwick County, Kansas.

For Bond and Interest Fund	-	\$ 60.23/acre-Total \$2,409.20
For Treatment Plant Expansion	-	\$500.00/acre-Total \$20,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The SE/4 of the SE/4 of Section 25-27S-2E, Sedgwick County, Kansas.

For Bond and Interests Fund	-	\$ 60.23/acre-Total \$2,409.20
For Treatment Plant Expansion	-	\$500.00/acre-Total \$20,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

Approximately 3.5 acres in the South Half of SW/4 of Section 25-27S-2E described as: Beginning at a point on the South line of the SW/4 of Section 25-27S-2E, 849.69 feet east of the Southwest corner of said SW/4; thence north parallel with the East line of said SW/4, 218 feet; thence east parallel with the South line of the SW/4, 756 feet; thence south parallel with the West line of the SE/4 of the SW/4, 218 feet to the South line of the SW/4; thence west along the South line of said SW/4, 756 feet to the point of beginning, Sedgwick County, Kansas commonly referred to as 'Church and Cemetery.

For Bond and Interest	-	\$327.74/acre-Total \$1,147.09
For Treatment Plant Expansion	-	\$600.00/acre-Total \$1,750.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

Timberlakes Estates 2nd Addition in the NE/4 of the SW/4 of Section 25-27S-2E described as: Beginning at a point in the North line and 136 feet west of the Northeast corner of the SW/4 of Section 25-27S-2E; thence south parallel to and 136 feet from the East line of said SW/4, bearing S 0° 06' 33" a distance of 653.68 feet, to the P.C. of a curve to the left; thence along said curve to the left, having a radius of 228 feet and through a central angle of 48° 33' 03" a distance of 193.20 feet; thence bearing S 48° 26' 30" E a distance of 78.62 feet to a point in the East line and 876.85 feet south of the NE corner of said SW/4; thence bearing S 48° 26' 30" E a distance of 114.56 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 228 feet and through a central angle of 41° 30' 00" a distance of 165.14 feet; thence bearing S 89° 56' 30" E a distance of 1086.49 feet to a point in the East line and 1010 feet south of the Northeast corner of the W/2 of the SE/4 of said Section 25; thence south along the East line of said SE/4 bearing S 0° 02' 31" W a distance of 248.79 feet; thence bearing N 89° 51' 30" W a distance of 950 feet; thence bearing S 0° 08' 30" W a distance of 864.31 feet, to a point in the Northerly line of Timberlakes Estates, an Addition to Sedgwick County, Kansas; thence along said Northerly line bearing N 45° 00' 00" W a distance of 78.77 feet; thence bearing N 65° 00' 00" W a distance of 350 feet to a point in the East line and 1918.49 feet south of the NE corner of the SW/4 of said Section 25; thence bearing N 47° 01' 39" W a distance of 915.74 feet; thence bearing N 47° 00' 00" W a distance of 220 feet; thence bearing N 21° 00' 00" W a distance of 400 feet; thence bearing N 82° 00' 00" W a distance of 320 feet; thence bearing N 51° 00' 00" W a distance of 360.07 feet; thence bearing north 1° 00' 00" a distance of 500 feet; to a point in the North line of the SW/4 of Section 25;

thence along said North line and bearing S 89° 59' 36" E a distance of 1447.37 feet to the point of beginning, Sedgwick County, Kansas

For Bond and Interest Fund	-	\$ 60.23/acre - Total \$2,469.43
For Treatment Plant Expansion	-	\$500.00/acre - Total \$20,500.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

Timberlakes Estates 3rd Addition in the NW/4 of the SE/4 of Section 25-27S-2E described as: Beginning at the Northeast corner of the West Half of the SE/4 of Section 25-27S-2E; thence south along the East line of the West Half of said SE/4 bearing S 0° 02' 31" W a distance of 1010 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 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/4; thence bearing N 48° 26' 30" W a distance of 78.62 feet to the P.C. of curve to right; thence along said curve to the right, having a radius of 228 feet and through a central angle of 48° 33' 03" a distance of 193.20 feet; thence parallel to and 136 feet west of the West line of said SE/4, bearing N 0° 06' 33" E a distance of 653.68 feet to a point on the North line of the SW/4 of said Section 25; thence bearing S 89° 59' 26" E along the North line of the SW/4 of said Section 25 a distance of 136 feet to the center of said Section 25; thence bearing S 89° 56' 30" E along the North line of the SE/4 of Section 25 a distance of 1322.30 feet to the point of beginning, Sedgwick County, Kansas

For Bond and Interest Fund	-	\$ 60.23/acre - Total \$2,650.12
For Treatment Plant Expansion	-	\$500.00/acre - Total \$22,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

For purposes of administrating the resolution of which this exhibit is a part, the total dollar figure set out in this exhibit shall be controlling.

RICHARD A. RENDER
ALBERT L. KAMAS
RONALD L. NIETO
JAMES B. ZONGNER
DANIEL J. SEVART
ROSS A. HOLLANDER

LAW OFFICES
RENDER & KAMAS

612 DOUGLAS BUILDING
WICHITA, KANSAS 67202

316-267-2212

NANCY J. MARSHALL PLS
JANET L. KINSLEY PLS

April 26, 1977


Mr. Jack Galbraith
Planning Department
City of Wichita
455 North Main
Wichita, Kansas

Re: Car-Ree Enterprises, Inc.

Dear Mr. Galbraith:

Attached is a certificate of ownership which we are submitting at the request of Mr. Bill Keltner of Professional Engineering Consultants as it pertains to the platting by Car-Ree Enterprises, Inc., of Timber Lakes Estates 2nd and 3rd Additions.

Very truly yours,


Ronald L. Nieto
of RENDER & KAMAS

RLN:jk
Encl.

CERTIFICATE OF OWNERSHIP

GUARANTEE TITLE CO., INC., hereby certifies that we have examined the records in the Office of the Register of Deeds of Sedgwick County, Kansas, with reference to the following property, viz:

Property shown as Tracts I & II
on Exhibit "A" hereto attached.

And from such examination find that the ownership of the aforementioned property is as follows:

<u>DESCRIPTION</u>	<u>OWNER</u>
Tract I (shown on Exhibit "A" as <u>Timber Lakes Estates 3rd Addition</u>)	<u>Car-Ree Enterprises, Inc.</u>
Tract II (shown on Exhibit "A" as Timber Lakes Estates 2nd Addition)	Car-Ree Enterprises, Inc.

Dated this 25th day of April, 1977 at 7:00 A. M.

GUARANTEE TITLE CO., INC.
By *Dean C. Hawley*
Vice-Pres.

No. 2478-1

Timber Lakes Estates 3rd Addition to Sedgwick County, Kansas, 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 0°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 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°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 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 1322.30 feet to the point of beginning.

Timber Lakes Estates 2nd Addition to Sedgwick County, Kansas, the same being described as follows:

Beginning at a point in the North line and 136.00 feet West of the Northeast corner of the Southwest Quarter (SW 1/4) of Section 25, Township 27 South, Range 2 East of the 6th P.M.; thence South parallel to and 136.00 feet from the East line of said SW 1/4, bearing S 0°06'33" W a distance of 653.68 feet, to the P.C. of a curve to the left; thence along said curve to the left, having a radius of 228.00 feet and through a central angle of 48°33'03" a distance of 193.20 feet; thence bearing S 48°26'30" E a distance of 78.62 feet to a point in the East line and 876.85 feet South of the NE corner of said SW 1/4; thence bearing S 48°26'30" E a distance of 114.56 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 228.00 feet and through a central angle of 41°30'00" a distance of 165.14 feet; thence bearing S 89°56'30" E a distance of 1086.49 feet to a point in the East line and 1010.00 feet South of the Northeast corner of the West one-half (W 1/2) of the Southeast Quarter (SE 1/4) of said Section 25, thence South along the East line of said SE 1/4 bearing S 0°02'31" W a distance of 248.79 feet; thence bearing N 89°51'30" W a distance of 950.00 feet; thence bearing S 0°08'30" W a distance of 864.31 feet, to a point in the

Northerly line of Timber Lakes Estates, an Addition to Sedgwick County, Kansas; thence along said Northerly line bearing N 45°00' W a distance of 78.77 feet; thence bearing N 65°00' W a distance of 350.00 feet to a point in the East line and 1918.49 feet South of the NE corner of the SW 1/4 of said Section 25; thence bearing N 47°01'39" W a distance of 915.74 feet; thence bearing N 47°00' W a distance of 220.00 feet; thence bearing N 21°00' W a distance of 400 feet; thence bearing N 82°00' W a distance of 320.00 feet; thence bearing N 51°00' W a distance of 360.07 feet; thence bearing N 1°00' W a distance of 500.00 feet; to a point in the North line of the SW 1/4 of said Section 25; thence along said North line and bearing S 89°59'26" E a distance of 1447.37 feet to the point of beginning.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE APPLICATION OF
PETITIONERS FOR THE IMPROVEMENT OF
STREETS WITHIN TIMBER LAKES SECOND
ADDITION TO SEDGWICK COUNTY, KANSAS,
AND TIMBER LAKES THIRD ADDITION TO
SEDGWICK COUNTY, KANSAS.

RESOLUTION

ON this 13th day of APRIL, 1977, the petition of
Car-Ree Enterprises, Inc., for the construction of curbing, guttering,
grading, paving, macadamizing and drainage of the streets, roads and
avenues within the following described land is considered by the
board, which finds as follows:

1. Petitioner is the owner of all lots fronting on the streets,
roads and avenues within the following described land:

Timber Lakes Estates 2nd Addition to Sedgwick County, Kansas,
the same being described as follows:

beginning at a point in the North line and 136.00 feet West
of the Northwest corner of the Southwest Quarter (SW 1/4) of
Section 25, Township 27 South, Range 2 East of the 6th P.M.;
thence South parallel to and 136.00 feet from the East line
of said SW 1/4, bearing S 0°06'33" W a distance of 653.68 feet,
to the P.C. of a curve to the left; thence along said curve to
the left, having a radius of 228.00 feet and through a central
angle of 48°33'03" a distance of 193.20 feet; thence bearing S
48°26'30" E a distance of 78.62 feet to a point in the East line
and 876.85 feet South of the NE corner of said SW 1/4; thence
bearing S 48°26'30" E a distance of 114.56 feet to the P.C. of a
curve to the left; thence along said curve to the left having a
radius of 228.00 feet and through a central angle of 41°30'00" a
distance of 165.14 feet; thence bearing S 89°56'30" E a distance
of 1086.49 feet to a point in the East line and 1010.00 feet
South of the Northeast corner of the West one-half (W 1/2) of
the Southeast Quarter (SE 1/4) of said Section 25, thence South
along the East line of said SE 1/4 bearing S 0°02'31" W a
distance of 248.79 feet; thence bearing N 89°51'30" W a distance
of 950.00 feet; thence bearing S 0°08'30" W a distance of 864.31
feet, to a point in the Northerly line of Timber Lakes Estates,
an Addition to Sedgwick County, Kansas; thence along said
Northerly line bearing N 45°00' W a distance of 78.77 feet;
thence bearing N 65°00' W a distance of 350.00 feet to a point
in the East line and 1918.49 feet South of the NE corner of the
SW 1/4 of said Section 25; thence bearing N 47°01'39" W a distance
of 915.74 feet; thence bearing N 47°00' W a distance of 220.00
feet; thence bearing N 21°00' W a distance of 400 feet; thence
bearing N 82°00' W a distance of 320.00 feet; thence bearing
N 51°00' W a distance of 360.07 feet; thence bearing N 1°00' W a
distance of 500.00 feet; to a point in the North line of the SW 1/4
of said Section 25; thence along said North line and bearing S
39°59'26" E a distance of 1447.37 feet to the point of beginning.

Timber Lakes Estates 3rd Addition to Sedgwick County, Kansas,
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 0°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 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°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 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 1322.30 feet to the point of beginning.

2. The above described land is within Sedgwick County, Kansas, and outside the limits of any incorporated city.

3. That it is necessary to provide for the curbing, guttering, grading, paving, macadamizing and drainage of the streets within the above described land.

THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sedgwick County, Kansas, on this 13th day of APRIL 1977, that construction of curbing, guttering, grading, and paving or macadamizing, including drainage, is necessary for all of the streets, roads and avenues which are within Timber Lakes Second Addition to Sedgwick County, Kansas, and Timber Lakes Third Addition to Sedgwick County, Kansas.

BE IT FURTHER RESOLVED, that this resolution be published for three (3) consecutive weeks in the official paper of the county; and if the owners of more than one-half of the property liable to taxation for said work shall not within twenty (20) days from the date of such last publication file with the County Clerk of Sedgwick County, Kansas, their protest against such improvements, that the Board of County Commissioners shall, thereupon, cause such streets,

TI 2ND 1 25A
S2427E

roads and avenues to be improved, constructed or built as aforesaid,
and to contract therefor and to levy taxes as provided by law,
and now, therefore, all owners of said property liable for taxation
therefor take notice hereof.

BY THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

By:



TOM SCOTT, Chairman

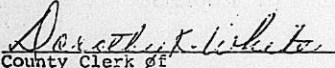


JOHN HALE, County Commissioner



EVERETT PATRICK, County Commissioner

ATTEST:



Dorothy K. White
County Clerk of
Sedgwick County, Kansas

SEWERS

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF ~~EXTENSION OF SEWERS~~ WITHIN THE
TIMBER LAKES-SPRINGDALE JOINT SEWER DISTRICT
OF SEDGWICK COUNTY, KANSAS

ORDER

On this 13th day of ~~January~~ APRIL, 1977, the same being the regularly scheduled date for the meeting of the Board of County Commissioners of Sedgwick County, Kansas, the petition to build sewers to serve land within the Timber Lakes-Springdale Joint Sewer District of Sedgwick County, Kansas, comes on for hearing. All Commissioners are present.

Thereupon, the Commissioners, after hearing the statements of all interested persons and being fully advised in the premises, finds as follows:

1. That the petition is properly before the Commission.
2. That all of the following described real property lies within the Timber Lakes-Springdale Joint Sewer District of Sedgwick County, Kansas:

Timber Lakes Estates 2nd Addition to Sedgwick County, Kansas, the same being described as follows:

Beginning at a point in the North line and 136.00 feet West of the Northeast corner of the Southwest Quarter (SW 1/4) of Section 25, Township 27 South, Range 2 East of the 6th P.M.; thence South parallel to and 136.00 feet from the East line of said SW 1/4, bearing S 0°06'33" W a distance of 653.68 feet, to the P.C. of a curve to the left; thence along said curve to the left, having a radius of 228.00 feet and through a central angle of 48°33'03" a distance of 193.20 feet; thence bearing S 48°26'30" E a distance of 78.62 feet to a point in the East line and 876.85 feet South of the NE corner of said SW 1/4; thence bearing S 48°26'30" E a distance of 114.56 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 228.00 feet and through a central angle of 41°30'00" a distance of 165.14 feet; thence bearing S 89°56'30" E a distance of 1086.49 feet to a point in the East line and 1010.00 feet South of the Northeast corner of the West one-half (W 1/2) of the Southeast Quarter (SE 1/4) of said Section 25, thence South along the East line of said SE 1/4 bearing S 0°02'31" W a distance of 248.79 feet; thence bearing N 89°51'30" W a distance of 950.00 feet; thence bearing S 0°08'30"

W a distance of 864.31 feet, to a point in the Northerly line of Timber Lakes Estates, an Addition to Sedgwick County, Kansas; thence along said Northerly line bearing N 45°00' W a distance of 78.77 feet; thence bearing N 65°00' W a distance of 350.00 feet to a point in the East line and 1918.49 feet South of the NE corner of the SW 1/4 of said Section 25; thence bearing N 47°01'39" W a distance of 915.74 feet; thence bearing N 47°00' W a distance of 220.00 feet; thence bearing N 21°00' W a distance of 400 feet; thence bearing N 82°00' W a distance of 320.00 feet; thence bearing N 51°00' W a distance of 360.07 feet; thence bearing N 1°00' W a distance of 500.00 feet; to a point in the North line of the SW 1/4 of said Section 25; thence along said North line and bearing S 89°59'26" E a distance of 1447.37 feet to the point of beginning.

Timber Lakes Estates 3rd Addition to Sedgwick County, Kansas, 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 0°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 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°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 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 1322.30 feet to the point of beginning.

3. The petition is signed by the owner of the above described land who requests sanitary and storm sewers be extended to said land and that the treatment facilities be enlarged as may be made necessary by such extension of sewers.


4. That the extension of sanitary and storm sewers to said land will promote the health and welfare of the residents of Sedgwick County, Kansas.

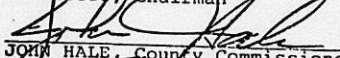
THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY AS FOLLOWS:

1. That sanitary and storm sewers be built to serve the above described real property.
2. That the treatment facilities of Timber Lakes-Springdale Joint Sewer District of Sedgwick County, Kansas, be enlarged as necessary to accommodate such new sewers.
3. That the Public Works Department of Sedgwick County, Kansas, proceed to design, plan and build such sewers and enlarged treatment facilities as may be necessary and to that end, be empowered to negotiate a contract for employment of engineers or other skilled employees for the purpose of assisting in planning and superintending the construction thereof, subject to the final approval and acceptance of such contract by this Board.
4. That all costs be apportioned and assessed as provided by K.S.A. 19-2705.

THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

By


TOM SCOTT, Chairman


JOHN HALE, County Commissioner


EVERETT PATRICK, County Commissioner

ATTEST:


Dorothy K. White
County Clerk of Sedgwick County, Kansas

LAW OFFICES
RENDER & KAMAS

612 DOUGLAS BUILDING
WICHITA, KANSAS 67202
316-267-2212

RICHARD A. RENDER
ALBERT L. KAMAS
RONALD L. NIETO
JAMES B. ZONCKER
DANIEL J. SEVART
ROSS A. HOLLANDER

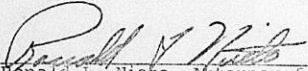
NANCY J. MARSHALL PLS
JANET L. KINSLEY PLS

May 25, 1977



TO: Robert A. Lakin, Director of Planning
FROM: Ronald L. Nieto
RE: Timber Lakes-Springdale Joint Sewer
District and Car-Ree Enterprises, Inc.

Attached is copy of Resolution rescinding agreement for temporary use of sewage treatment plant between Board of County Commissioners of Sedgwick County, Kansas, Acting as the Governing Body of the Timber Lakes-Springdale Joint Sewer District and Car-Ree Enterprises, Inc., dated the 30th day of March, 1977.


Ronald L. Nieto, Attorney for Car-Ree Enterprises, Inc.

cc: G. C. McClure, Jr., County Engineer, Public Works
A. J. Harkness, County Public Works
Daniel M. Carney
James Aiken, Environmental Health
William H. Keltner, Professional Engineering Consultants
William P. Timmerman, Attorney and Board Counsel

RLN:jk

THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS
ACTING AS THE GOVERNING BODY OF THE TIMBER LAKES-SPRINGDALE
JOINT SEWER DISTRICT

RESOLUTION PROVIDING FOR THE MUTUAL
TERMINATION OF AN AGREEMENT FOR
TEMPORARY USE OF SEWAGE TREATMENT
PLANT BETWEEN THE BOARD OF COUNTY
COMMISSIONERS OF SEDGWICK COUNTY,
KANSAS, ACTING AS THE GOVERNING BODY
OF THE TIMBER LAKES-SPRINGDALE JOINT
SEWER DISTRICT AND CAR-REE ENTERPRISES,
INC., DATED THE 30th DAY OF MARCH, 1977.

WHEREAS: The Board of County Commissioners of Sedgwick County,
Kansas, acting as the Governing Body of the Timber Lakes-Springdale
Joint Sewer District, and Car-Ree Enterprises, Inc., have heretofore
entered into an Agreement for Temporary Use of Sewage Treatment Plant,
dated the 30th day of March, 1977; and

WHEREAS: Subsequently, more comprehensive arrangements have been
made concerning the use of the existing sewage treatment plant owned
by the said Joint Sewer District, and an orderly future development
of the Sewage Treatment Plant; and

WHEREAS: It is in the best interests of the said Joint Sewer District
and Car-Ree Enterprises, Inc., and in furtherance of the general plan
for orderly development that said Agreement dated the 30th day of
March, 1977, be mutually terminated.

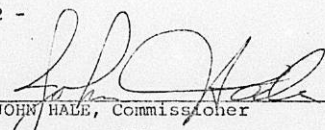
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS, ACTING AS THE GOVERNING BODY OF THE TIMBER LAKES
SPRINGDALE JOINT SEWER DISTRICT: That the certain Agreement for
Temporary Use of Sewage Treatment Plant between the Board of County
Commissioners of Sedgwick County, Kansas, Acting as the Governing Body
of the Timber Lakes-Springdale Joint Sewer District, and Car-Ree
Enterprises, Inc., dated the 30th day of March, 1977, be terminated by
execution of the Agreement to Terminate Contract attached hereto.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS, ACTING AS
THE GOVERNING BODY OF THE TIMBER LAKES-
SPRINGDALE JOINT SEWER DISTRICT


By:



TOM SCOTT, Chairman



JOHN HALE, Commissioner



EVERETT PATRICK, Commissioner

ATTEST:

DOROTHY K. WHITE, County Clerk

APPROVED AS TO FORM ONLY:

THEODORE H. HILL, County Counselor

AGREEMENT TO TERMINATE CONTRACT

THIS AGREEMENT TO TERMINATE CONTRACT made the ____ day of _____, 1977, between The Board of County Commissioners of Sedgwick County, Kansas, Acting as the Governing Body of the Timber Lakes-Springdale Joint Sewer District, and Car-Ree Enterprises, Inc.

1. This Agreement to Terminate a Contract concerns the Contract made between the above mentioned parties on the 30th day of March, 1977, involving the temporary use of the existing sewage treatment plant owned and operated by the Timber Lakes-Springdale Joint Sewer District.

2. The parties hereby mutually understand and agree that the subject contract is to be terminated, rescinded and cancelled as of May 25, 1977, it being agreed that provisions regarding notice in such contract, if any, are hereby waived by the parties hereto.

3. Acknowledgment and agreement to the foregoing termination, rescission and cancellation will be evidenced by the parties signatures below.

IN WITNESS WHEREOF, the parties have executed this Agreement to Terminate a Contract at Wichita, Kansas, the day and year first above written.

ATTEST:

DOROTHY K. WHITE,
County Clerk

APPROVED AS TO FORM ONLY:

THEODORE H. HILL,
County Counselor

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS, ACTING AS
THE GOVERNING BODY OF THE TIMBER LAKES-
SPRINGDALE JOINT SEWER DISTRICT

By:

[Signature]
TOM SCOTT, Chairman

[Signature]
JOHN MALE, Commissioner

[Signature]
EVERETT PATRICK, Commissioner

CAR-REE ENTERPRISES, INC.

By [Signature]
Daniel M. Carney,
Vice President and Secretary

AGREEMENT FOR TEMPORARY USE
OF SEWAGE TREATMENT PLANT

5-26-77
Cancelled by P. Co. C.

THIS AGREEMENT made this 30th day of March, 1977, by and between the BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, acting as the Governing Body of the Timber Lakes-Springdale Joint Sewer District, hereafter called "DISTRICT", and CAR-REE ENTERPRISES, INC., hereafter called "CAR-REE".

W I T N E S S E T H :

WHEREAS, Car-REE is the owner of all of the lots and blocks within Timber Lakes Second Addition to Sedgwick County, Kansas, and Timber Lakes Third Addition to Sedgwick County, Kansas, which are within the boundaries of District; and

WHEREAS, the District has constructed a sewage treatment plant which has sufficient treatment capacity to accommodate only the number of lots within Timber Lakes Addition to Sedgwick County, Kansas, and Springdale Addition to Sedgwick County, Kansas, but which is not presently being used to its full capacity; and

WHEREAS, Car-REE desires to have sanitary sewers built to serve the lots within Timber Lakes Second Addition and Timber Lakes Third Addition, and has filed a petition therefore with the Board of County Commissioners of Sedgwick County, Kansas; and

WHEREAS, Car-REE desires the use of the District's sewage treatment plant for the benefit of the lots within Timber Lakes Second Addition and Timber Lakes Third Addition until such time as its treatment capacity is reached and the sewage treatment plant is expanded to a size capable of treating the sewage of lots within Timber Lakes Second Addition and Timber Lakes Third Addition; and

WHEREAS, the District believes such use of the sewage treatment plant would be beneficial for the home owners presently residing within Timber Lakes Addition and Springdale Addition and for the more efficient operation of such plant; and

WHEREAS, the parties desire to provide for an equitable method of reimbursement of the District for the use of its present sewage treatment plant by the lots making such use within Timber Lakes Second Addition and Timber Lakes Third Addition.

NOW, THEREFORE, in consideration of the premises and the covenants and conditions hereafter set forth, IT IS AGREED AS FOLLOWS:

1. The residential building lots within Timber Lakes Second Addition and Timber Lakes Third Addition to which sewers are built by the District shall have their sewage treated by the District's existing sewage treatment plant until such time as it nears the full present capacity by reason of use by lots within Timber Lakes Addition, Springdale Addition, Timber Lakes Second Addition and Timber Lakes Third Addition. When the Director of Environmental Health and/or the Director of the Department of Public Works of Sedgwick County, Kansas determine the sewage treatment plant has neared the full capacity, such plant shall be sufficiently enlarged and expanded to a size and capacity capable of handling the sewage of Timber Lakes Second Addition and Timber Lakes Third Addition. When such determination has been made by the Director of Environmental Health and/or the Director of the Department of Public Works of Sedgwick County, Kansas, no further building permits shall be issued in Timber Lakes Second Addition or Timber Lakes Third Addition until such time as the sewage treatment plant has been enlarged and expanded.

2. Such use is considered by all parties as temporary, pending enlargement of the sewage treatment plant, which all recognize as being ultimately necessary.

3. For such temporary use, the owner of each lot within Timber Lakes Second Addition and Timber Lakes Third Addition shall at the time he applies for a building permit affecting his lot, or lots, pay to District a temporary use fee in the sum of \$125.70 per lot which sum shall be immediately deposited for credit of the District's original bond and interest fund for County Sewer Improvement Bond, Series 1976, dated October 1, 1976. Payment of such sum shall be a condition precedent to the issuing of said building permit.

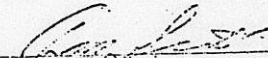
4. At such time as the District's sewage treatment plant is enlarged to a capacity capable of handling the sewage of Timber Lakes Second Addition and Timber Lakes Third Addition, this agreement shall terminate and the obligation to pay such temporary use fee shall cease.

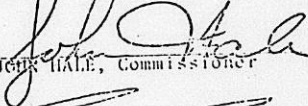
5. Neither party shall record the full text of this agreement, but either party may record with the Register of Deeds, Sedgwick County, Kansas, a short form of this agreement, setting forth its provisions for the purpose of placing on notice all purchasers of lots within Timber Lakes Second Addition and Timber Lakes Third Addition. At such time as this agreement is terminated, as herein above provided, the proper officer of District will, on request, file with the Register of Deeds of Sedgwick County, Kansas, an appropriate statement advising the public of such termination.


6. This agreement shall inure to the benefit of and be binding upon the parties hereto and their successors.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

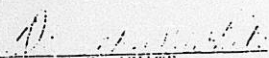
THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS,
Acting as the Governing Body of
the Timber Lakes-Springdale Joint
Sewer District


TOM QUOTT, Chairman

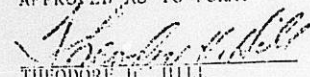

JOHN HALE, Commissioner


EVERETT PATRICK, Commissioner

ATTEST:

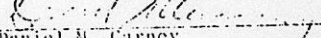

DOROTHY K. WHITE
County Clerk

APPROVED AS TO FORM:


THEODORE H. HILL
County Counselor

"DISTRICT"

CAR-REE ENTERPRISES, INC.

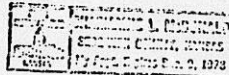
By 
Daniel M. Carney
Vice President and Secretary

STATE OF KANSAS)
Sedgwick County) ss:

The foregoing instrument was acknowledged before me this day of April, 1977, by Tom Scott, John Hale and Robert Patrick, for and on behalf of the Board of County Commissioners of Sedgwick County, Kansas, acting as the Governing Body of the Tiaber Lakes-Springdale Joint Sewer District.

Clarence G. H. Smith
Notary Public

My Commission Expires:



STATE OF KANSAS)
Sedgwick County) ss:

The foregoing instrument was acknowledged before me this day of April, 1977, by Daniel M. Carney, Vice President and Secretary of Car-Ree Enterprises, Inc., for and on behalf of said corporation.

Daniel M. Carney
Notary Public



Commission Expires:

WICHITA-SEDGWICK COUNTY

DATE 3/10/77

METROPOLITAN AREA PLANNING DEPARTMENT

TO Theodore Hill, County Counselor
FROM Robert A. Lakin, Director of Planning
SUBJECT Timber Lakes 2 and 3

I have reviewed the agreement for temporary use of the sewage treatment plant and find it generally acceptable. There is, however, one place that you may want to provide some amended language. This is at about line 158 in paragraph 1 of the agreement. This speaks to the fact that Timber Lakes 2nd and 3rd Additions will have their sewage treated by the district's existing plant until it reaches its "full" present capacity. I believe that it may be necessary to provide the expansion as the existing plant nears the full capacity in order to provide sufficient lead time to build the additional cells. Whether that is a 90% or 80% or some other figure of capacity, I would leave to Jim Aiken and/or Grover McLure. It will be necessary however to begin making the expansion before you are at full completion or we will be in trouble with some of the remaining Timber Lakes 1st and/or Springdale when they want services.



Robert A. Lakin, Director of Planning

cc: Jim Aiken
Andy Harkness
Ron Nieto, 612 Union National Building
RAL:ew

WICHITA-SEDGWICK COUNTY

DATE 3/10/77


METROPOLITAN AREA PLANNING DEPARTMENT

TO To The Files
FROM Robert A. Lakin, Director of Planning
SUBJECT S/D 76-50
S/D 76-115
Timber Lakes Estates 2nd and 3rd Additions

On March 3, I met with Dan Carney, his attorney-- Ron Nieto, his engineer--Bill Keltner, Ted Hill, Jim Aiken, Grover McLure, Andy Harkness, and John Hale to discuss the sewer availability for these two additions. As a result of the meeting, it was agreed that we would proceed to process the plats under the assumption that the 2nd and 3rd additions were originally included in the concept for the Springdale-Timber Lake plant and its expansion. In addition, we will require a letter of credit or corporate surety performance bond or cash (no petition) for the expansion of the plant based on estimate of cost developed by PEC and concurred in by Grover McLure. This particular letter of credit and expansion for the plant would not be exercised immediately. The sewer laterals and collection system will empty into the existing lagoon and plant system on the original Springdale-Timber Lakes plant site. They would be using unused capacity in the plant. This would eliminate building a new plant which might have to be discarded as a result of the conclusions yet to be developed on the phase 1 study for the Four Mile Creek area. If the capacity of the plant approaches a full level, we would then take the moneys in escrow and go ahead and expand the plant based on the 3rd and 2nd addition requirements.

We will thus need, in order to process this plat before the City Commission, a guarantee for the plant expansion in the form of a letter of credit, as indicated above, an indication from the Department of Public Works (County) that they have adequate petitions and/or authority to make the improvements for the lateral sewers, plus such petitions and/or guarantees as are necessary to meet the other requirements of plat approval, including streets, water and drainage.

This conforms to my understanding of the original development of Springdale-Timber Lakes and does not in any way presage the authorization of immediate filings of the Roberts, Casado, or Castleberry plats and developments in the immediate area. These will be required to wait the preliminary outcome of the phase 1 study.


Robert A. Lakin, Director of Planning

cc: Theodore H. Hill, County Counselor
RAL:ew

LAW OFFICES
RENDER & KAMAS

RICHARD A. RENDER
ALBERT L. KAMAS
RONALD L. NIETO
JAMES B. ZONGKER
DANIEL J. SEVART

612 UNION NATIONAL BUILDING
WICHITA, KANSAS 67202
316-267-2212

NANCY J. MARSHALL AS
JANET L. KINSLEY AS

March 4, 1977



Mr. Theodore H. Hill
County Counselor
Sedgwick County Courthouse
Wichita, Kansas 67203

Re: Car-Ree Enterprises, Inc.

Dear Mr. Hill:

Enclosed is a rough draft of proposed agreement for temporary use of sewage treatment plant which I would appreciate your reviewing and then calling me with the revisions you think necessary.

Also enclosed is the petition of Car-Ree Enterprises, Inc., for streets within Timber Lakes Second Addition and Timber Lakes Third Addition. A copy of a proposed resolution on the petition is also enclosed. I would appreciate your advising me if the resolution is in proper form or if there are any other terms which you would like to have included, and I will then submit the original resolution to you.

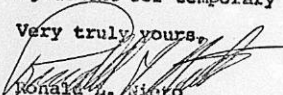
I did confer with Bill Timmerman concerning Mr. Lakin's question about formation of lateral sewer districts for Timber Lakes Second and Timber Lakes Third. Mr. Timmerman was of the opinion that the formation of lateral sewer districts within the joint sewer district was unnecessary since the construction and taxing authority are contained within the provisions of the district already formed. I did assure him, however, and I assure you that if the County desires the lateral districts be formed, we will do so.

You will recall that at the time I submitted to you the proposed resolution on our petition to extend sewer service, we discussed a revised page 3 and specifically, paragraph 4. I am enclosing the revised third page for your consideration. Again, if there are any other provisions which you would like in the resolution not already provided for, please advise.

Mr. Theodore H. Hill
Page 2
March 4, 1977

I look forward to hearing from you at your earliest convenience on these various matters and in particular, your suggestions as to the agreement for temporary use.

Very truly yours,


Ronald L. Aiken
of RENDER & KAMAS

RLN:jk
Encls.

cc: G. C. McClure (w/enc.)
James Aiken (w/enc.)
✓ Robert Lakin (w/enc.)

Cancelled 5-25-77 by B.C.C.
AGREEMENT FOR TEMPORARY USE
OF SEWAGE TREATMENT PLANT

119
120
120
120
121
122
123
124
125
125
126
126
126
127
128
129
130
130
131
132
133
134
135
135
136
137
138
139
139
140
141
142
143
144
145
145
146
147
148
149
149
150
151
152
153
153
154
155
155
156
157
158
159
160
161
162
163
164
164
165
166

THIS AGREEMENT made this 30 day of March, 1977,
by and between the BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY,
KANSAS, acting as The Governing Body of The Timber Lakes-Springdale
Joint Sewer District, hereafter called "DISTRICT," and CAR-REE
ENTERPRISES, INC., hereafter called "CAR-REE."

W I T N E S S E T H :

WHEREAS, Car-REE is the owner of all of the lots and blocks
within Timber Lakes Second Addition to Sedgwick County, Kansas, and
Timber Lakes Third Addition to Sedgwick County, Kansas, which are
within the boundaries of District; and

WHEREAS, the District has constructed a sewage treatment plant
which has sufficient treatment capacity to accommodate only the
number of lots within Timber Lakes Addition to Sedgwick County, Kansas,
and Springdale Addition to Sedgwick County, Kansas, but which is not
presently being used to its full capacity; and

WHEREAS, Car-REE desires to have sanitary sewers built to serve
the lots within Timber Lakes Second Addition and Timber Lakes Third
Addition, and has filed a petition therefor with the Board of County
Commissioners of Sedgwick County, Kansas; and

WHEREAS, Car-REE desires the use of the District's sewage
treatment plant for the benefit of the lots within Timber Lakes Second
Addition and Timber Lakes Third Addition until such time as its
treatment capacity is reached and the sewage treatment plant is
expanded to a size capable of treating the sewage of lots within
Timber Lakes Second Addition and Timber Lakes Third Addition; and

WHEREAS, the District believes such use of the sewage treatment
plant would be beneficial for the home owners presently residing
within Timber Lakes Addition and Springdale Addition and for the more
efficient operation of such plant; and

WHEREAS, the parties desire to provide for an equitable method
of reimbursement of the District for the use of its present sewage
treatment plant by the lots making such use within Timber Lakes Second
Addition and Timber Lakes Third Addition.

NOW, THEREFORE, in consideration of the premises and the
covenants and conditions hereafter set forth, IT IS AGREED AS FOLLOWS:

1. The residential building lots within Timber Lakes Second
Addition and Timber Lakes Third Addition to which sewers are built by
the District shall have their sewage treated by the District's existing
sewage treatment plant until such time as its full present capacity is
reached by reason of use by lots within Timber Lakes Addition,
Springdale Addition, Timber Lakes Second Addition and Timber Lakes
Third Addition, and such plant is sufficiently enlarged and expanded
to a size and capacity capable of handling the sewage of Timber Lakes
Second Addition and Timber Lakes Third Addition.

2. Such use is considered by all parties as temporary, pending
enlargement of the sewage treatment plant, which all recognize as being
ultimately necessary.

167
167 3. For such temporary use, the owner of each lot within
168 Timber Lakes Second Addition and Timber Lakes Third Addition shall
169 at the time he applies for a building permit affecting his lot, or
170 lots, pay to District a temporary use fee in the sum of \$123.70 per lot
171 which sum shall be immediately deposited for credit of the District's
171 original bond and interest fund for County Sewer Improvement Bond,
171 Series 1976, dated October 1, 1976. Payment of such sum
172 shall be a condition precedent to the issuing of said building permit.
174

174 4. At such time as the District's sewage treatment plant is
175 enlarged to a capacity capable of handling the sewage of Timber Lakes
176 Second Addition and Timber Lakes Third Addition, this agreement shall
177 terminate and the obligation to pay such temporary use fee shall cease.
178

178 5. Neither party shall record the full text of this agreement,
179 but either party may record with the Register of Deeds, Sedgwick
180 County, Kansas, a short form of this agreement, setting forth its
181 provisions for the purpose of placing on notice all purchasers of lots
182 within Timber Lakes Second Addition and Timber Lakes Third Addition.
183 At such time as this agreement is terminated, as herein above provided,
184 the proper officer of District will, on request, file with the Register
185 of Deeds of Sedgwick County, Kansas, an appropriate statement advising
186 the public of such termination.
187

187 6. This agreement shall inure to the benefit of and be binding
188 upon the parties hereto and their successors.
189

189 IN WITNESS WHEREOF, the parties hereto have executed this
190 agreement the day and year first above written.
191

191 THE BOARD OF COUNTY COMMISSIONERS
192 OF SEDGWICK COUNTY, KANSAS, Acting
193 as the Governing Body of the
194 Timber Lakes-Springdale Joint
195 Sewer District

196
196 By:
196
197
197 _____
198 TOM SCOTT, Chairman
199
199 _____
200 JOHN HALE, County Commissioner
201
201 _____
202 EVERETT PATRICK, County Commissioner
203

203 ATTEST:
204
204 _____
205 County Clerk of
206 Sedgwick County, Kansas

"District"

208
208 CAR-REE ENTERPRISES, INC.
209
209 By _____
210 Daniel M. Carney
211 Vice President and Secretary
212
212 "Car-Ree"

213
213 STATE OF KANSAS)
214) ss:
215 SEDGWICK COUNTY)

216 The foregoing instrument was acknowledged before me this
217 day of _____, 1977, by Tom Scott, John Hale, and
218 Everett Patrick, for and on behalf of The Board of County
219 Commissioners of Sedgwick County, Kansas, Acting as the Governing
220 Body of the Timber Lakes-Springdale Joint Sewer District.

221
221

Notary Public

222
223 My Commission Expires:
224 _____

225
225
225
225
225

225 STATE OF KANSAS)
226) ss:
227 SEDGWICK COUNTY)

228 The foregoing instrument was acknowledged before me this
229 day of _____, 1977, by Daniel M. Carney, Vice President
230 and Secretary of Car-Ree Enterprises, Inc., for and on behalf of said
231 corporation.

232
232

Notary Public

233
234 My Commission Expires:
235 _____

236

December 13, 1976

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 76-115 - Final Plat of
TIMBER LAKES ESTATES 3RD
ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 9, 1976, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of December 6, 1976.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 4-26-76 ~~3.~~ Submission of a title report by an abstract or title insurance company, or an attorney's opinion that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Car-Ree Enterprises, 6572 E. Central 67206,
c/o Daniel M. Carney
Dean Sellers, Assistant City Engineer
Chris Brennenstuhl, County Bldg., Plng. & Inspection

December 6, 1976

Professional Engineering
Consultants
1440 E. English
Wichita, Kansas 67211

Re: S/D 76-115 - Final plat of
TIMBER LAKES ESTATES 3RD
ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 2, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Approval of this final plat is subject to the approval of an associated County zone change request from "R-1" to "AA" for the subject property. *B.C.C. approved 11-24-76*
- 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.
- E. The applicant shall obtain by separate instrument, a dedication for the balance of the right-of-way needed for ~~fastwood~~ *Brookhaven* 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.
petition approved by County 4-13-77
The applicant shall guarantee to the County the paving of all interior streets to urban standards and the paving of ~~fastwood~~ *Brookhaven* to collector standards.
- G. 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.

S/D 76-115
December 6, 1976
Page 2

H. 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.

I. 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 Zim-merly.

3-16-78 *at* - see memo from *OTter*
The applicant shall guarantee the installation of City water to serve each lot.

at - *petition accepted by County 4-13-77*
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.

at - *included in petition for st. pavement*
The applicant shall guarantee to the County all drainage improvements required on or by the plat.

K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 9, 1976, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Car-Ree Enterprises, 6572 E. Central, 67206
c/o Daniel M. Carney
Dean Sellers, Assistant City Engineer
Chris Brennenstuhl, County Building, Planning & Inspection

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 76-115 Name TIMBER LAKES ESTATES 3RD ADDITION
Date Application Rec'd. 11-18-76 Preliminary Approval
Scheduled S/D Meeting 12-2-76

DESCRIPTION

General Location One-half mile east of 143rd Street East, in an area
north of Harry.
Owner Car-Ree Enterprises
Surveyor/Engineer Professional Engineering Consultants
Address 1440 E. English Phone 262-2691

- | | | | |
|---|--|--|---------------------|
| 1. Gross Acreage of Plat | <u>32.9</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u> </u> R/W <u> </u> ft. | |
| Residential | <u>77</u> | b. <u> </u> R/W <u> </u> ft. | |
| Commercial | <u> </u> | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | <u> </u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>77</u> | TOTAL | <u> </u> ft. |
| 3. Minimum Lot Frontage | <u>100</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>12,400</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> | |
| 5. Existing Zoning | <u>R-1</u> | | |
| 6. Proposed Zoning | <u>AA</u> | | |
| 9. Public Water Supply | <u>Yes</u> (Yes-No), Name <u> </u> | | |
| 10. Public Sanitary Sewers | <u>Yes</u> (Yes-No), Name <u> </u> | | |
| 11. Health Department Approval (where applicable) | <u>No</u> (Yes-No) | | |
| 12. City of Wichita | <u> </u> : Three-Mile Area <u>X</u> | | |

STAFF COMMENTS:

- A. This final plat is a portion of an approved preliminary plat called Timber Lakes Estates 2nd Addition.
- B. Approval of this final plat is subject to the approval of an associated County zone change request from "R-1" to "AA" for the subject property.
- C. The middle initial "M." shall be added to the Mayor's name below his respective signature line.
- D. 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.
- E. Sagebrush and Zimmerly Streets shall be labeled adjacent to the west and south lines of the plat.
- F. Lakewood Street, which was labeled on the approved preliminary plat as 151st Street East, is only a half street and therefore cannot be paved or improved to urban standards as is being done with the balance of the streets in this addition. Therefore, the lots in Block 1, which front on said street shall not be developed until the street is improved. It is further recommended that the full right-of-way for Lakewood Street (70 feet) be required from the north line of the plat to the north line of Harry Street together with an appropriate guarantee for the paving of same. An area being platted into some 116 lots with paved streets should not have its only access by means of an existing dirt street on a half street right-of-way.
- G. The applicant shall guarantee to the County, the paving of all streets to the 34 foot urban standard with curb and gutter.
- H. The appropriate street plans and profiles shall be submitted to the City Engineer of the City of Wichita for review and approval.

(OVER)

Map No.: _____
Section No.: _____
Twp. No.: _____
Range: _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Timber Lakes Estates 3rd Addition to
Sedgwick County, Kansas
General Location: North of Harry Street and West of Lakewood

Name of Property Owner: Car-Ree Enterprises, Inc.
Address: P. O. Box 18422 Phone: _____
Name of Subdivider: Same
Address: _____ Phone: _____
Name of Agent/Surveyor: Professional Engineering Consultants, P. A.
Address: 1440 E. English Phone: _____
Date of Application: _____ Phone: 262-2691

SUBDIVISION INFORMATION:

- | | |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>32.9 Acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>35</u> R/W <u>1010</u> ft. |
| Residential <u>77</u> | b. <u>64</u> R/W <u>3720</u> ft. |
| Commercial <u>0</u> | c. _____ R/W _____ ft. |
| Industrial <u>0</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>77</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>87+</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>12,400+</u> sq. ft. | streets? <u>x</u> yes _____ no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply _____ (Yes-XXX), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers _____ (Yes-XXX), Name <u>Sedgwick County</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>Three-Mile Area</u> X | |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Dwight M. Mery

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by _____
Date _____
Fee Submitted _____

Map No.: 6446
Section No.: 25
Twp. No.: 27
Range: 2E

S/D No. 76-115

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Timber Lake Estates 3rd Addition
General Location: one-half mile east of 143rd St. E. in an area north of Harry
Name of Property Owner: Car-Rice Enterprises
Address: 6572 E. Central 67206 Phone: _____
Name of Subdivider: Daniel M. Carney
Address: 6572 E. Central 67206 Phone: _____
Name of Agent/Surveyor: Professional Engineering Consultants
Address: 1440 E. English 67211 Phone: _____
Date of Application: _____

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 32.9
2. Number of Lots:
 - Residential 77
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 77
3. Minimum Lot Frontage _____ ft.
4. Minimum Lot Area _____ ft.
5. Existing Zoning R-1
6. Proposed Zoning A4 (SCZ-0365)
7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply _____ (Yes-No), Name _____
10. Public Sanitary Sewers _____ (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: _____

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202.

Received by _____
Date _____
Fee Submitted _____

fee paid with preliminary