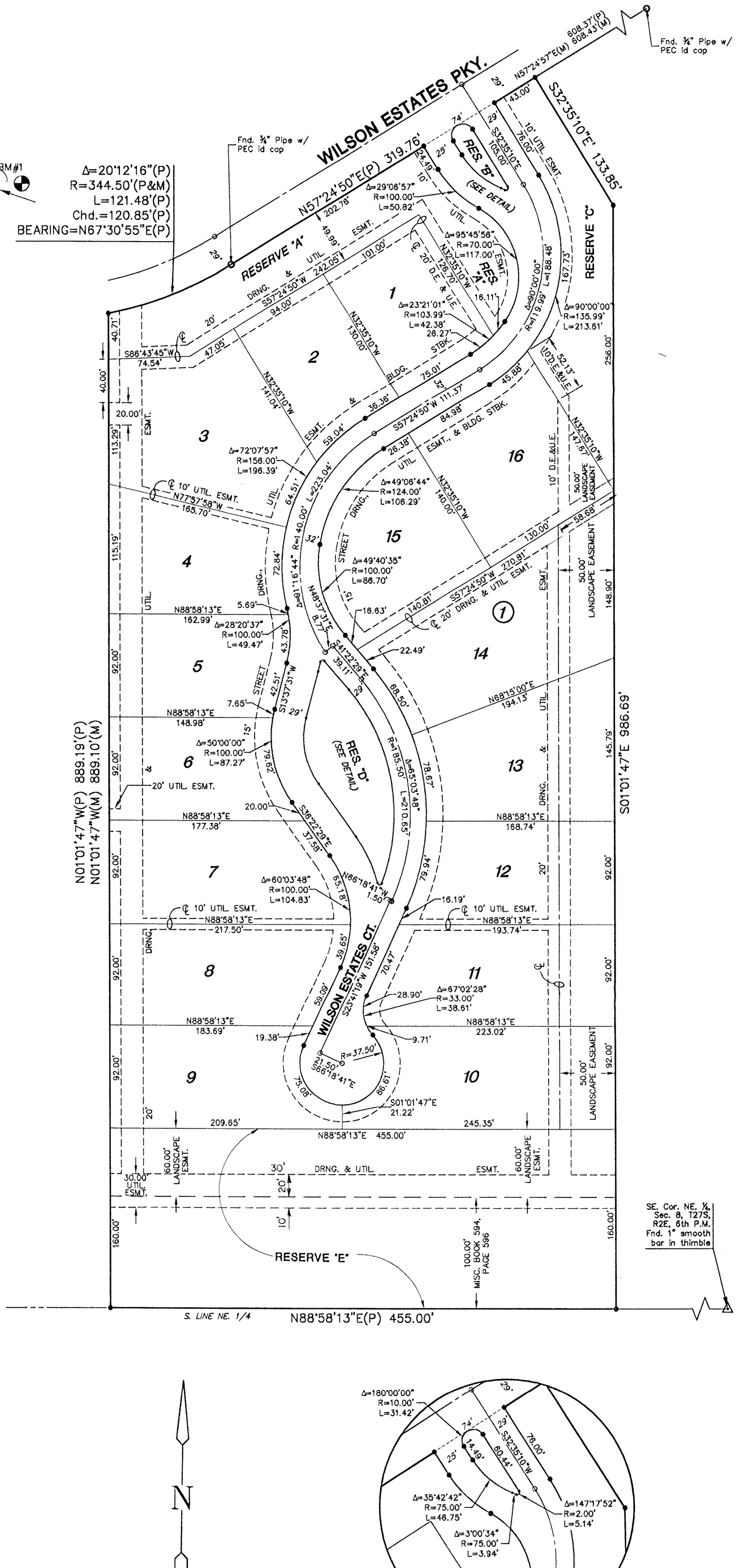
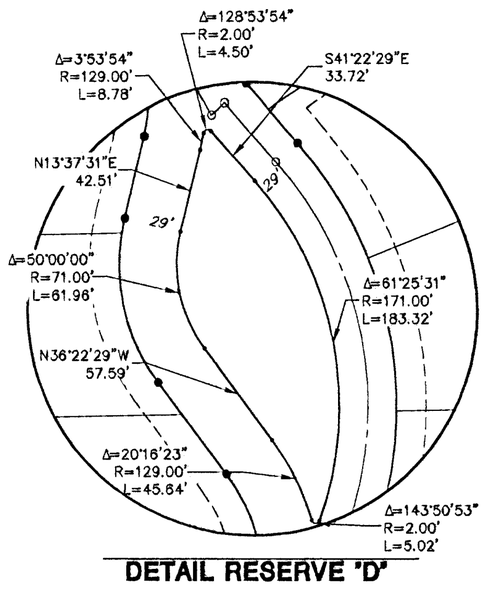
FINAL PLAT

WILSON FARMS FOURTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS





LEGEND

- △ = Section Corner Monument Found
- O = Found Survey Monument (see annotated caption for type)
- ● = Set 5/8" Rebar W/ MKEC CLS 39 id. Cap
- U.E. = Utility Easement
- D.E. = Drainage Easement
- (P) = Platted
- (M) = Measured

BENCHMARK

BM#1— Chiseled square on the South end of the East headwall of a RCB, 101' South and 20' East of the Southernmost corner of Lot 27, Block 1, Wilson Farms Third Addition.
Elevation = 189.38 City Datum
1376.78 NGVD

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WILSON FARMS FOURTH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, Reserves, and a Street, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in a portion of Lot 1, Block 2, Legacy Park Wilson Estates Addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, a portion of Reserve "B", of said addition, said tract being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 1, Block 2, said corner being common with Southeast corner of Wilson Farms Addition an addition to Wichita, Sedgwick County, Kansas; thence along the common line with said Wilson Farms Addition, and said Legacy Park Wilson Estates Addition, on a platted bearing of N01°01'47"W, 889.19 feet to the Northwest corner of said Reserve "B" said corner lying on a curve to the left; thence along said North line and along said curve 121.47 feet, said curve having a central angle of 20°12'16", a radius of 344.50 feet, and a long chord distance of 120.85 feet, bearing N67°30'41"E; thence continuing along said North line N57°24'50"E, 319.76 feet; thence S32°35'10"E, 133.86 feet, thence S01°01'47" E, 986.69 feet to the South line of said addition; thence along said South line S88°58'13"W 455.00 feet to the POINT OF BEGINNING.

Platted easements and building setbacks within the above described property are hereby vacated and replatted by virtue of K.S.A. 12–512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 21st day of July 2003.

Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

GREGORY J. ALLISON LICENSED LS-1257 KANSAS LAND SURVEYOR 7/21/03

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, Reserves, and a Street, the same to be known as "WILSON FARMS FOURTH ADDITION" an addition to Wichita, Sedgwick County, Kansas. Streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public. Reserves "A", "B", "C", "D", and "E" are platted for irrigation, landscaping, berming, and open space. Reserves "A", "B", "C" and "D" are platted for monuments. Reserves "A", "C", and "E" are platted for utilities in designated areas, as well as, drainage. Reserves "D" is platted for public parking. The Reserves shall be owned and maintained by the homeowner's association; provided, however, that the undersigned, or the homeowners association, as the undersigned's successor in interest, may, in their discretion, deed a parcel of a Reserve to an owner or owners of an adjacent lot, subject to the obligation to maintain such deeded parcel of a Reserve in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenant. A drainage plan has been developed for this plat and all drainage easements, right–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 storm water. This plat shall conform to CUP DP–260.

WILSON RESIDENTIAL COMPANY L.L.C., a Kansas limited liability company

Rob Ramseyer, Manager, Manager

STATE OF KANSAS, SEDGWICK COUNTY} ss.

This instrument was acknowledged before me on 21st day of July, 2003, by Rob Ramseyer, Manager, Wilson Residential Company LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

ANN C. YBARRA Notary Public - State of Kansas My Appt. Expires 9-15-05

Ann C. Ybarra, Notary Public
Ann C. Ybarra
Notary Public

My Term Expires: 9-15-05

This plat of "WILSON FARMS FOURTH ADDITION" 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 PLANNING COMMISSION

_____, Chair
Bernard A. Hentzen, Chair

_____, Secretary
John L. Schlegel, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2003.

At the direction of the City Council.

_____, Mayor
Carlos Mayans, Mayor

_____, City Clerk
Pat Graves, City Clerk

Entered on transfer record this ____ day of _____, 2003.

_____, County Clerk
Don Brace, County Clerk

STATE OF KANSAS, SEDGWICK COUNTY} ss.

This is to certify that this instrument was filed for record in the Register of Deeds office this _____day of _____, 2003 at _____ o'clock M; and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58–2005 on this ____ day of _____, 2003.

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

MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

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CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 22, 2003

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2003-47 -- One-Step Final Plat of Wilson Farms Fourth 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: Wilson Residential Company, LLC, 8100 E. 22nd Street No., Bldg 1000, Wichita, KS 67226
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 16, 2003

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2003-47 -- One-Step Final Plat of Wilson Farms Fourth 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. City Engineering needs to comment on the need for other guarantees or easements. *The 20-ft easement within Reserve F needs to be labeled. The easement along the west line of the plat needs to be labeled.*

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. An off-site drainage easement is needed.*

D. Traffic Engineering has requested that Reserve D be expanded to include the parking bays currently denoted as street right-of-way.

E. Traffic Engineering needs to comment on the need for additional right-of-way along the interior street. The plat denotes a 24-ft right-of-way width along portions of the street. *The right-of-way width of Wilson Estates Court adjoining Reserve D shall be increased to 29 feet. Yield signs will need to be posted as necessary.*

F. The Applicant needs to request a CUP adjustment, in order to have the plat correspond with the CUP.

G. The plattor's text shall note the dedication of the street to and for the use of the public.

H. The Applicant shall guarantee the paving of the proposed streets.

I. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.

J. 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.

K. 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.

L. City Fire Department requests the ingress entrance be a 20-ft paved road surface. The egress shall be a 24-ft paved road surface. "No Parking" signs shall be posted.

M. 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.

N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

N. 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.

O. A Community Unit Plan Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.

P. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the CUP (DP-260).

Q. As requested by the City Clerk, the City Council certification needs to be revised to include a signature line only, rather than referencing the "City Manager".

R. The Applicant has platted 15-ft building setbacks which represents an adjustment of the subdivision standard of 20 feet for the narrow local residential street. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

S. GIS needs to comment on the plat's street names. ***The street names are approved.***

T. 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.

U. The owner's certification in the plattor's text needs to be revised to reference "Wilson Farms Fourth Addition".

V. 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.

W. 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.)

X. 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.

Y. 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.

Z. 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.

AA. 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.

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

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

DD. 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. ***Westar Energy has requested additional easements.***

EE. 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, Senior Planner
Current Plans Division

NES:ch

Enslosure(s)

Copies to: Wilson Residential Company, LLC, 8100 E. 22nd Street No., Bldg 1000, Wichita, KS 67226
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-6
MAY 22, 2003

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 5/15/03)

CASE NUMBER: SUB 2003-47 -- WILSON FARMS FOURTH ADDITION

OWNER/APPLICANT: Wilson Residential Company, LLC, 8100 E. 22nd Street No., Bldg. 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Rd., Wichita, KS 67206

LOCATION: West of Webb, South of 21st Street No.

SITE SIZE: 13.07 acres

NUMBER OF LOTS

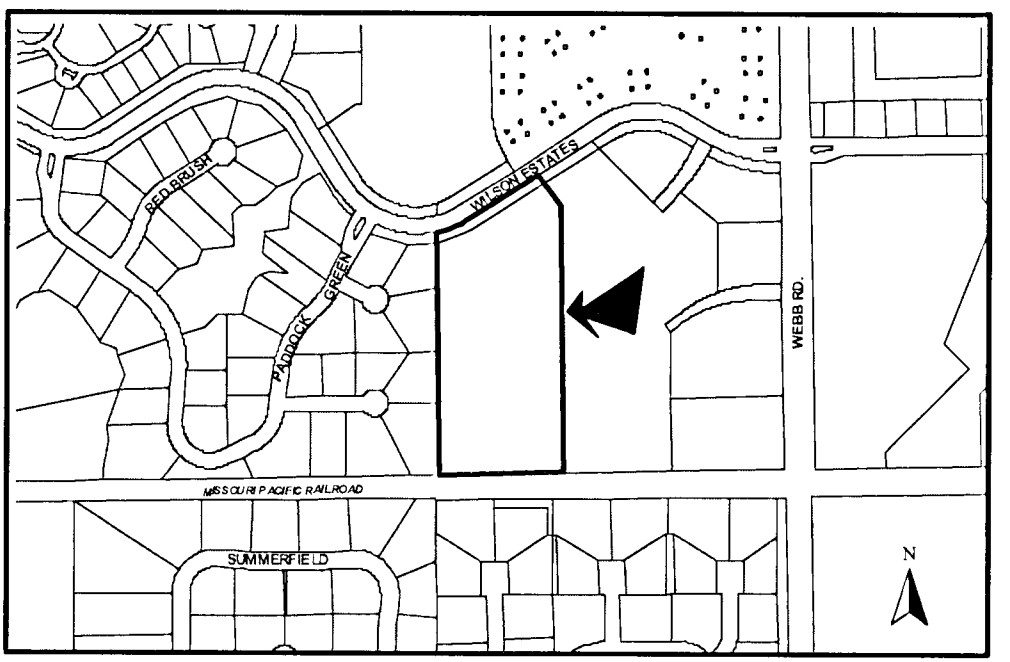
Residential:	16
Office:	
Commercial:	
Industrial:	
Total:	16

MINIMUM LOT AREA: 12,429 sq. ft.

CURRENT ZONING: Per CUP (DP-260)

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of Lot 1, Block 2 Legacy Park Wilson Estates Addition. The site is also subject to the Wilson Estates CUP (DP-260).

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. **City Engineering** needs to comment on the need for other guarantees or easements. ***The 20-ft easement within Reserve F needs to be labeled. The easement along the west line of the plat needs to be labeled.***

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