HIGHLAND SPRINGS 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

final tracing received 5-2-03 Lot 2

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HIGHLAND SPRINGS 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the NE1/4 of Sec. 23, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas described as follows: The NE1/4 of Sec. 23, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas EXCEPT that part of said NE1/4 platted as Highland Springs Addition, Wichita, Sedgwick County, Kansas, and EXCEPT that part platted as Highland Springs 2nd Addition, Wichita, Sedgwick County, Kansas, and EXCEPT that part of said NE1/4 platted as Highland Springs Commercial Addition, Wichita, Sedgwick County, Kansas, and EXCEPT a tract of land in said NE1/4 described as follows: Beginning at a point 758 feet south of the NE corner of said NE1/4; thence south along the east line of said NE1/4, 200 feet; thence west at right angles, 326.7 feet; thence north parallel with the east line of said NE1/4, 200 feet; thence east 326.7 feet to the point of beginning, all being subject to road rights-of-way of record.

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

Baughman Company, P.A.

MICHAEL G. CONREY REGISTERED LS-971 LAND SURVEYOR

Michael G. Conrey 4-9-2003, Surveyor
Michael G. Conrey

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 "HIGHLAND SPRINGS 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for drainage purposes, landscaping, lakes, berms, open space, recreational areas, sidewalks, utilities as confined to easements, and pipelines as confined to easements. Reserves "B" and "C" are hereby reserved for landscaping, open space, entry monuments, utilities, drainage purposes, and berms. Reserve "D" is hereby reserved for open space, landscaping, utilities, drainage purposes, and berms. Reserves "E", "F", and "G" are hereby reserved for landscaping, entry monuments, signage, utilities, and streets. Reserve "H" is hereby reserved for open space, landscaping, entry monuments, berms, utilities as confined to easements, drainage purposes, and pipelines as confined to easement. Reserves "A", "B", "C", "D", "E", "F", "G", and "H" shall be owned and maintained by the homeowners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Kelsey Development, Inc.

Paul E. Kelsey, President
Paul E. Kelsey

John E. Dugan Marilyn K. Dugan
John E. Dugan Marilyn K. Dugan

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "HIGHLAND SPRINGS 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Banker's Bank of Kansas, N.A.

Jay Olsen JAY OLSEN, SVP (Title)

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me this 11th day of April, 2003, by Jay Olsen, Jr., Vice President (Title) of Banker's Bank of Kansas, N.A., on behalf of the bank.

CATHERINE J. GAINES Notary Public - State of Kansas My Appt. Expires 4-18-05

Catherine J. Gaines CATHERINE J. GAINES, Notary Public

My App't. Exp. 4-18-05

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 25th day of APRIL, 2003, by Paul E. Kelsey, President of Kelsey Development, Inc., on behalf of the corporation.

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

Susan K. Monette SUSAN K. MONETTE, Notary Public

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

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 25th day of APRIL, 2003, by John E. Dugan and Marilyn K. Dugan, husband and wife.

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

Susan K. Monette SUSAN K. MONETTE, Notary Public

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

This plat of "HIGHLAND SPRINGS 3RD 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 _____, ____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair

_____, Secretary

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

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, 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) SS
Sedgwick County) 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

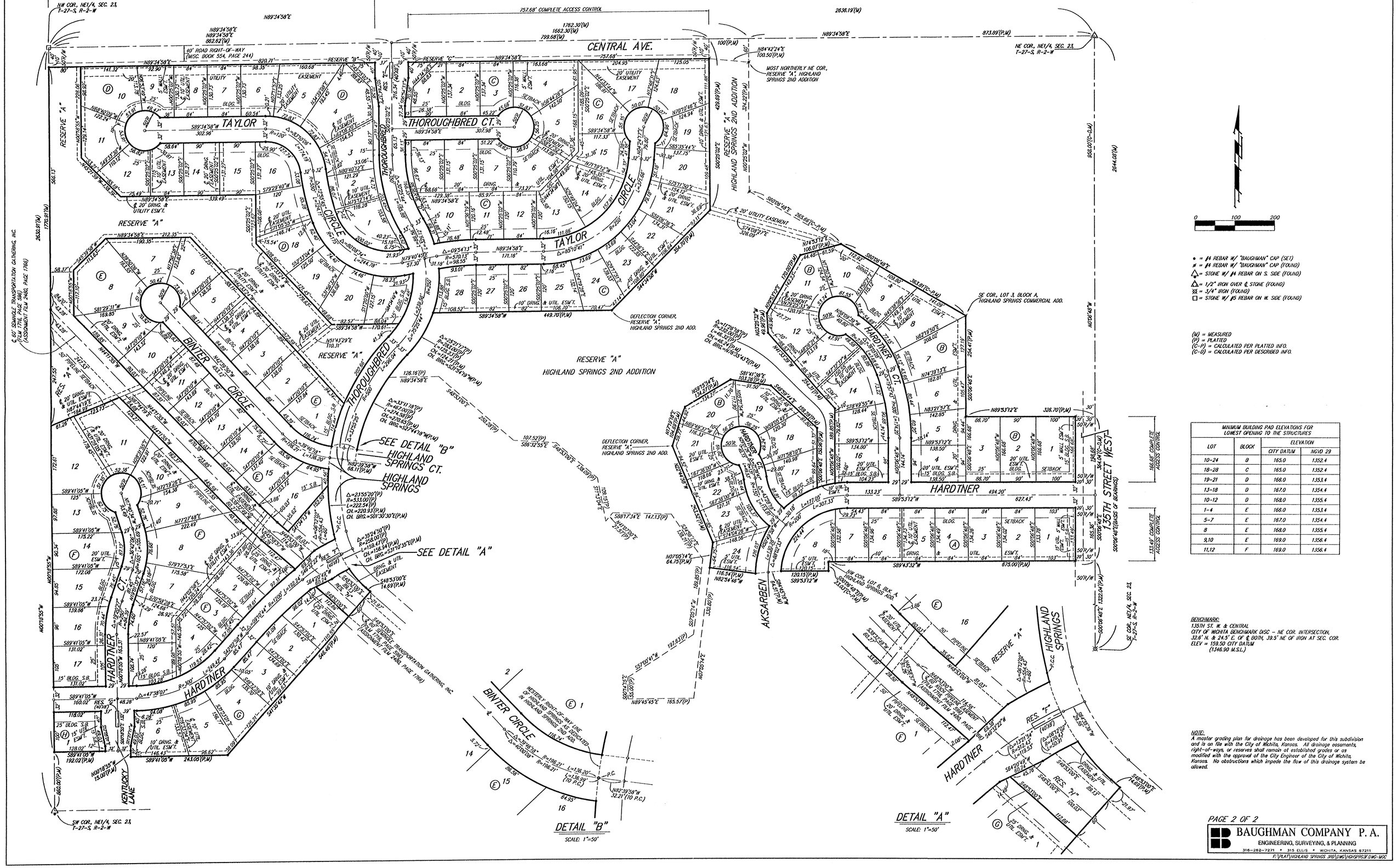
_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\HIGHLAND SPRINGS 3RD\DWG\HIGHSPRG3F.DWG-MGC

242 final tracing received 5-2-03

HIGHLAND SPRINGS 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" REBAR W/ "BAUGHMAN" CAP (FOUND)
- = STONE W/ 1/2" REBAR ON S. SIDE (FOUND)
- = 1/2" IRON OVER ℄ STONE (FOUND)
- = 3/4" IRON (FOUND)
- = STONE W/ #5 REBAR ON W. SIDE (FOUND)

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

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD 29
10-24	B	165.0	1,352.4
18-28	C	165.0	1,352.4
19-21	D	168.0	1,353.4
13-18	D	167.0	1,354.4
10-12	D	168.0	1,355.4
1-4	E	168.0	1,353.4
5-7	E	167.0	1,354.4
8	E	168.0	1,355.4
9,10	E	169.0	1,356.4
11,12	F	169.0	1,356.4

166.66' COMPLETE ACCESS CONTROL

133.49' COMPLETE ACCESS CONTROL

BENCHMARK:
135TH ST. W. & CENTRAL
CITY OF WICHITA BENCHMARK DISC - NE COR. INTERSECTION, 32.6' N. & 24.5' E. OF ℄ BOTH, 39.5' NE OF IRON AT SEC. COR.
ELEV = 1359.50 CITY DATUM
(1348.90 M.S.L.)

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, right-of-ways, 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 be allowed.

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\HIGHLAND SPRINGS 3RD\DWG\HIGHSPR3F.DWG-MCC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 6, 2002

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

RE: SUB 2002-43-- Final Portion of an Overall Preliminary Plat of Highland Springs Third Addition.

At the regular meeting of the Metropolitan Area Planning Commission on June 6, 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 May 31, 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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 31, 2002

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

RE: SUB 2002-43-- Final Portion of an Overall Preliminary Plat of Highland Springs Third Addition.

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 30, 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.

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. Additional calculations are requested.***

D. The applicant shall guarantee the paving of the proposed interior streets. Highland Springs shall be paved to a collector street status, and sidewalks shall be guaranteed along both sides of the street. Sidewalks shall be guaranteed on one side of Rolling Hills.

E. As required with the preliminary approval, the applicant shall construct a left turn bay at Highland Springs. ***The guarantee was previously submitted. A revised petition may be requested by City Engineering.***

F. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements and setbacks shown are sufficient and that utilities may be located adjacent to and within the easements.

G. 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.

H. 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.

I. City Fire Department needs to comment on the acceptability of the street names. ***Revised street names are required by GIS.***

J. 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.

K. 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.

L. Complete access control shall be dedicated along the plat's frontage to Central.

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

N. 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.

O. 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.)

P. 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.

Q. 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.

R. 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.

S. 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.

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

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

V. 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.***

W. 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 Release 13 version of 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, June 6, 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: Paul Kelsey, Kelsey Development, Inc., 716 N. 119th Street No., Ste. 112, Wichita, KS 67212
Mike Lindebak, City Engineer
Walter Rooney, Sedgwick County Fire Department
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1
JUNE 6, 2002

STAFF REPORT

(FINAL PLAT APPROVED 5/30/01; OVERALL PRELIMINARY PLAT APPROVED 5/8/97)

CASE NUMBER: SUB 2002-43 -- HIGHLAND SPRINGS THIRD ADDITION

OWNER/APPLICANT: Kelsey Development, Inc., Attn: Paul Kelsey, 716 N. 119th St. West, Suite 112, Wichita, KS 67212

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

LOCATION: West side of 135th St. West, South side of Central

SITE SIZE: 56.27 Acres

NUMBER OF LOTS

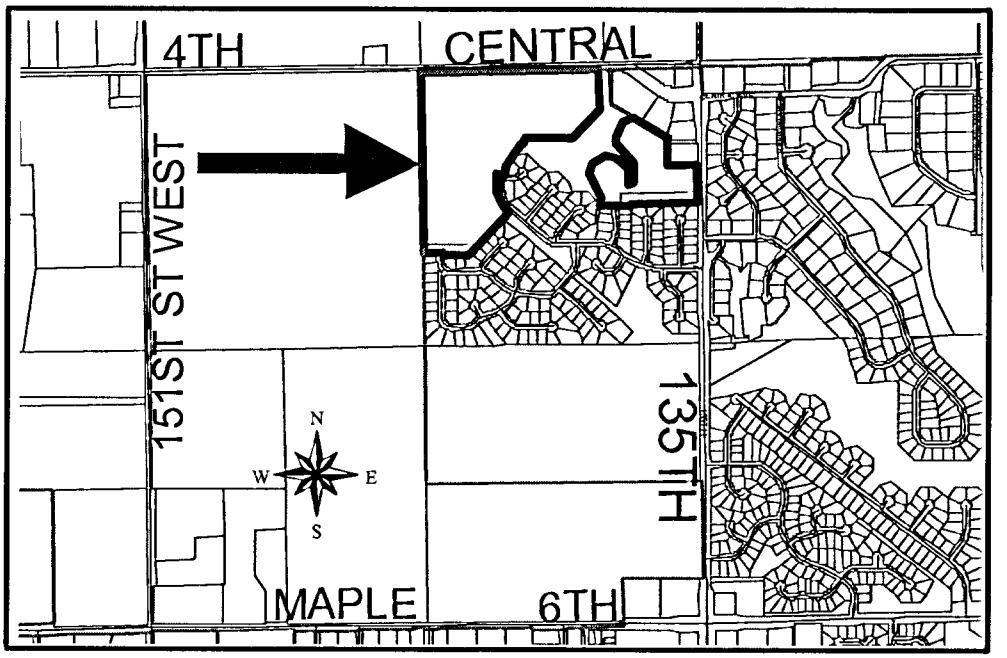
Residential:	128
Office:	
Commercial:	
Industrial:	
Total:	128

MINIMUM LOT AREA: 9,800 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: An overall preliminary plat - Highland Springs Addition - was approved for this site in 1997, which covered the entire quarter section. The final plats for the first and second phase were previously recorded. This third phase contains a similar street layout and lot layout as denoted in the preliminary plat.

Planning Staff recommends approval.

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. ***The drainage plan is approved. Additional calculations are requested.***

D. The applicant shall guarantee the paving of the proposed interior streets. Highland Springs shall be paved to a collector street status, and sidewalks shall be guaranteed along both sides of the street. Sidewalks shall be guaranteed on one side of Rolling Hills.

E. As required with the preliminary approval, the applicant shall construct a left turn bay at Highland Springs. ***The guarantee was previously submitted. A revised petition may be requested by City Engineering.***

F. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements and setbacks shown are sufficient and that utilities may be located adjacent to and within the easements.

G. 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.

H. 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.

I. City Fire Department needs to comment on the acceptability of the street names. ***Revised street names are required by GIS.***

J. 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.

K. 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.

L. Complete access control shall be dedicated along the plat's frontage to Central.

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

N. 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.

O. 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.)

P. 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.

Q. 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.

R. 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.

S. 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.

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

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

V. 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.***

W. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.