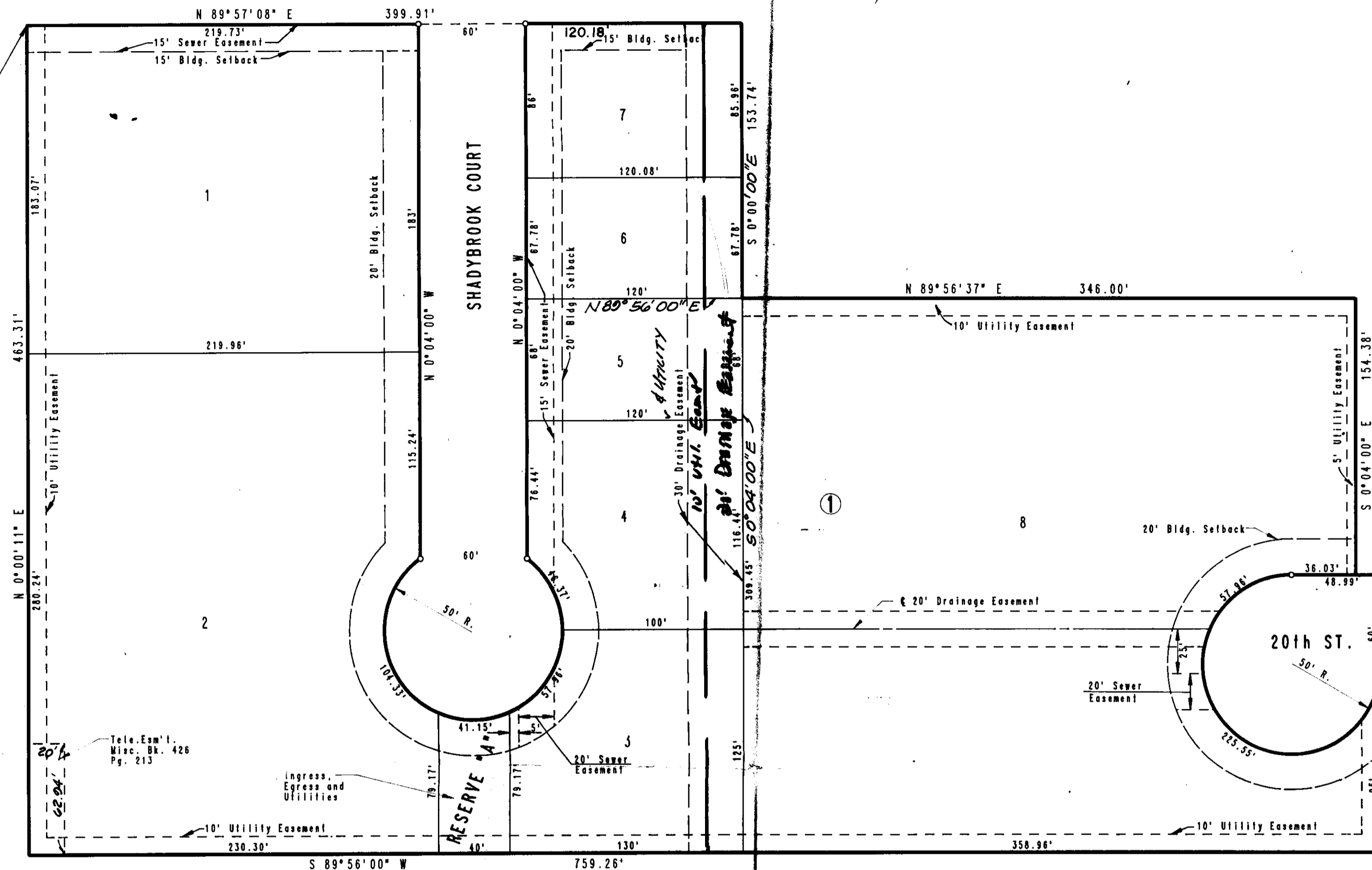


THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8/15/85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8/16/85

FINAL PLAT **OFFICE COPY DO NOT REMOVE** **TIMBROOK 3RD ADDITION**
WICHITA, SEDGWICK COUNTY, KANSAS

659.17± ft. East & 421.50± ft. South of N.W. Cor. Sec. 12, T27S, R1E of the 6th P.M.



Scale: 1" = 50'

B.M. City of Wichita disc 33ft. West & 42 ft. South of 21st St. North & Oliver E.L. = 1405.22 M.S.L.

STATE OF KANSAS SS
 COUNTY OF SEDGWICK

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1985, I HAVE CAUSED TO BE SURVEYED AND PLATTED "TIMBROOK 3RD ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, A STREET, AND A RESERVE, THE SAME DESCRIBED AS AND BEING A REPLAT OF: BLOCKS 1, 2, AND INCLUDED STREETS BETWEEN SAID BLOCKS IN TIMBROOK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

R.W. LINN, P.E. P.E. No. 3684

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, A STREET, AND A RESERVE, THE SAME TO BE KNOWN AS TIMBROOK 3RD ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. RESERVE "A" AS INDICATED IS HEREBY ~~RETAINED~~ FOR THE PURPOSE OF INGRESS AND EGRESS TO PROPERTY ON THE SOUTH AS WELL AS FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. ALL PORTIONS OF TIMBROOK 2ND ADDITION INCLUDING STREETS AND EASEMENTS ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

OWNERS:

DANIEL M. CARNEY

THE CEREBRAL PALSY RESEARCH FOUNDATION OF KANSAS, INC.

PATRICK J. REGAN, SEC DANIEL M. CARNEY, PRES

STATE OF KANSAS SS
 COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1985, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME DANIEL M. CARNEY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, FOR AND ON BEHALF AND AS HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF KANSAS SS
 COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1985, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME DANIEL M. CARNEY, PRESIDENT AND PATRICK J. REGAN, SECRETARY OF THE CEREBRAL PALSY RESEARCH FOUNDATION OF KANSAS, INC. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID FOUNDATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

WE, THE FIRST NATIONAL BANK IN WICHITA, KANSAS, MORTGAGE HOLDER ON THE ABOVE DESCRIBED TRACT, DO HEREBY CONSENT TO THE PLATTING OF "TIMBROOK 3RD ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS

VICE-PRESIDENT

STATE OF KANSAS SS
 COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1985, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF THE FIRST NATIONAL BANK IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS PLAT HAS BEEN SUBMITTED TO AN APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1985.

JAMES C. WILSON CHAIRMAN

MICHAEL E. LINDEBAK SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1985.

ROBERT C. BROWN MAYOR

DONALD C. GISICK CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1985.

DONNELL L. WRIGHT COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M. ON THIS _____ DAY OF _____, 1985.

PAT KETTLER REGISTER OF DEEDS

ED RESA DEPUTY

August 22, 1985

Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 85-46 - Final Plat of Timbrook 3rd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 22, 1985, 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 August 15, 1985.

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

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

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Cerebral Palsey Research Foundation of Kansas, Inc., c/o Joe Korst,
2021 North Old Manor, Wichita, KS 67208
Gossen Livingston Associates, P.A., c/o Mike Kandt, 420 South Emporia,
Wichita, KS 67202
Mike Lindebak, City Engineer

August 15, 1985

Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 85-46 - Final Plat of Timbrook 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 15, 1985, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

~~X~~ The applicant shall guarantee the pavement of Shadybrook Court and the cul-de-sac being dedicated to terminate 20th Street North. This guarantee should also provide for the reconstruction of the vacated intersection of Battin and Shadybrook as was included in the street paving petition for Timbrook 2nd Addition.

100% B. The applicant shall guarantee the storm sewers required by this replat. *(provided for Battin / Shadybrook intersection work)*

100% C. The applicant shall guarantee the extension of municipal water to serve each lot.

100% D. The applicant shall guarantee the extension of sanitary sewer to serve each lot. *Two phases*

~~X~~ Since the property is zoned "B" (multiple family), sidewalks shall be included in the street paving petitions.

~~X~~ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

~~X~~ On the final plat tracing, the 30-foot wide utility and drainage easement shall be separated. The west 10 feet shall be platted for utilities and the east 20 feet for drainage.

~~X~~ Closure computations shall be submitted with the final plat tracing.

Professional Engineering Consultants, P.A.

Re: S/D 85-46 - Final Plat of Timbrook 3rd Addition

August 16, 1985

Page 2

✓ 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. The certificate will be required if petitions are submitted. 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, August 22, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Cerebral Palsey Research Foundation of Kansas, Inc., c/o Joe Korst,
2021 North Old Manor, Wichita, KS 67208
Gossen Livingston Associates, P.A., c/o Mike Kandt, 420 South Emporia,
Wichita, KS 67202
Mike Lindebak, City Engineer

**Final Plat
SUBDIVISION REPORT**

**SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION**

S/D No.: 85-46 Name: TIMBROOK 3RD ADDITION

Preliminary Approved: 6/6/85
Scheduled S/D Meeting: 8/15/85

DESCRIPTION

General Location: South of Shadybrook at Battin.
Owner: Cerebral Palsy Research Foundation of Kansas, Inc., c/o Joe Korst,
2021 North Old Manor, Wichita, KS 67208
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. **Gross Acreage of Plat:** 6.8 Acres ±
 2. **Number of Lots:**
 - Residential: 8
 - Office:
 - Commercial:
 - Industrial:
 - Total: 8
 3. **Minimum Lot Area:** 8,160 Sq. Ft.
 4. **Existing Zoning:** "B"
 5. **Proposed Zoning:** "B"
-

STAFF COMMENTS:

- A. The applicant shall guarantee the pavement of Shadybrook Court and the cul-de-sac being dedicated to terminate 20th Street North. This guarantee should also provide for the reconstruction of the vacated intersection of Battin and Shadybrook as was included in the street paving petition for Timbrook 2nd Addition.
- B. The applicant shall guarantee the drainage improvements required by this replat.
- C. The applicant shall guarantee the extension of municipal water to serve each lot.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- E. Since the property is zoned "B" (multiple family), sidewalks shall be included in the street paving petitions.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. A requirement of preliminary plat approval was the submitting of a sanitary sewer layout plan prior to or at the time of submitting a final plat. The representative from the City Engineer's office should be prepared to comment on the status of this plan.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, do any drainage improvements need to be guaranteed with this plat.