

final tracing
Revised 10-16-03

WILSON ESTATES MEDICAL PARK 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1" = 80'

• = SET 1/2" REBAR WITH PEC CAP

C.O.W. BM: City of Wichita Brass Disc, NE Cor. Conc.
Vault 415' W. & Webb Rd. and 77.2' N.
& 21st St. N.

Elev. = 205.70 CITY DATUM
Elev. = 1393.1 N.G.V.D.

BM #1: "d" Top center curb inlet W. side Webb Rd.
66'± N. of Entrance to Eastminister
Presbyterian Church

Elev. = 193.28 CITY DATUM
Elev. = 1380.68 N.G.V.D.

BM #2: "d" Top W. curb Webb Rd., 16'± S. of
of R.R. Tracks

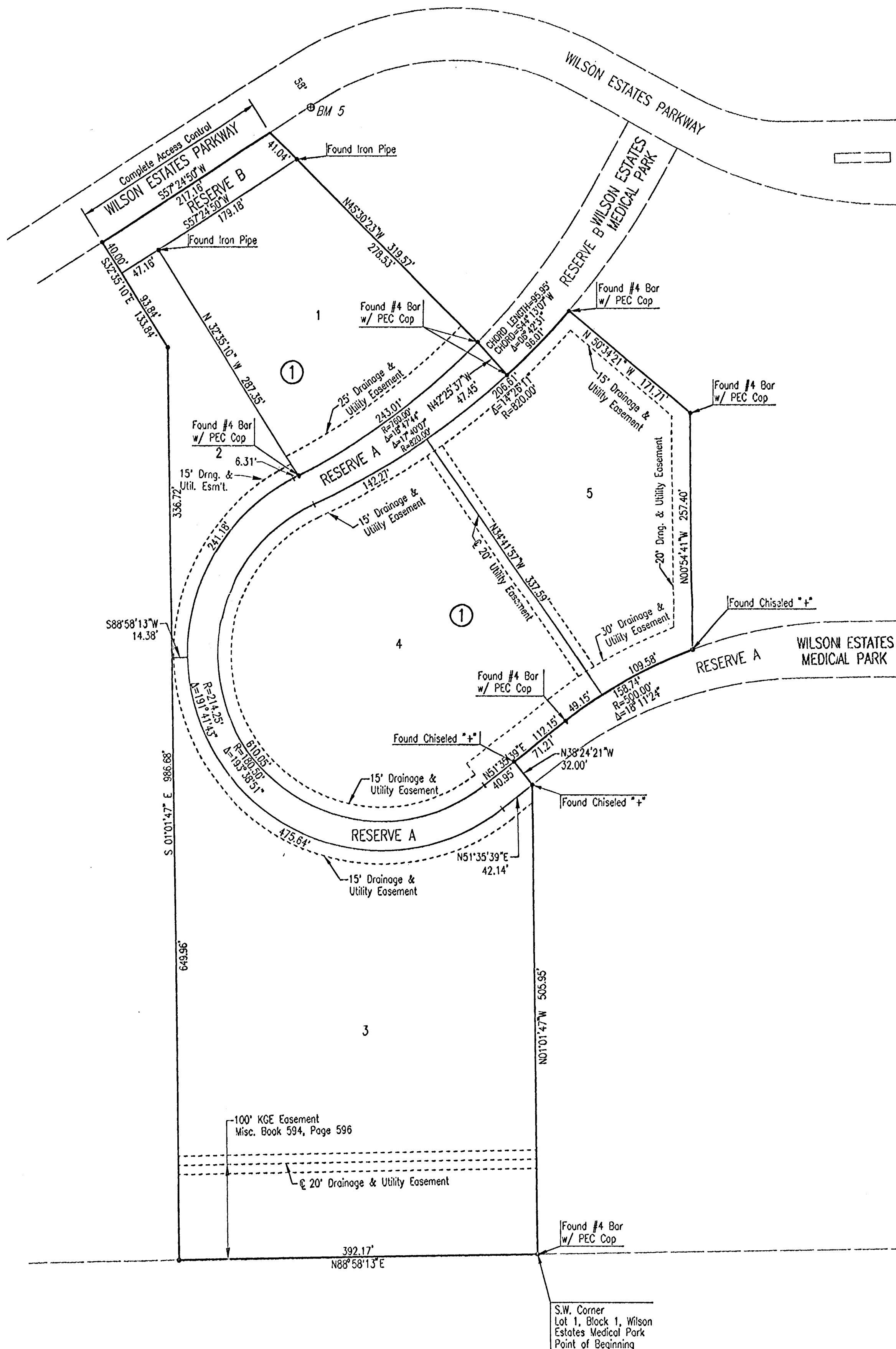
Elev. = 194.45 CITY DATUM
Elev. = 1381.85 N.G.V.D.

BM #3: Chiseled "d" ctr. curb inlet on S.
side Wilson Estates Parkway just W. of
Webb Rd.

Elev. = 196.83 CITY DATUM
Elev. = 1384.23 N.G.V.D.

BM #5: Chiseled "d" N. side Sidewalk in Res. "B"
(S. of Wilson Est. Parkway) mid way, 20'±
W. of P.C.

Elev. = 204.30 CITY DATUM
Elev. = 1391.7 N.G.V.D.



STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND
SURVEYORS IN ADDRESS STATE AND COUNTY, DO HEREBY CERTIFY THAT OF
THIS 18TH DAY OF SEPTEMBER, 2003, BY GEORGE E. LAHAM, II, PRESIDENT OF WILSON RESIDENTIAL
COMPANY, L.L.C.

A PORTION OF LOT 1, BLOCK 2, AND RESERVE "B" OF LEGACY PARK WILSON
ESTATES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF LOT 1, BLOCK 1, WILSON ESTATES MEDICAL
PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE N01°01'47\"/>

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY
VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.



JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF WILSON ESTATES MEDICAL PARK
COMMUNITY UNIT PLAN (DP-260).

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-260
ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING
DEPARTMENT, WICHITA, KANSAS.

THE PRIVATE STREET IN RESERVE "A" IS HEREBY PLATTED FOR ACCESS TO
LOTS 1 THROUGH 5, BLOCK 1.

ALL ADJUTER'S RIGHT OF ACCESS TO AND FROM WILSON ESTATES PARKWAY
OVER AND ACROSS THE NORTH LINE OF BLOCK 1 IS HEREBY GRANTED TO THE
CITY OF WICHITA.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE
HEREBY GRANTED.

RESERVE "A" IS HEREBY PLATTED FOR PRIVATE DRIVE, DRAINAGE, LANDSCAPING,
SIGNAGE AND UTILITIES. RESERVE "B" IS HEREBY PLATTED FOR LANDSCAPING,
SIGNAGE, DRAINAGE, UTILITIES AND SIDEWALKS. RESERVES "A" AND "B"
SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED
WITHIN WILSON ESTATES MEDICAL PARK 2ND. LOTS 1 THROUGH 5 SHALL BE ACCESSED
BY RESERVES "A" AND "B" OF WILSON ESTATES MEDICAL PARK, AN ADDITION TO WICHITA,
SEDGWICK COUNTY, KANSAS.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS
AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED
TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE
APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY
OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE,
HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK,
AND RESERVES, THE SAME TO BE KNOWN AS WILSON ESTATES MEDICAL PARK 2ND,
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:
WILSON RESIDENTIAL COMPANY, L.L.C.

GEORGE E. LAHAM, II, PRESIDENT

WILSON ESTATES MEDICAL PARK MASTER OWNER'S ASSOCIATION

GEORGE E. LAHAM, II, PRESIDENT

WEBB ROAD PARTNERS, LLC
TRANSCONTINENTAL HOLDING COMPANY, LLC, MEMBER OF WEBB ROAD PARTNERS, LLC.

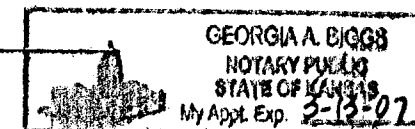
PAT DO, M.D., MANAGER OF TRANSCONTINENTAL HOLDING COMPANY, LLC

S.E. Corner,
Lot 1, Block 1, Wilson
Estates Medical Park
Point of Beginning

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17TH DAY OF
SEPTEMBER, 2003, BY GEORGE E. LAHAM, II, PRESIDENT OF WILSON RESIDENTIAL
COMPANY, L.L.C.

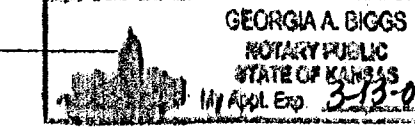
Georgia A. Biggs
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 3-13-07



STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17TH DAY OF
SEPTEMBER, 2003, BY GEORGE E. LAHAM, II, PRESIDENT OF WILSON ESTATES MEDICAL PARK
MASTER OWNERS ASSOCIATION.

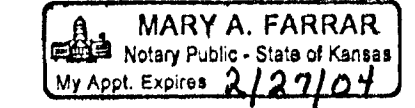
Georgia A. Biggs
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 3-13-07



STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18TH DAY OF
SEPTEMBER, 2003, BY PAT DO, M.D., MANAGER OF TRANSCONTINENTAL HOLDING COMPANY, LLC.

Mary A. Farrar
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 2-27-04



WE, KANZA BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY,
DO HEREBY CONSENT TO THE PLATTING OF WILSON ESTATES MEDICAL PARK 2ND, AN ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS.

Barry Purdy
VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24th DAY OF
SEPTEMBER, 2003, BY BARRY PURDY, VICE PRESIDENT OF KANZA
BANK.

Sharon Forrester
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: February 27, 2005



THIS PLAT OF WILSON ESTATES MEDICAL PARK 2ND HAS BEEN SUBMITTED TO AND APPROVED
BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION,
WICHITA, KANSAS.

DATED THIS 7TH DAY OF SEPTEMBER, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Ronald L. Jarnell
CHAIR
John L. Schlegel
SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 12-512(b) ON THIS 16th DAY
OF OCTOBER, 2003.

Tricia L. Robello
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE
ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS
DAY OF SEPTEMBER, 2003.

CARLOS MAYANS, MAYOR

KAREN SCHOFIELD, CITY CLERK

ENTERED ON TRANSFER RECORD THIS DAY OF SEPTEMBER, 2003.

DON BRACE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT WICHITA, MO., ON THE 17TH DAY
OF SEPTEMBER, 2003.

BILL WEEK, REGISTER OF DEEDS

LINDA KIZZIRE, DEPUTY



Wichita-Sedgwick County Metropolitan Area Planning Department

August 7, 2003

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-83 -- One-Step Final Plat of Wilson Estates Medical Park Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 7, 2003, 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 August 1, 2003.

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 compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

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

A handwritten signature in black ink, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

August 1, 2003

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-83 -- One-Step Final Plat of Wilson Estates Medical Park Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 31, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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. A covenant shall be submitted regarding Reserve A, platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall be revised to reference that Lots 1-5 are to be accessed by Reserve A.
- E. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- F. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

- G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- I. The perimeters of the proposed lots shall match the perimeters of the CUP parcel boundaries. A CUP adjustment will need to be approved prior to MAPC approval of the plat for Lots 4 and 5, Block 1 which correspond to Parcel 7 of the CUP.
- I. On the final plat, the MAPC signature block needs to reference "John L. Schlegel, Secretary".
- J. The platlor'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.
- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

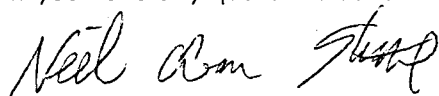
- R. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. 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, August 7, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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

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



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Wilson Residential Company, LLC, 150 N. Market, Wichita, KS 67202
George Laham, Laham Holding Co, LLC, Legacy Park Group, North Point Development,
150 N. Market, Wichita, KS 67202
Richard A. Sahatjian, Laurie C. Sahatjian, 1809 Paddock Green, Wichita, KS 67206-4416
Jeanne Dailey, 1962 N. Red Brush Ct., Wichita, KS 67206
Roger R. Ellis, 8504 Boxthorn, Wichita, KS 67226
Foliage Assoc., Inc., 1700 Laurel Cove, Wichita, KS 67206-3322
Bradley A. Stout, Thompson, Stout & Goering, LLC, Bank of America Center, 100 N.
Broadway, Suite 710, Wichita, KS 67202
Terry A. Cassidy, 9400 Wilson Estates Parkway, #2003, Wichita, KS 67206
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

STAFF REPORT
(One-Step Final Plat Approved 7/31/03)

CASE NUMBER: SUB 2003-83 -- WILSON ESTATES MEDICAL PARK SECOND ADDITION

OWNER/APPLICANT: Wilson Residential Company, L.L.C., 150 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: South of 21st North, West of Webb

SITE SIZE: 11.8 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 29,035 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: GO, General Office

VICINITY MAP



SUB 2003-83 -- One-Step Final Plat of WILSON ESTATES MEDICAL PARK SECOND ADDITION
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NOTE: This is a replat of Lot 1, Block 2 and Reserve B of the Legacy Park Wilson Estates Addition. The site has been approved for a zone change (ZON 2002-18) from SF-5, Single-Family Residential to GO, General Office subject to replatting. The Wilson Estates Medical Park Community Unit Plan (CUP2002-10, DP-260) was also approved for this site.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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. A covenant shall be submitted regarding Reserve A, platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall be revised to reference that Lots 1-5 are to be accessed by Reserve A.
- E. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- F. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- I. The perimeters of the proposed lots shall match the perimeters of the CUP parcel boundaries. A CUP adjustment will need to be approved prior to MAPC approval of the plat for Lots 4 and 5, Block 1 which correspond to Parcel 7 of the CUP.
- I. On the final plat, the MAPC signature block needs to reference "John L. Schlegel, Secretary".

SUB 2003-83 -- One-Step Final Plat of WILSON ESTATES MEDICAL PARK SECOND ADDITION
August 7, 2003 - Page 3

- J. The platlor'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.
- K. 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.)
- L. 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.
- M. 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.
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- O. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.