WILLOWBEND NORTH ESTATES 2ND ADDITION

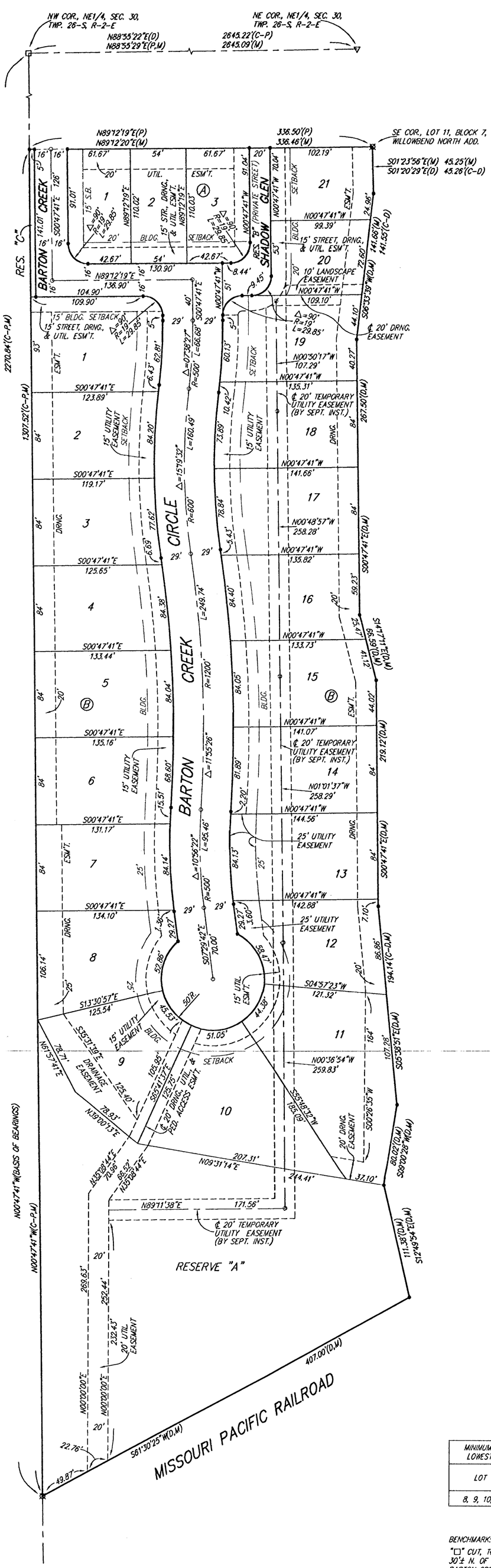
WICHITA, SEDGWICK COUNTY, KANSAS

D-34-03

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⊠ = #5 REBAR W/ "MKEC" CAP (FOUND)
□ = #4 REBAR W/ YELLOW CAP (FOUND) (I.D. NOT LEGIBLE)
▽ = 3/4" IRON W/ "SECTION CORNER" METAL CAP (FOUND)

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

0 60 120



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 "WILLOWBEND NORTH ESTATES 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the Northeast Quarter of Section 30, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 30; thence east along the North line of said Northeast Quarter bearing N88°55'22"E, 1296.59 feet; thence S00°47'54"E, 1596.61 feet to the North right-of-way line of the Missouri Pacific Railroad; thence southwest along said North line bearing S61°30'24"W, 1465.01 feet to the West line of said Northeast Quarter; thence north along said West line, 2271.18 feet to the point of beginning, EXCEPT the north 35 feet thereof, and EXCEPT a tract commencing at the Southwest corner of said Northeast Quarter; thence N00°46'40"W, 400.39 feet along the West line of said Northeast Quarter to a point on the North right-of-way line of the Missouri Pacific Railroad Company; thence N61°30'25"E, 407.00 feet along said North right-of-way line to the point of beginning; thence N12°49'54"W, 111.38 feet; thence N09°00'28"E, 80.02 feet; thence N05°38'51"W, 600.82 feet; thence N06°33'39"E, 289.02 feet; thence N01°20'29"W, 391.89 feet; thence N25°00'59"E, 277.55 feet; thence N43°51'43"E, 84.77 feet; thence N73°56'12"E, 94.51 feet; thence S70°00'19"E, 162.17 feet; thence N81°14'39"E, 165.88 feet; thence S42°58'04"E, 76.63 feet; thence S12°39'47"E, 88.83 feet; thence S01°00'19"W, 571.62 feet; thence S03°25'44"W, 441.99 feet; thence S10°21'55"W, 349.29 feet to a point on said North right-of-way line; thence S61°30'25"W, 574.42 feet along said North right-of-way line to the point of beginning, and EXCEPT that part platted as Willowbend North Addition, an Addition to Wichita, Sedgwick County, Kansas, and EXCEPT that part platted as Willowbend North Estates, an Addition to Wichita, Sedgwick County, Kansas, TOGETHER with a tract of land lying in the Northeast Quarter of Section 30, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence N88°55'29"E, 318.80 feet along the North line of said Northeast Quarter; thence S00°47'41"E, 1150.63 feet parallel to the West line of said Northeast Quarter to the point of beginning; thence S00°47'41"E 267.50 feet parallel to the West line of said Northeast Quarter; thence S14°17'11"E, 66.59 feet; thence S00°47'41"E, 219.12 feet parallel to the West line of said Northeast Quarter; thence N05°38'51"W, 406.67 feet; thence N06°33'39"E, 147.47 feet to the point of beginning.

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

Baughman Company, P.A.

Michael D. Conrey 7-14-2003
Michael C. Conrey, Surveyor



Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "WILLOWBEND NORTH ESTATES 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The drainage, utility and pedestrian access easement is hereby granted as indicated for drainage purposes, for the construction and maintenance of all public utilities, and for pedestrian access to or from Reserve "A" and no fences or other obstructions shall be constructed or placed on or within this easement. The landscape easement is hereby granted as indicated for landscaping purposes and screening walls. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, lakes, landscaping, berms, sidewalks, drainage purposes, and utilities as confined to easements. Reserve "B" is hereby reserved for private streets, driveways, emergency vehicle access, utilities, drainage purposes, open space, landscaping, irrigation, and sidewalks. Reserve "B" shall provide access for Lots 20 and 21, Block B. Reserve "C" is hereby reserved for streets, open space, landscaping, irrigation, and entry monuments. Reserves "A", "B", and "C" shall be owned and maintained by the homeowners association for the addition. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Legacy Bank

Brad E. Yaeger, Senior Vice-President
Brad E. Yaeger

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 15th day of JULY, 2003, by Brad E. Yaeger, Senior Vice-President of Legacy Bank, on behalf of the bank.

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appt. Expires 11-9-03

Susan K. Monette, Notary Public

My App't. Exp. 11-9-03

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
8, 9, 10, 11	B	183.00

BENCHMARK:

"□" CUT, TOP OF CURB, 30'± N. OF THE NE COR., BARTON CREEK, WILLOWBEND NORTH ESTATES 2ND ADD. ELEV. = 191.31 CITY DATUM

"□" CUT, TOP OF CURB, EAST END OF NE CURB RETURN, CASTLE PINES ST. & BARTON CREEK ELEV. = 196.79 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, rights-of-way, 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 shall be allowed.

This plat of "WILLOWBEND NORTH ESTATES 2ND 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_____, 2003.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bernard A. Hentzen

_____, 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_____, 2003.

_____, Mayor
Carlos Mayans

_____, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2003.

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

Entered on transfer record this_____day of_____, 2003.

_____, 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_____, 2003 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
F:\PLAT\WILLOWBEND NORTH ESTATES ADD\DWG\WILLOWBENDNF.DWG-MGC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 22, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-22 -- Final Plat of Willowbend North Estates Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 22, 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 May 16, 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 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, Senior Planner
Current Plans Division

NES:ch

Copies to: Legacy Bank, 240 W. Wichita, Colwich, KS 67030
Kelsey Investments, Inc., 716 N. 119th Street West, Wichita, KS 67212
Jim Weber, Deputy Director, Sedgwick County Department of Public Works
Kevin Holman, Sedgwick County Fire Department

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 16, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-22 -- Final Plat of Willowbend North Estates Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 15, 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. ***A 20-ft drainage easement is requested along the east and west lines of the plat. A drainage guarantee is also required.***

D. County Surveying has advised that the temporary utility easement needs located.

E. County Surveying has advised that center line curve data is needed.

F. The applicant shall guarantee the paving of the proposed interior streets. For Reserve B being platted for a private street, improvements shall be guaranteed for construction to a public street standard; however as private improvements, guarantees cannot be provided through the use of petitions.

G. The right-of-way width of Barton Creek Circle may be reduced to 58 feet.

H. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

I. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities. The plattor's text shall reference the platting of the reserve for private street purposes and shall state which specific lots are to accessed by the reserve.

J. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.

K. It is recommended that Reserve A be extended to Barton Creek Circle by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.

An access easement has been platted as requested.

L. 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.

M. 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.

N. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

O. 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.

P. 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.)

Q. 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.

R. 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.

S. 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.

T. 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.

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

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

W. 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.

X. 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, May 22, 2003, at 12:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-2
MAY 22, 2003

STAFF REPORT

(FINAL PLAT APPROVED 5/15/03; PRELIMINARY PLAT APPROVED 3/27/03)

CASE NUMBER: SUB 2003-22 -- WILLOWBEND NORTH ESTATES SECOND ADDITION

OWNER/APPLICANT: Legacy Bank, 240 W. Wichita, Colwich, KS 67030; Kelsey Investments, Inc., 716 N. 119th Street W., Wichita, KS 67212

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

LOCATION: West of Rock Road, South of 45th Street No.

SITE SIZE: 9.33 acres

NUMBER OF LOTS

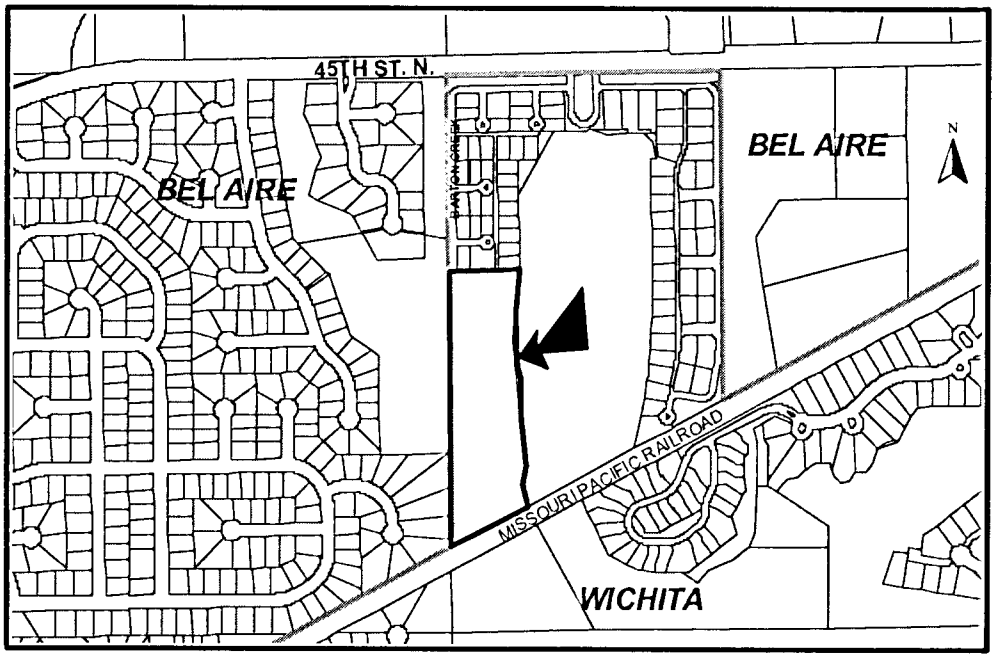
Residential:	24
Office:	
Commercial:	
Industrial:	
Total:	24

MINIMUM LOT AREA: 5,940 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

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. ***A 20-ft drainage easement is requested along the east and west lines of the plat. A drainage guarantee is also required.***

D. **County Surveying** has advised that the temporary utility easement needs located.

E. **County Surveying** has advised that center line curve data is needed.

F. The applicant shall guarantee the paving of the proposed interior streets. For Reserve B being platted for a private street, improvements shall be guaranteed for construction to a public street standard; however as private improvements, guarantees cannot be provided through the use of petitions.

G. The right-of-way width of Barton Creek Circle may be reduced to 58 feet.

H. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

I. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities. The plattor's text shall reference the platting of the reserve for private street purposes and shall state which specific lots are to accessed by the reserve.

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K. It is recommended that Reserve A be extended to Barton Creek Circle by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.

An access easement has been platted as requested.

L. 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.

M. 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.

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