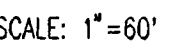


AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

find tracing received
12-11-02



- = SET 1/2" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED
- = SET 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED

Benchmarks:

BM 50 - Chiseled "d" on concrete base for light pole in SW Corner
Walgreens property, SW Cor. 21st St. and Webb Rd.
Elev. = 205.14

BM 52 - Chiseled "d" on S. end Median in N. entrance to Legacy
Park, S. of 21st. St. N.
Elev.= 205.74

BM 53 - Chiseled "a" on concrete base for light pole at SE entrance to Wichita Clinic.
Elev. = 204.13

BM 54 - Chiseled "+" in concrete flume at SW Corner Wichita Clinic
Elev. = 201.73

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS _____ DAY OF _____, 2002, WE HAVE SURVEYED AND PLATTED LEGACY PARK WILSON ESTATES 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVE, THE SAME BEING A REPLAT OF, AND DESCRIBED AS FOLLOWS:

LOTS 1 AND 4, BLOCK 1, TOGETHER WITH RESERVE D, LEGACY PARK WILSON ESTATES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; EXCEPT A PORTION OF LOT 1, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, IN SAID ADDITION; THENCE N00°42'31"W ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 464.86 FEET; THENCE N89°10'54"E A DISTANCE OF 319.55 FEET; THENCE S07°20'48"E A DISTANCE OF 322.40 FEET; THENCE S51°05'33"E A DISTANCE OF 226.16 FEET TO THE NORTHEAST CORNER OF LOT 6, BLOCK 1, OF SAID ADDITION; THENCE S89°10'53"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 531.04 FEET TO THE POINT OF BEGINNING.

ALL PORTIONS OF LEGACY PARK WILSON ESTATES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

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

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 LEGACY PARK WILSON ESTATES 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF WILSON PROPERTIES N.E. COMMERCIAL COMMUNITY UNIT PLAN (DP-200).

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-200 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

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

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR DRAINAGE, LANDSCAPING, AND UTILITIES. RESERVE "A" IS ALSO HEREBY PLATTED FOR PRIVATE DRIVE AND MONUMENT SIGNS. RESERVES "A" AND "B" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN LEGACY PARK WILSON ESTATES 2ND ADDITION. LOTS 1 THROUGH 8 SHALL BE ACCESSED BY RESERVE "A".

ACCESS TO LOT 2 IS PROVIDED IN RECIPROCAL EASEMENT AGREEMENT ON FILM 2136, PAGES 480 THROUGH 492.

THE PRIVATE STREET IN RESERVE "A" IS HEREBY DEDICATED TO AND FOR THE USE OF LOTS 1 THROUGH 8, BLOCK 1.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM WEBB ROAD AND 21ST STREET NORTH OVER AND ACROSS THE EAST AND NORTH LINES OF BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT BLOCK 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AND WEBB ROAD AT ONE LOCATION EACH AS SHOWN; LOT 8, BLOCK 1 SHALL HAVE ACCESS TO WEBB ROAD AT ONE LOCATION AS SHOWN.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:

BLOCK 1 CITY DATUM
LOTS 1, 2, & 3 204.0

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.

OWNERS:
LEGACY PARK GROUP, L.L.C.
BY: LAHAM HOLDING COMPANY, L.L.C.
ITS MANAGER

GEORGE E. LAHAM, II, MANAGER

LAHAM HOLDING COMPANY, L.L.C.

GEORGE E. LAHAM, II, MANAGING PARTNER

EAST POINTE DEVELOPMENT, L.L.C.

J. DOUGLAS MALONE, MANAGER

ADAM & ANYA HOLDINGS, L.L.C.

CAREN WINDLE-PIERSON, MANAGER

NORRIS E-ENTERPRISES, L.L.C.

DR. TRACY A. NORRIS, SOLE MEMBER

GAROZZO'S WICHITA, L.L.C.

MICHAEL F. GAROZZO, MANAGER

PRAIRIE VIEW, INC.

MELVIN GOERING, CEO

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, THE ABOVE NAMED CAREN WINDLE PIERSON, IN HER CAPACITY AS MANAGER OF ADAM & ANYA HOLDINGS, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED AS SUCH OFFICER THE WITHIN INSTRUMENT OF WRITING ON BEHALF OF SAID COMPANY, AND SHE DID ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME AS THE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2002.

MARY A. FARRAR NOTARY PUBLIC

MY APPOINTMENT EXPIRES:

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, THE ABOVE NAMED DR. TRACY A. NORRIS, IN HIS CAPACITY AS SOLE MEMBER OF NORRIS E-ENTERPRISES, L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE SAME PERSON WHO EXECUTED AS SUCH OFFICER THE WITHIN INSTRUMENT OF WRITING ON BEHALF OF SAID COMPANY, AND HE DID ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID COMPANY.

III TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2002.

MARY A. FARRAR NOTARY PUBLIC

MY APPOINTMENT EXPIRES:

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, THE ABOVE NAMED J. DOUGLAS MALONE, IN HIS CAPACITY AS MANAGER OF EAST POINTE DEVELOPMENT, L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE SAME PERSON WHO EXECUTED AS SUCH OFFICER THE WITHIN INSTRUMENT OF WRITING ON BEHALF OF SAID COMPANY, AND HE DID ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2002.

GEORGIA A. DOTSON NOTARY PUBLIC

MY APPOINTMENT EXPIRES:

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, THE ABOVE NAMED GEORGE E. LAHAM, II, IN HIS CAPACITY AS MANAGER OF LAHAM HOLDING COMPANY, L.L.C., A KANSAS LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE SAME PERSON WHO EXECUTED AS SUCH OFFICER THE WITHIN INSTRUMENT OF WRITING ON BEHALF OF SAID COMPANY, AND HE DID ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2002.

GEORGIA A. DOTSON NOTARY PUBLIC

MY APPOINTMENT EXPIRES:

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, THE ABOVE NAMED MICHAEL F. GAROZZO, IN HIS CAPACITY AS MANAGER OF GAROZZO'S WICHITA, L.L.C., A KANSAS LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE SAME PERSON WHO EXECUTED AS SUCH OFFICER THE WITHIN INSTRUMENT OF WRITING ON BEHALF OF SAID COMPANY, AND HE DID ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2002.

GEORGIA A. DOTSON NOTARY PUBLIC

MY APPOINTMENT EXPIRES:

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, THE ABOVE NAMED MELVIN GOERING, IN HIS CAPACITY AS CEO OF PRAIRIE VIEW, INC., WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED AS SUCH OFFICER THE WITHIN INSTRUMENT OF WRITING ON BEHALF OF SAID COMPANY, AND HE DID ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2002.

GEORGIA A. DOTSON NOTARY PUBLIC

MY APPOINTMENT EXPIRES:

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, THE ABOVE NAMED GEORGE E. LAHAM, II, IN HIS CAPACITY AS MANAGER OF LAHAM HOLDING COMPANY, L.L.C., MANAGER OF LEGACY PARK GROUP, L.L.C., A KANSAS LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED AS SUCH OFFICER THE WITHIN INSTRUMENT OF WRITING ON BEHALF OF SAID COMPANY, AND HE DID ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2002.

GEORGIA A. DOTSON NOTARY PUBLIC

MY APPOINTMENT EXPIRES:

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

GARY D. SCHMITT, SENIOR VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2002, BY GARY D. SCHMITT, SENIOR VICE PRESIDENT, INTRUST BANK, N.A.

SUSAN K. COOK NOTARY PUBLIC

MY APPOINTMENT EXPIRES:

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

M. DRAYTON ALLORITT, SENIOR EXECUTIVE VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2002, BY M. DRAYTON ALLORITT, SENIOR EXECUTIVE VICE PRESIDENT, HILLCREST BANK, N.A.

LISA A. TISHAM NOTARY PUBLIC

MY APPOINTMENT EXPIRES:

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

RYAN C. STAKER, VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2002, BY RYAN C. STAKER, VICE PRESIDENT, FIDELITY BANK.

MARIAN J. SHORTS NOTARY PUBLIC

MY APPOINTMENT EXPIRES:

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

TERESA A. WALLWEBER, VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2002, BY TERESA A. WALLWEBER, VICE PRESIDENT, BANK OF AMERICA, N.A.

SAMUEL WILLIAMS NOTARY PUBLIC

MY APPOINTMENT EXPIRES:

WE SOUTH CENTRAL KANSAS ECONOMIC DEVELOPMENT DISTRICT, INC., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF LEGACY PARK WILSON ESTATES 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BILL BOLIN, EXECUTIVE DIRECTOR

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2002, BY BILL BOLIN, EXECUTIVE DIRECTOR, SOUTH CENTRAL KANSAS ECONOMIC DEVELOPMENT DISTRICT, INC.

THOMAS A. WEBB NOTARY PUBLIC

MY APPOINTMENT EXPIRES:

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

DATED THIS _____ DAY OF _____, 2002.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BERNARD A. HENTZEN, CHAIRMAN

MICHAEL E. LINDEBACK, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2002.

TRICIA L. ROBELLO, LS #1246
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 _____, 2002.

AT THE DIRECTION OF THE CITY COUNCIL

CHRIS CHERCHES, CITY MANAGER

PAT BURNETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2002.

DON BRACE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2002.

BILL WEEK, REGISTER OF DEEDS

LINDA KIZZIRE, DEPUTY



Wichita-Sedgwick County Metropolitan Area Planning Department

September 12, 2002

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

RE: SUB 2002-90 -- One-Step Final Plat of Legacy Park Wilson Estates Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 12, 2002, 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 September 6, 2002.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

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

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

September 6, 2002

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

RE: SUB 2002-90 -- One-Step Final Plat of Legacy Park Wilson Estates Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 5, 2002, 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. Sanitary-sewer services are available to serve the site. A guarantee for the extension of City water is needed.
- B. City Engineering has requested a respread agreement for special assessments due to the lot reconfiguration.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- E. Access controls have been platted in accordance with the approval of the Legacy Park Wilson Estates Addition. The plat proposes complete access control along the plat's frontage to both arterials, except for one opening along Webb. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text.
- F. The access easement across Lots 2 and 3, Block 1 shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

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- G. 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 platting text shall be revised to reference the platting of the reserve for "private drive" purposes and shall state which specific lots are to be accessed by the reserve.
- H. The heading "Preliminary Plat" shall be deleted from the final plat tracing.
- I. 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.
- J. 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.
- K. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Wilson Properties N.E. Commercial Community Unit Plan (DP-200).
- L. The perimeters of the proposed lots shall match the perimeters of the CUP parcel boundaries.
A CUP adjustment has been approved.
- M. 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.
- N. 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.
- O. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".
- P. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- Q. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- R. 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.

- S. 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.
- T. 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.)
- U. 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.
- V. 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.
- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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. Southwestern Bell has requested additional easements.
- BB. 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 methods that have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

SUB 2002-90 -- One-Step Final Plat of Legacy Park Wilson Estates Second Addition
September 6, 2002
Page 4

This case will be forwarded to the Planning Commission on Thursday, September 12, 2002, at 1:30 p.m.

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: Legacy Park Group, LLC, Laham Holdings, Company, LLC, East Pointe Development, LLC, 150 N. Market, Wichita, KS 67202
Adam and Anya Holdings, LLC, 9339 E. 21st Street, Wichita, KS 67206
Norris E. Enterprises, LLC, 2081 N. Webb Road, Wichita, KS 67206
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 9/5/02)

CASE NUMBER: SUB 2002-90 -- LEGACY PARK WILSON ESTATES SECOND ADDITION

OWNER/APPLICANT: Legacy Park Group, L.L.C., Laham Holding Company, L.L.C., East Pointe Development, L.L.C., 150 N. Market, Wichita, KS 67202; Adam and Anya Holdings, L.L.C., 9339 E. 21st, Wichita, KS 67206; Norris E. Enterprises, L.L.C., 2081 N. Webb Rd., Wichita, KS 67206

SURVEYOR/ENGINEER: P.E.C., Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: Southwest corner of 21st St. North and Webb Road

SITE SIZE: 16.6 acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 8

Industrial: 8

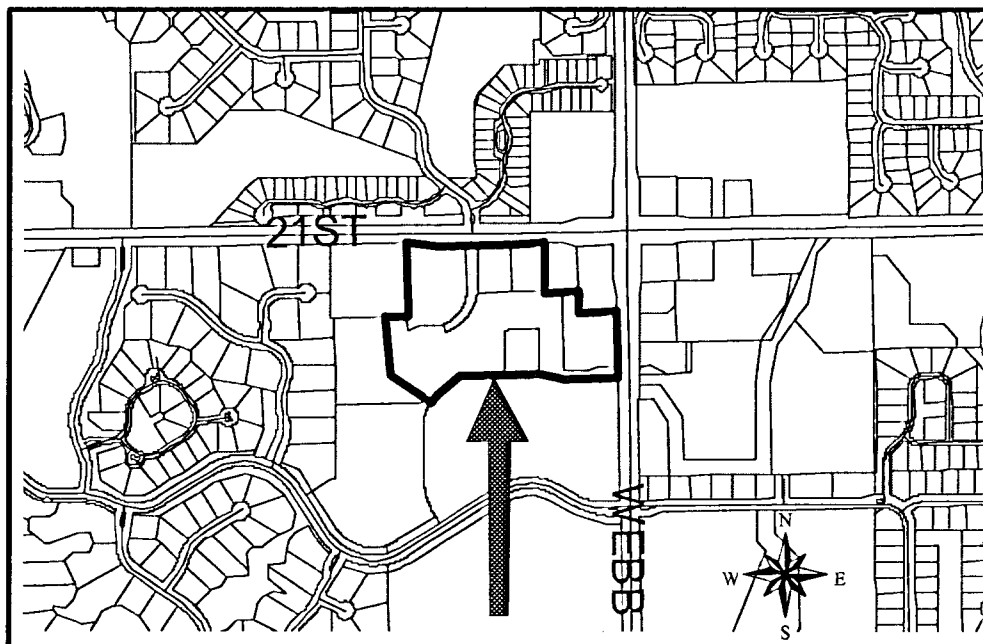
Total: 8

MINIMUM LOT AREA: 43,071 sq. ft.

CURRENT ZONING: GO, General Office; LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Lots 1 and 4, Block 1 of the Legacy Park Wilson Estates Addition. The site is also subject to the Wilson Property N.E. Commercial CUP (DP-200).

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- ✓ A. Sanitary sewer services are available to serve the site. A guarantee for the extension of City water is needed.
- B. City Engineering has requested a respread agreement for special assessments due to the lot reconfiguration.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. Access controls have been platted in accordance with the approval of the Legacy Park Wilson Estates Addition. The plat proposes complete access control along the plat's frontage to both arterials, except for one opening along Webb. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text.
- spitting F. The access easement across Lots 2 and 3, Block 1 shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- ✓ G. 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 the platting of the reserve for "private drive" purposes and shall state which specific lots are to be accessed by the reserve.
- H. The heading "Preliminary Plat" shall be deleted from the final plat tracing.
- I. 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.
- J. 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.

SUB 2002-90 -- One-Step Final Plat of LEGACY PARK WILSON ESTATES SECOND ADDITION
September 12, 2002 - Page 3

- K. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Wilson Properties N.E. Commercial Community Unit Plan (DP-200).
- L. The perimeters of the proposed lots shall match the perimeters of the CUP parcel boundaries. **A CUP adjustment has been approved.**
- M. 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.
- N. 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.
- O. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".
- P. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- Q. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- R. 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.
- S. The platator'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.
- T. 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.)
- U. 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.
- V. 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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- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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. *Southwestern Bell has requested additional easements.*
- BB. 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.