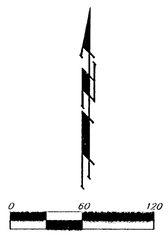
HUNTER'S POINTE TAYLOR ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
◉ = #4 REBAR W/ "TILSI CLS 22" CAP (FOUND)
⊠ = 3/4" IRON (FOUND)
□ = #4 REBAR W/ "MKEC" CAP (FOUND)
● = #5 REBAR W/ "ARMSTRONG" CAP (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C-P) = CALCULATED PER PLATTED INFO.
(C-D) = CALCULATED PER DESCRIBED INFO.
(CM) = CALCULATED PER MEASURED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
1	A	115.0

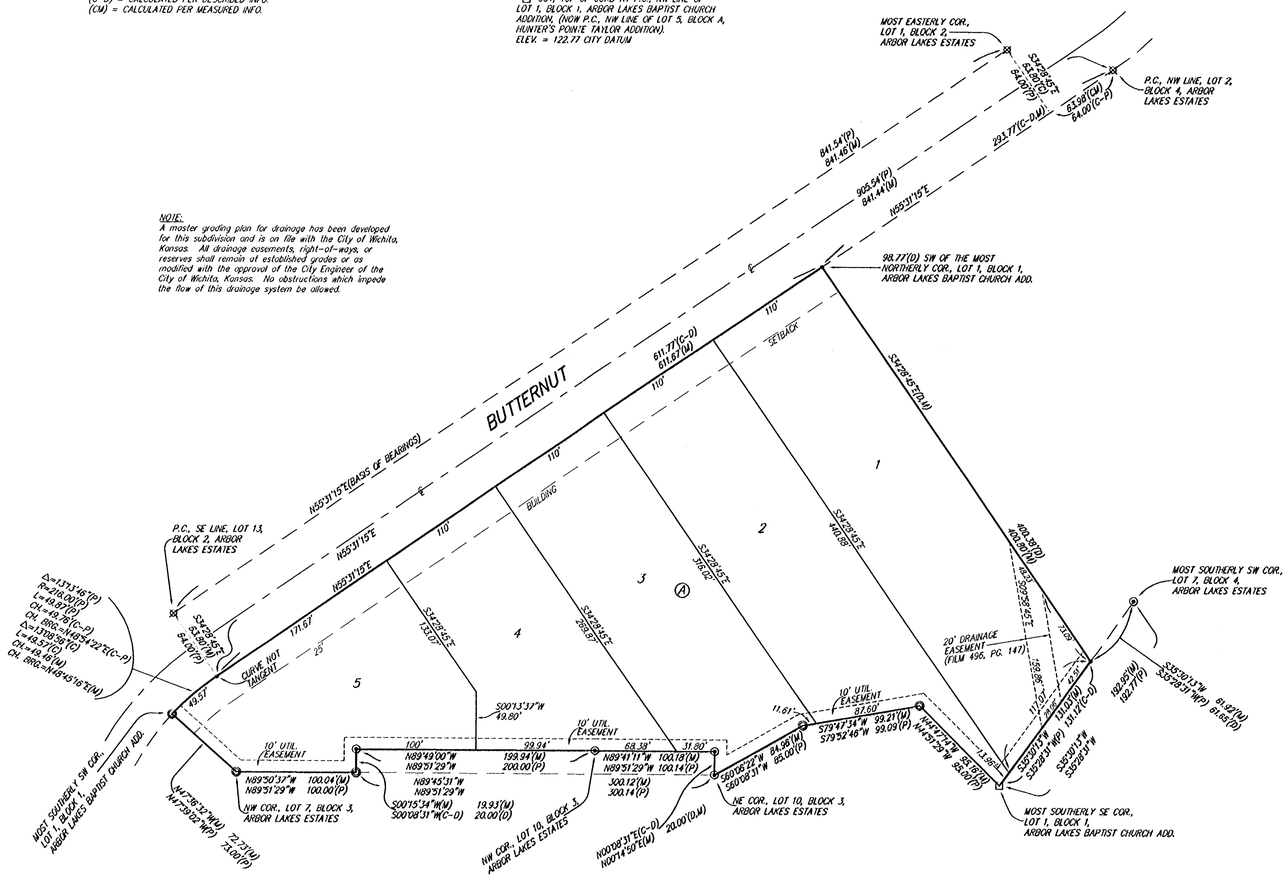
BENCHMARK:

"□" TOP OF CURB, CENTER OF LOT 11, BLOCK 7, ARBOR LAKES ESTATES.
ELEV. = 106.21 CITY DATUM

"□" CUT, TOP OF CURB, 74' SW OF THE NW COR., LOT 1, BLOCK 4, ARBOR LAKES ESTATES.
ELEV. = 114.98 CITY DATUM

"□" CUT, TOP OF CURB AT P.C., NW LINE OF LOT 1, BLOCK 1, ARBOR LAKES BAPTIST CHURCH ADDITION, (NOW P.C., NW LINE OF LOT 5, BLOCK A, HUNTER'S POINTE TAYLOR ADDITION).
ELEV. = 122.77 CITY DATUM

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system be allowed.



State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HUNTER'S POINTE TAYLOR ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 1, Block 1, Arbor Lakes Baptist Church Addition, Sedgwick County, Kansas, EXCEPT that part of said Lot 1 described as follows: Beginning at the most northerly corner of said Lot 1; thence S55°31'15"W along the northwest line of said Lot 1, 98.77 feet to a point 35.00 feet southwesterly of the centerline of a 20 foot drainage easement as granted in said Arbor Lakes Baptist Church Addition; thence S34°28'45"E parallel with the centerline of said 20 foot drainage easement, 400.38 feet to a point on the east line of said Lot 1; thence N35°28'31"E along the east line of said Lot 1, 61.65 feet to a deflection corner in said east line; thence N35°31'24"W along the east line of said Lot 1, 200.00 feet to a deflection corner in said east line; thence N03°33'10"E along the east line of said Lot 1, 72.22 feet to a deflection corner in said east line; thence N34°28'45"W along the east line of said Lot 1, 122.39 feet to the point of beginning, and EXCEPT that part of said Lot 1 described as follows: Beginning at a deflection corner in the south line of Lot 1, Block 1, in said Arbor Lakes Baptist Church Addition, said deflection corner also being the NE corner of Lot 10, Block 3, Arbor Lakes Estates to Sedgwick County, Kansas; thence N89°51'29"W along a line common to said Arbor Lakes Baptist Church Addition and said Arbor Lakes Estates, 300.14 feet to the NW corner of Lot 8 in said Block 3; thence N00°08'31"E along the extended west line of said Lot 8, 20.00 feet; thence S89°51'29"E, 300.14 feet to the intersection with the east line of said Lot 10, as extended north; thence S00°08'31"W along the extended east line of said Lot 10, 20.00 feet to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

All being situated in the NW1/4 of Sec. 36, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey

Michael G. Conrey L.S. 1315 2-27-2004 Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and a Block, to be known as "HUNTER'S POINTE TAYLOR ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The Minimum Building Pad Elevation for the lowest opening to the structures shall be as indicated on the face of the plat.

Daniel J. Taylor

Kathleen B. Taylor

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 31st day of MARCH, 2004, by Daniel J. Taylor and Kathleen B. Taylor, as husband and wife.

Brenda J. Butler, Notary Public
BRENDA J. BUTLER

My Appt. Expires 10-28-07

This plat of "HUNTER'S POINTE TAYLOR ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Ronald L. Marnell

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2004.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Schofield

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2004.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2004.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2004 at _____ o'clock ___ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
P:\PLAT\HUNTER'S POINTE TAYLOR ADDITION\DWG\PLAT.DWG-MCC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 5, 2004

Baughman Company
315 Ellis
Wichita KS 67211

RE: SUB 2004-07 -- One-Step Final Plat of Hunter's Pointe Taylor Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 5, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated January 30, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;

2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting ($8.00 for the first page; $4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**

3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 30, 2004

Baughman Company
315 Ellis
Wichita KS 67211

RE: SUB 2004-07 -- One-Step Final Plat of Hunter's Pointe Taylor Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 29, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. *An off-site utility easement is needed for Lot 4 for connection to sewer or in the alternative a guarantee for a sewer extension.*

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

C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*

D. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 1-3. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

E. The minimum building pad elevations referenced in the plattor's text need to be denoted.

F. The reference to "commercial lots" in the drainage note needs to be corrected.

G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

H. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

L. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

M. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

N. Perimeter closure computations shall be submitted with the final plat tracing.

O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

P. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property. ***SBC requests additional easements.***

Q. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, February 5, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3
FEBRUARY 5, 2004

STAFF REPORT
(One-Step Final Plat Approved 1/29/04)

CASE NUMBER: SUB 2004-07 -- HUNTER'S POINTE TAYLOR ADDITION

OWNER/APPLICANT: Daniel J. Taylor, Property Management Corp., 9323 E. 37th St. North, Wichita, KS 67226

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East of 143rd St. East, South of Harry

SITE SIZE: 3.95 Acres

NUMBER OF LOTS

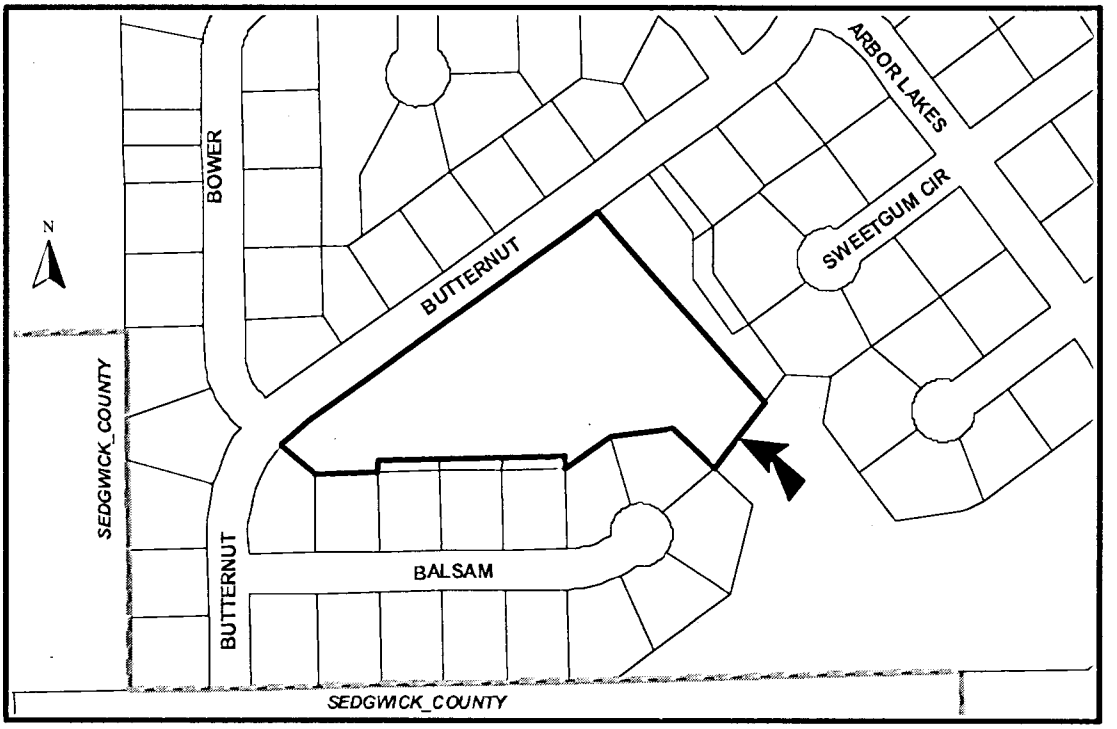
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 25,489 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Arbor Lakes Baptist Church Addition.

STAFF COMMENTS:

A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. ***An off-site utility easement is needed for Lot 4 for connection to sewer or in the alternative a guarantee for a sewer extension.***

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

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

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I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

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