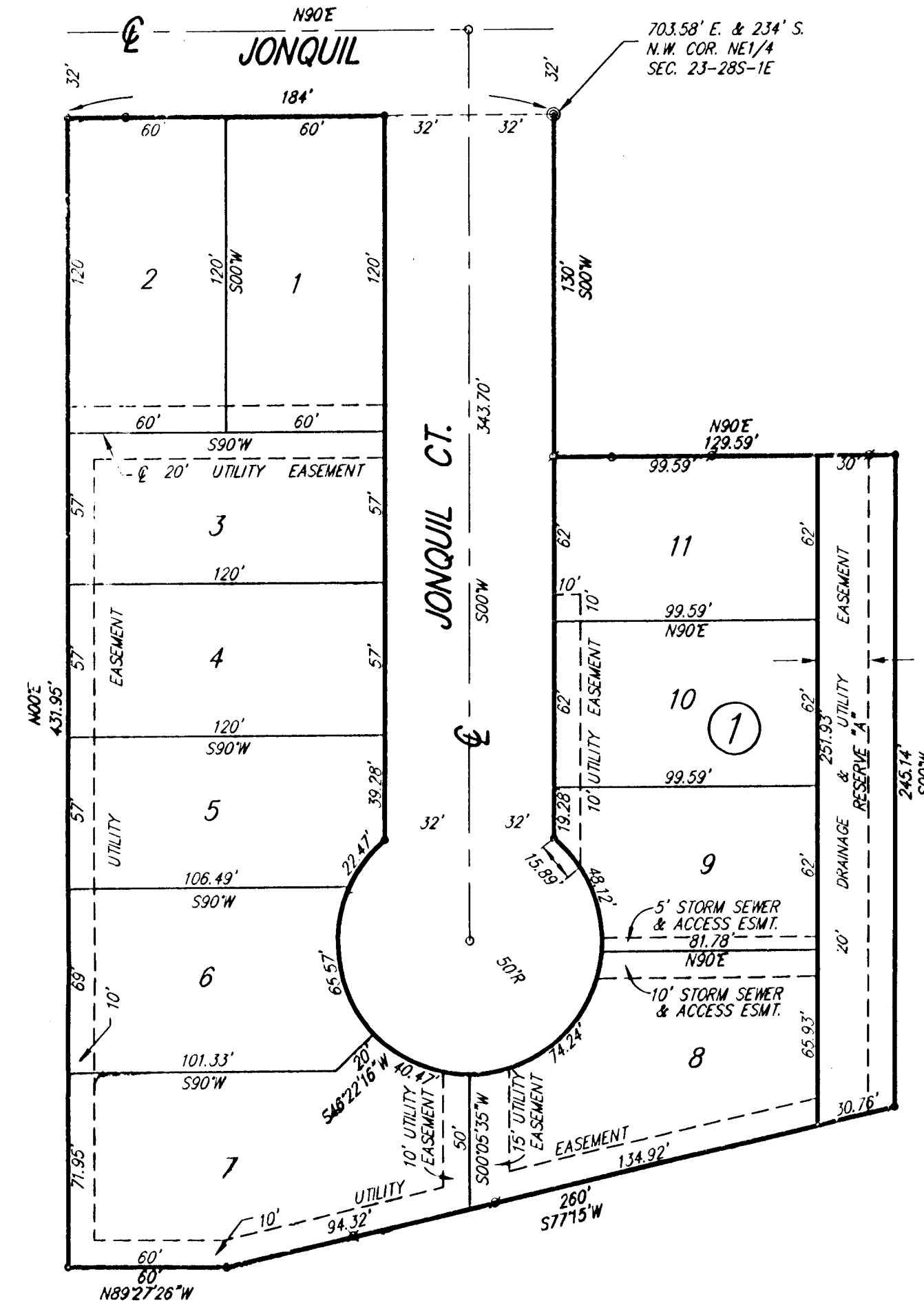


DEER LAKE ESTATES 2ND ADDITION

SEDGWICK COUNTY, KANSAS

final tracing
received
1-29-02



State of Kansas) SS
Sedgwick County)

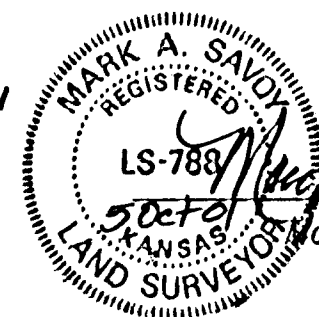
We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "DEER LAKE ESTATES 2ND ADDITION" to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of the following:

Lot 17, Block 1, Deer Lake Estates, an Addition to Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date 5 October 2001



Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, a Block, and a Street to be known as "DEER LAKE ESTATES 2ND ADDITION" Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The utility and drainage easements are hereby granted as indicated for the construction and maintenance of all public utilities and drainage purposes. The storm sewer and access easement is hereby granted as indicated for the construction and maintenance of a storm sewer system and access into Reserve 'A' for maintenance purposes. A drainage plan has been developed for this plat and all drainage easements, and rights-of-way shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater. Reserve 'A' shall allow for drainage and drainage structures, utilities confined to easements. Maintenance of the Reserve 'A' shall be the responsibility of the Deer Lake Estates Homeowners' Association until such time that the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage.

Thomas M. Martin

Kristen T. Martin (Wife)

David Kevin Kennedy

Susan K. Kennedy (Wife)

Martin Real-Estate L.L.C.

Thomas M. Martin, Member

Kristen T. Martin, Member

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 2nd day of January, 2001, by Thomas M. Martin, Member, and Kristen T. Martin, Member, of Martin Real-Estate, L.L.C., on behalf of the company.

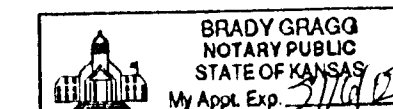
My App't. Exp. 5/14/05 Notary Public



State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 31 day of December, 2001, by Thomas M. Martin, and Kristen T. Martin, husband and wife.

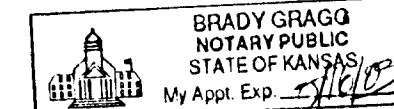
My App't. Exp. 5/14/05 Notary Public



State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 31 day of December, 2001, by David Kevin Kennedy, and Susan K. Kennedy, husband and wife.

My App't. Exp. 5/14/05 Notary Public



We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "DEER LAKE ESTATES 2ND ADDITION", Sedgwick County, Kansas.

Prairie State Bank

Name Title

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 9th day of January, 2001, by Mike Sikes, S.V.P., of Prairie State Bank, on behalf of the Bank.

My App't. Exp. 2/12/05 Notary Public



This plat of "DEER LAKE ESTATES 2ND ADDITION", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this day of , 2001.

Wichita-Sedgwick County Metropolitan Area Planning Commission

J.D. Michaelis, Acting Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this day of , 2001.

At the Direction of the City Council

Chris Cherches, City Manager

Pat Burnett, City Clerk

State of Kansas) SS
Sedgwick County)

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, this day of , 2001.

Ben Sciortino, Chairman

Don Brace, County Clerk

Reviewed in accordance with K.S.A. 58-2005 on this day of , 2001.

Deputy County Surveyor
Tricia L. Robello, LS #1246

Entered on transfer record, this day of , 2001.

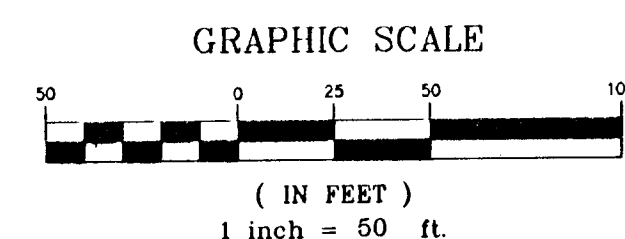
Don Brace, County Clerk

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 , 2001, at o'clock M; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy



- * = 1/2" REBAR W/T.L.DANIELS CAP (FOUND)
- ⊙ = 5/8" REBAR (FOUND)
- ⊙ = 1/2" REBAR (FOUND)
- = 1/2" REBAR W/SRB CAP (FOUND)
- = 1/2" REBAR W/SRB CAP (SET)



Wichita-Sedgwick County Metropolitan Area Planning Department

July 5, 2001

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2001-63 -- One-Step Final Plat of Deer Lake Estates Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 5, 2001, 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 June 29, 2001.

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, appearing to read '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

June 29, 2001

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2001-63 -- One-Step Final Plat of Deer Lake Estates Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 28, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and public water to serve the lots being platted.
- B. The Applicant will need to petition to the Oaklawn Sewer District for Sanitary Sewer. The Applicant shall submit a letter from Oaklawn indicating that any requirements for the sanitary sewer petition have been satisfied.
- C. City Engineering needs to comment on the need for additional guarantees or easements. **No additional guarantees are required.**
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan. **The East 30' of Lots 8, 9, 10 and 11 needs to be platted as Drainage Reserve with the appropriate drainage reserve language specifying maintenance responsibilities ("Maintenance of the Drainage Reserve shall be the responsibility of the Deer Lake Estates Homeowners' Association until such time the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the Drainage"). The 15' Storm Sewer easement needs to be utilized for access to the Drainage Reserve for maintenance, and shall be labelled as such.**
- F. The Applicant shall submit a guarantee for the paving of the Court.

- G. 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.
- H. The County Fire Department needs to comment on the plat's street name. *The street should be renamed as Jonquil Ct. Fire hydrants are required between Lots 4 and 5, and between lots 9 and 10*
- I. 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.
- J. 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.
- 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 316-729-0102) 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 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.
- 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.

SUB 2000-55 -- One-Step Final Plat of Deer Lake Estates Second Addition
June 29, 2001
Page 3

- S. 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 5, 2001, at 1:00 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.

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Martin Real Estate, 132 Lochinvar, Wichita, KS 67207
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat Approved 6/28/01)

CASE NUMBER: SUB 2001-63 -- DEER LAKE ESTATES 2ND ADDITION

OWNER/APPLICANT: Martin Real-Estate, 132 Lochinvar, Wichita, KS 67207

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: South of 47th St. South, West of Oliver

SITE SIZE: 2.56 Acres

NUMBER OF LOTS

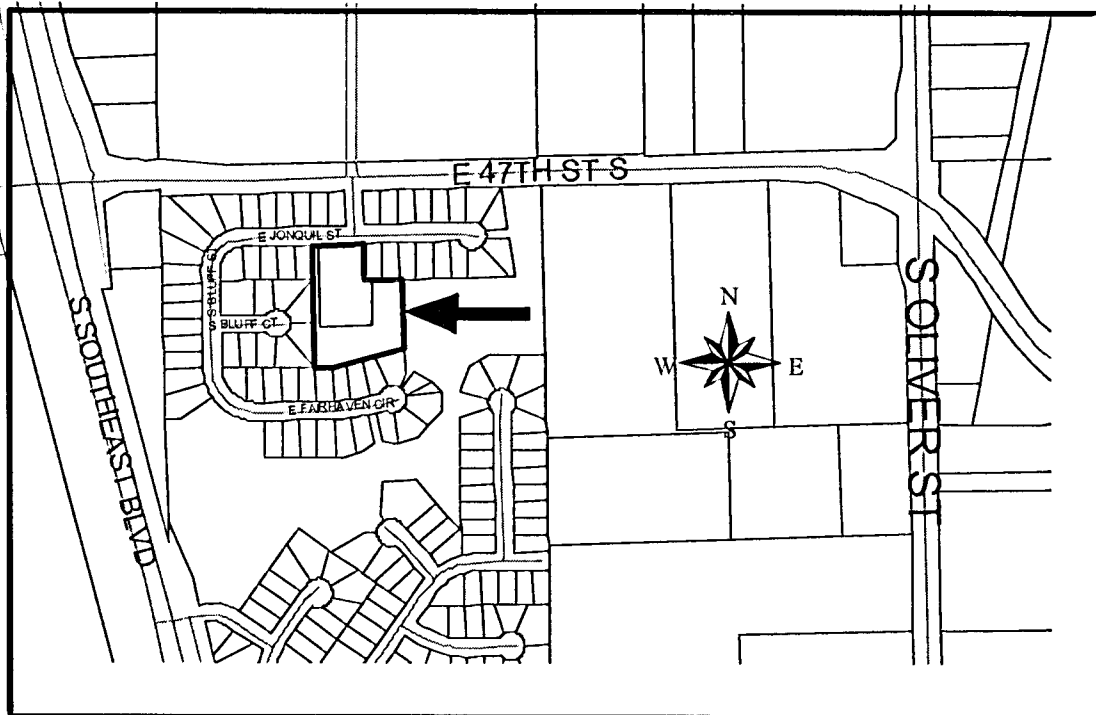
Residential:	11
Office:	
Commercial:	
Industrial:	
Total:	<u>11</u>

MINIMUM LOT AREA: 6,800 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: MH, Manufactured Housing

VICINITY MAP



NOTE: This site is located in the County within three miles of Wichita's city limits. This is a replat of Lot 17, Block 1, of the Deer Lake Estates Addition. The site has been approved for a zone change (ZON 2000-63) from SF-5, Single-Family Residential to MH, Manufactured Housing for a Manufactured Housing Subdivision. It is located in the Derby Area of Influence.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and public water to serve the lots being platted.
- B. The Applicant will need to petition to the Oaklawn Sewer District for Sanitary Sewer. The Applicant shall submit a letter from Oaklawn indicating that any requirements for the sanitary sewer petition have been satisfied.
- C. City Engineering needs to comment on the need for additional guarantees or easements. No additional guarantees are required.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan. The East 30' of Lots 8, 9, 10 and 11 needs to be platted as Drainage Reserve with the appropriate drainage reserve language specifying maintenance responsibilities ("Maintenance of the Drainage Reserve shall be the responsibility of the Deer Lake Estates Homeowners' Association until such time the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the Drainage"). The 15' Storm Sewer easement needs to be utilized for access to the Drainage Reserve for maintenance, and shall be labelled as such.
- F. The Applicant shall submit a guarantee for the paving of the Court.
- G. 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.
- H. The County Fire Department needs to comment on the plat's street name. The street should be renamed as Jonquil Ct. Fire hydrants are required between Lots 4 and 5, and between lots 9 and 10
- I. 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.
- J. 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.
- 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.)

SUB 2001-63 -- One-Step Final Plat of DEER LAKE ESTATES 2ND ADDITION
July 5, 2001 - Page 3

- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
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- O. 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.
- 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 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.