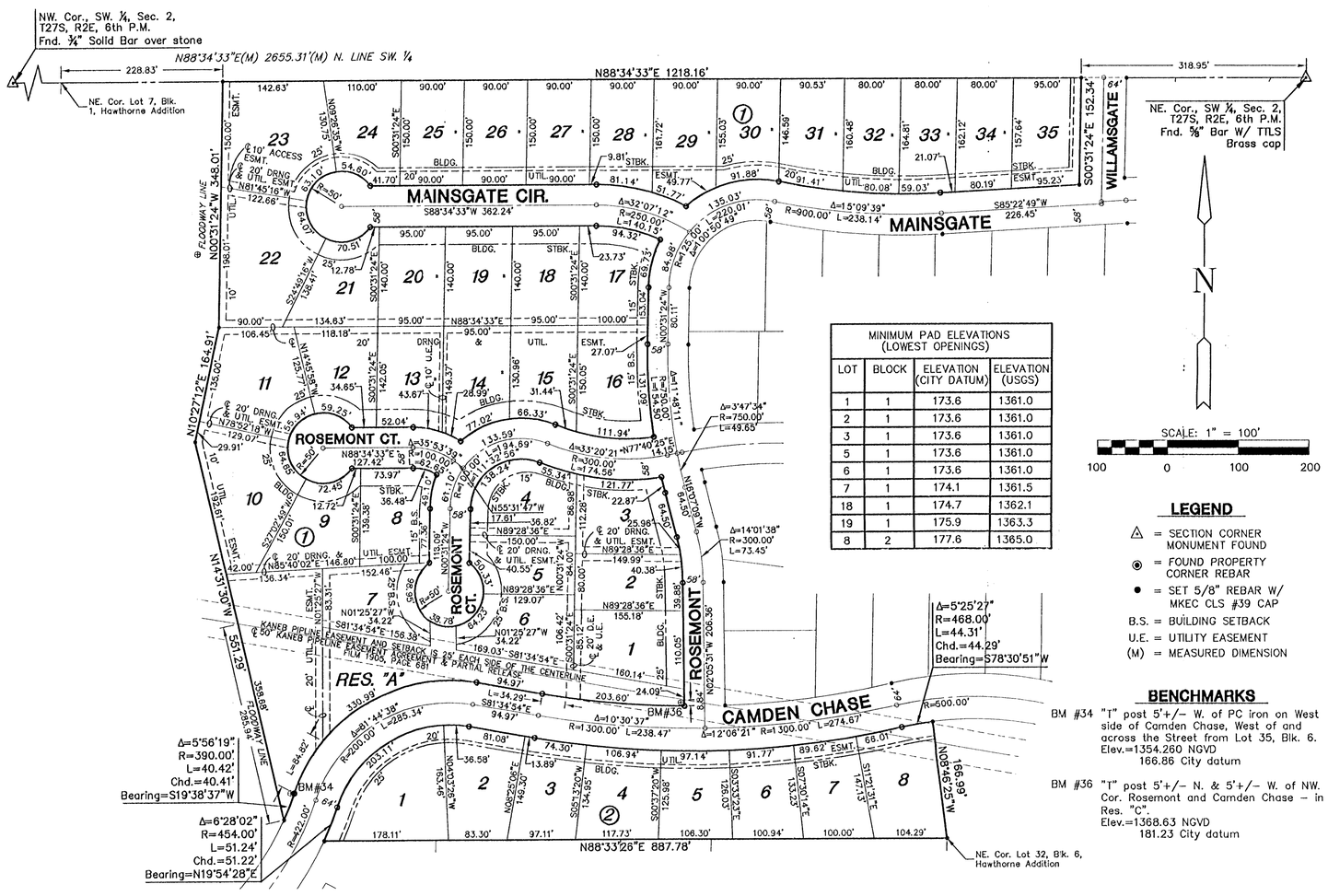
FINAL PLAT

HAWTHORNE SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
1	1	173.6	1361.0
2	1	173.6	1361.0
3	1	173.6	1361.0
5	1	173.6	1361.0
6	1	173.6	1361.0
7	1	174.1	1361.5
18	1	174.7	1362.1
19	1	175.9	1363.3
8	2	177.6	1365.0

LEGEND

- △ = SECTION CORNER MONUMENT FOUND
- ◉ = FOUND PROPERTY CORNER REBAR
- ● = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- (M) = MEASURED DIMENSION

BENCHMARKS

BM #34 "T" post 5'+/- W. of PC iron on West side of Camden Chase, West of and across the Street from Lot 35, Blk. 6. Elev.=1354.260 NGVD 166.86 City datum

BM #36 "T" post 5'+/- N. & 5'+/- W. of NW. Cor. Rosemont and Camden Chase – in Res. "C". Elev.=1368.63 NGVD 181.23 City datum

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 "HAWTHORNE SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, and Blocks, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in a portion of Hawthorne Addition, an addition to Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:

That portion of Block 2 of said addition, including Lot 25–62 inclusive;
TOGETHER WITH;
That portion of Block 6 of said addition, including Lots 35–43 inclusive;
TOGETHER WITH;
That portion of Reserve "C", of said addition described as follows:
BEGINNING at the Southwest corner of Lot 34, Block 2, said Hawthorne Addition, an addition to Wichita; Sedgwick County, Kansas; thence along the South line of 34 and 33 on a platted bearing of, N85°40'02"E, 136.34 feet to the Northwest corner of Lot 31, of said Block 2; thence along the West line of said Lot 31, S01°25'27"E, 73.16 feet to the Southwest corner of said Lot 31; thence along the South line of said Lot 31, S81°34'54"E, 142.57 feet to the Southeast corner of said Lot 31; thence along a Westerly line of said Lot 31, N30°38'17"E, 25.62 feet to a point on a non–tangent curve to the left, said point lying on the right–of–way of Rosemont Ct.; thence along said curve and along said right–of–way, 38.78 feet, said curve having a central angle of 44°26'21", a radius of 50.00 feet, and a long chord distance of 37.82 feet, bearing S81°34'54"E to the a Westerly line of Lot 30, of said Block 2; thence along said Westerly line of said lot 30, S13°48'05"E, 25.62 feet to the Southwest corner of said Lot 30; thence along the South lines of said Lot 30 and Lot 25, S81°34'54.1"E, 323.48 feet to the West right–of–way line of Rosemont Street, thence along said West line, S02°05'31"E, 34.26 feet to a point on a non–tangent curve to the right, said point being the Northwest corner of Rosemont Street and Camden Chase Street; thence along the North line of said Camden Chase Street, and along said curve 203.60 feet, said curve having a central angle of 09°11'59", a radius of 1268.00 feet, and a long chord distance of 203.38 feet, bearing N 86°10'54"W; thence continuing along said North line, N81°34'54"W, 94.97 feet to a point on a curve to the left; thence along said North line, and along said curve 330.99 feet, said curve having a central angle of 81°44'38", a radius of 232.00 feet, and a long chord distance of 303.63 feet, bearing S57°32'47"W to a point on a curve to the right; thence along said North line and along said curve 40.42 feet, said curve having a central angle of 05°56'19", a radius of 390.00 feet, and a long chord distance of 40.41 feet, bearing S19°38'37"W to the East line of a platted Floodway line; thence along said platted Floodway line, N14°31'30"W, 358.68 feet, to the POINT OF BEGINNING.

Platted easements 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 8th day of August 2003.

GREGORY J. ALLISON LICENSED LS-1257 KANSAS LAND SURVEYOR 8/6/03

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

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, and Blocks, the same to be known as "HAWTHORNE SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public. Reserve "A" is platted for drainage, utilities in designated locations, irrigation, landscaping, berming, and open space. Reserve 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. Lots 1, 2, 3, 4, 5, 6, 7, 18 and 19, Block 1, and Lot 8, Block 2 are required to adhere to the minimum pad elevations as shown on the "Minimum Pad Elevations" table.

TWENTY–FIRST GROWTH, L.L.C., a Kansas limited liability company

Tim Buchanan, Managing Member

Tim Buchanan, Managing Member

STATE OF KANSAS, SEDGWICK COUNTY} ss.

This instrument was acknowledged before me on 18th day of August, 2003, by Tim Buchanan, Managing Member, Twenty–First Growth, L.L.C., 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

My Term Expires: 9-15-05

We Bank of America, N.A. holders of mortgages on the above described property, do hereby consent to the plat of "HAWTHORNE SECOND ADDITION."

Terry L. Carpenter, Senior Vice President

Terry L. Carpenter, Senior Vice President

STATE OF KANSAS, SEDGWICK COUNTY} ss.

This instrument was acknowledged before me on 7th day of August, 2003, by Terry L. Carpenter, S.V.P. Bank of America, N.A..

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

VICKIE SCROGGIN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 8-29-04

Vickie Scroggin, Notary Public

My Term Expires: 8-29-04

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

This plat of "HAWTHORNE SECOND 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

MKEC ENGINEERING CONSULTANTS 411 N. WEBB ROAD WICHITA, KS. 67206 316 - 684 - 9089

S:\CAD\SURVEY\2003 Jobs\03087A1.DWG, 6/18/2003 11:55:50 AM CST

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 24, 2003

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

RE: SUB 2003-76 - One-Step Final Plat of Hawthorne Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 24, 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 July 18, 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: Twenty First Growth, LLC, 345 N. Riverview, Ste. 610, Wichita, KS 67203-4265
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 18, 2003

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

RE: SUB 2003-76 - One-Step Final Plat of Hawthorne Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 17, 2003, 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. Petitions have been provided with the Hawthorne Addition for sewer, water and paving improvements. **City Engineering** has requested new guarantees.

   The applicant shall contact **Debt Management** regarding the need for a respread agreement for special assessments due to the lot reconfiguration.

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

C. **City Engineering** needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

D. 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.

E. 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.

F. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.

G. 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.

H. The street right-of-way widths need to be denoted.

I. The MAPC signature block needs to reference "John L. Schlegel, Secretary".

J. 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.

K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

L. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

M. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

N. The applicant is advised that various State and Federal requirements specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

O. The owner of the subdivision should 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.

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

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

R. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property.

S. The applicant is reminded that a disk shall be submitted with the final at 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, July 24, 2003, at 1:30 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

Enclosure

Copies to: Twenty First Growth, LLC, 345 N. Riverview, Ste. 610, Wichita, KS 67203-4265
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8
JULY 24, 2003

STAFF REPORT
(One-Step Final Plat Approved 7/17/03)

CASE NUMBER: SUB 2003-76 -- HAWTHORNE SECOND ADDITION

OWNER/APPLICANT: 21st Growth L.L.C., 345 N. Riverview St., Suite 610, Wichita, KS 67203-4265

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

LOCATION: North of 21st St. North, East of 127th St. East

SITE SIZE: 15.92 acres

NUMBER OF LOTS

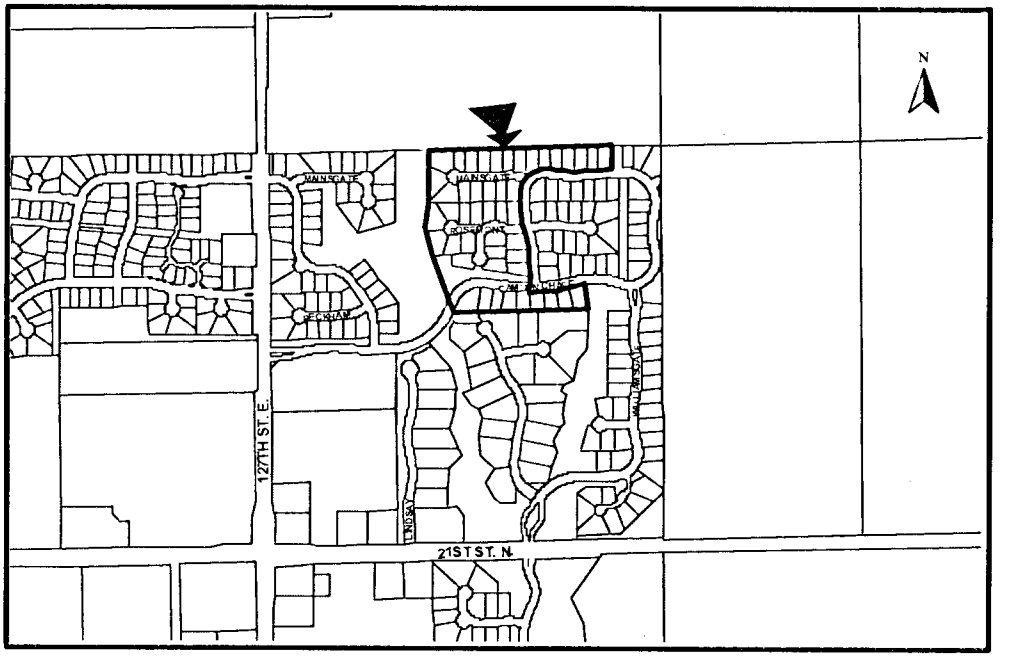
Residential:	43
Office:	
Commercial:	
Industrial:	
Total:	43

MINIMUM LOT AREA: 11,943 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Hawthorne Addition. The street layout has not changed; however the width of the lots has been increased resulting in three fewer lots.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Petitions have been provided with the Hawthorne Addition for sewer, water and paving improvements. **City Engineering** has requested new guarantees.

The applicant shall contact **Debt Management** regarding the need for a respread agreement for special assessments due to the lot reconfiguration.

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.***

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F. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.

G. 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.

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