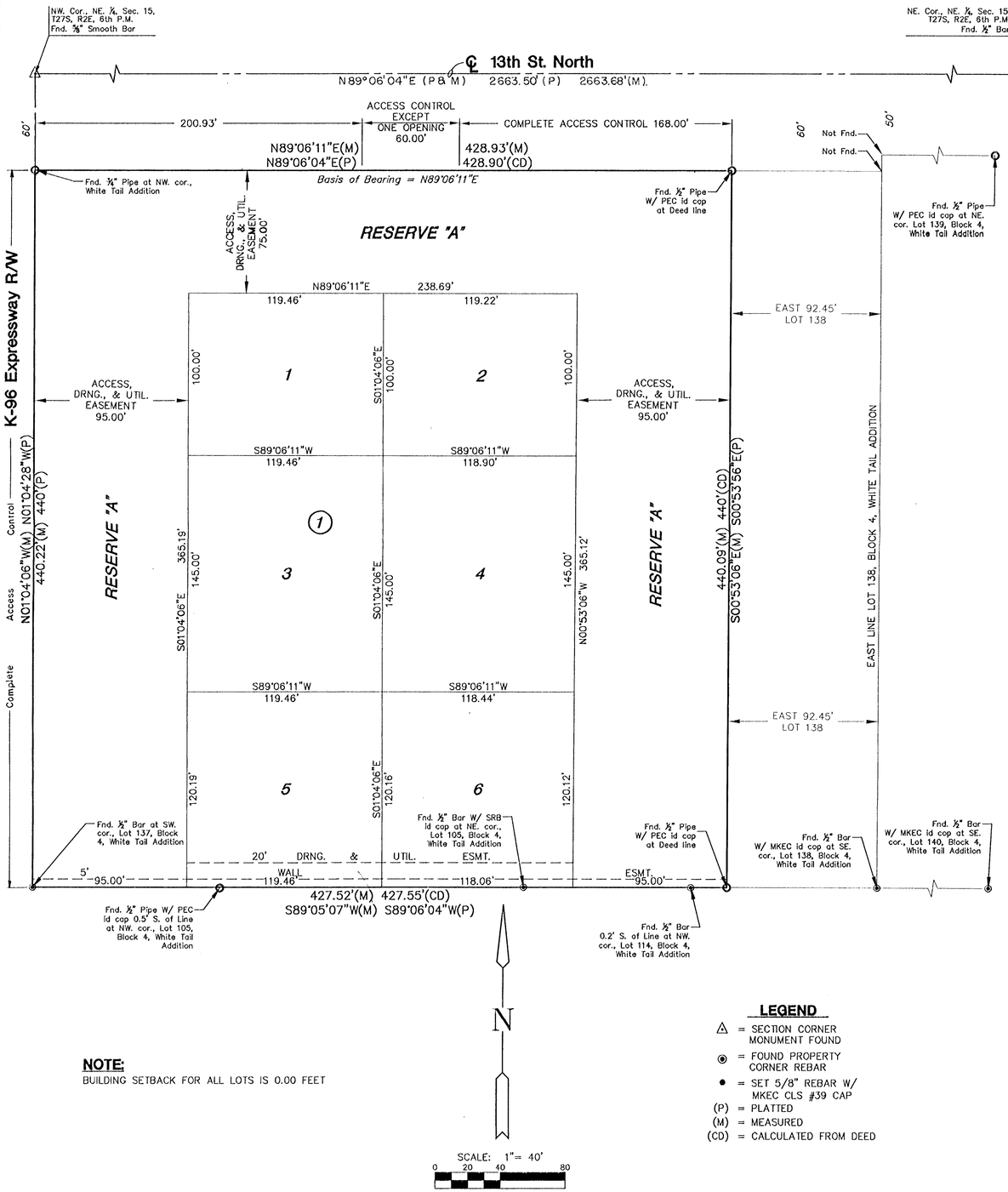
FINAL PLAT

THE EXECUTIVE AT WHITE TAIL ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Received 11-27-02



NOTE:
BUILDING SETBACK FOR ALL LOTS IS 0.00 FEET

LEGEND

- △ = SECTION CORNER MONUMENT FOUND
- ◉ = FOUND PROPERTY CORNER REBAR
- ● = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- (P) = PLATTED
- (M) = MEASURED
- (CD) = CALCULATED FROM DEED

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 "THE EXECUTIVE AT WHITE TAIL ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and a Reserve, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northeast Quarter, Section 15, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract more particularly described as follows:

All of Lots 136, 137, and 138 inclusive, Block 4, White Tail Addition, to Sedgwick County, Kansas. EXCEPT;
The East 92.45 feet of said Lot 138, Block 4.

All lots, blocks, streets, utility easements, drainage easements, access control, 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 18th day of September, 2002.

GREGORY J. ALLISON LICENSED LAND SURVEYOR LS-1257 KANSAS 9/18/02

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

Know all people 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, and a Reserve the same to be known as "THE EXECUTIVE AT WHITE TAIL ADDITION", an addition to Wichita, Sedgwick County, Kansas. Reserve "A" is platted for lot access, parking, utilities, drainage, open space, landscaping, irrigation, monuments, sidewalks, and berming. The reserve shall be owned and maintained by the landowners association. The wall easement is platted for the construction and maintenance of a private wall, utilities may cross the wall easement. Easements for the construction and maintenance of public utilities are hereby granted to the public. All abutters right of access to or from 13th Street North over and across the North line of "THE EXECUTIVE AT WHITE TAIL ADDITION", are hereby granted to the the appropriate governing body, provided however, Reserve "A" shall have access to 13th Street North at one location, as indicated on the face of the plat, and as approved by the appropriate governing body. A drainage plan has been developed for the "THE EXECUTIVE AT WHITE TAIL ADDITION." 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.

Rainmakers I, LLC, a Kansas limited liability company
Managed by: H.G. PROPERTIES, L.L.C., a Kansas limited liability company

Willis E. Hartman II, Member

Willis E. Hartman II, Member

Tim Goodpasture, Member

Tim Goodpasture, Member

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 18th day of September, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Willis E. Hartman, and Tim Goodpasture, Members, H.G. Properties, L.L.C., a Kansas limited liability company, Managers of Rainmakers I, LLC, a Kansas limited liability company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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
Ann C. Ybarra

My appointment expires:
Notary Public

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

STATE OF KANSAS)
)ss:
SEDGWICK COUNTY)

This plat of "THE EXECUTIVE AT WHITE TAIL ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 23rd day of September, 2002.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

D. Michaelis, Chair

Michael E. Lindebak, Acting 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 _____, 2002.

At the direction of the City Council.

Chris Cherches, City Manager

Pat Burnett, City Clerk

Entered on transfer record on 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 this _____ day of _____, 2002 at _____ o'clock M; and duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this 23rd day of September, 2002.

TRICIA L. ROBELLO LS-1246 9-23-2002

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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 25, 2002

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

RE: SUB 2002-70 -- One-Step Final Plat of The Executive at White Tail Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 25, 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 July 19, 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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 19, 2002

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

RE: SUB 2002-70 -- One-Step Final Plat of The Executive at White Tail Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 18, 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. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. A drainage guarantee is also needed.

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

C. As drainage will be directed onto K-96, a letter shall be provided from KDOT indicating their agreement to accept such drainage.

D. Traffic Engineering needs to comment on the access controls, particularly the need for a specific location for the access opening. The plat proposes one access opening along 13th St. North. Complete access control is required along K-96. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plattor's text. ***Traffic Engineering has approved one opening along 13th Street to be in alignment with one of the existing openings across 13th Street.***

E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

F. The applicant shall guarantee the installation of the private street to a public street standard. As a private improvements, such guarantee shall not be provided through the use of a petition. ***The applicant stated that no private street will be platted. An access easement will be needed across Reserve A along with a cross-lot circulation agreement.***

I. **Traffic Engineering** has requested a guarantee for decel lanes.

J. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.

K. 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's north property line and driving surface for 13th St. North.

L. 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.

M. The wall easement shall be referenced in the plattor's text.

N. Since this is a City plat, approval will not be needed by the County Commission, and the County Commission signature block may be deleted.

O. The Applicant has platted 0-ft building setbacks which represents an adjustment of the Zoning Code standard of 20 feet for the LC, Limited Commercial District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

P. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is only in the party now shown on the final plat.

Q. 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.

R. 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.

S. 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.)

T. 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.

U. 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.

V. 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.

W. 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.

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

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

Z. 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.***

AA. 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 which 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.

This case will be forwarded to the Planning Commission on Thursday, July 25, at 12:30 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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-8
JULY 25, 2002

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 7/18/02)

CASE NUMBER: SUB 2002-70 -- THE EXECUTIVE AT WHITE TAIL ADDITION

OWNER/APPLICANT: Ritchie Development, 8100 E. 22nd St. N., Bldg 1000, Wichita, KS 67226

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

LOCATION: Southeast corner of K-96 and 13th St. North

SITE SIZE: 4.33 Acres

NUMBER OF LOTS

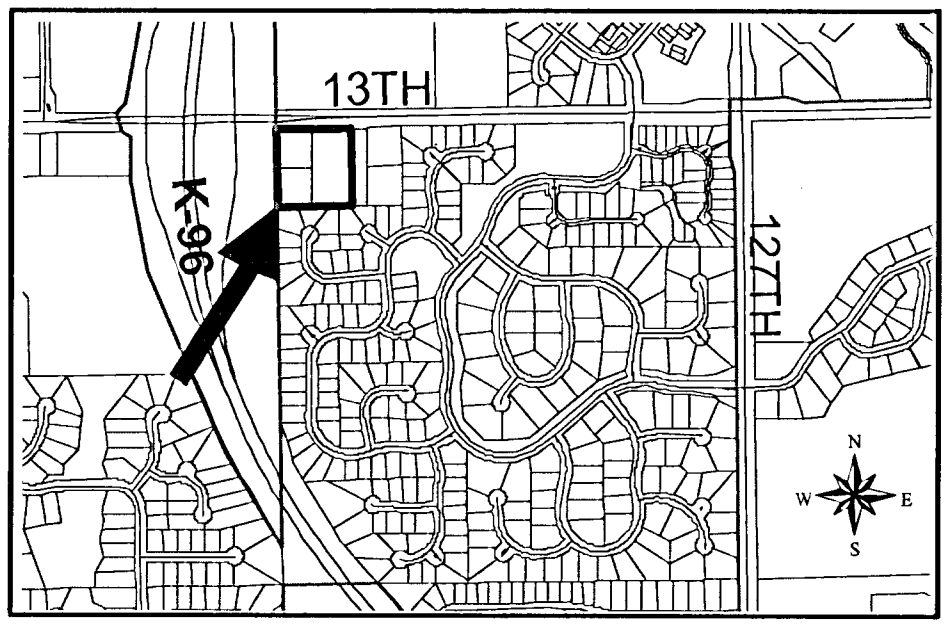
Residential:	
Office:	
Commercial:	6
Industrial:	
Total:	6

MINIMUM LOT AREA: 11,900 Sq. Ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the White Tail Addition.

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. A drainage guarantee is also needed.

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

C. As drainage will be directed onto K-96, a letter shall be provided from KDOT indicating their agreement to accept such drainage. Not Needed per V.Kay 10/8

D. **Traffic Engineering** needs to comment on the access controls, particularly the need for a specific location for the access opening. The plat proposes one access opening along 13th St. North. Complete access control is required along K-96. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plattor's text. ***Traffic Engineering has approved one opening along 13th Street to be in alignment with one of the existing openings across 13th Street.***

E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

F. The applicant shall guarantee the installation of the private street to a public street standard. As a private improvements, such guarantee shall not be provided through the use of a petition. ***The applicant stated that no private street will be platted. An access easement will be needed across Reserve A along with a cross-lot circulation agreement.***

I. **Traffic Engineering** has requested a guarantee for decel lanes.

J. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.

K. 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's north property line and driving surface for 13th St. North.

L. 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.

M. The wall easement shall be referenced in the plattor's text.

N. Since this is a City plat, approval will not be needed by the County Commission, and the County Commission signature block may be deleted.

O. The Applicant has platted 0-ft building setbacks which represents an adjustment of the Zoning Code standard of 20 feet for the LC, Limited Commercial District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

P. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is only in the party now shown on the final plat.

Q. 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.

R. 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.

S. 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.)

T. 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.

U. 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.

V. 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.

W. 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.

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

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

Z. 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.***

AA. 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.