SIERRA HILLS GOLF CLUB

An Addition to Sedgwick County, Kansas

final tracing received 9/9/02

1 of 2

State of Kansas)
Sedgwick County) SS

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "SIERRA HILLS GOLF CLUB", an Addition to Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as:

That part of the SW1/4 of Sec. 35, T27S, R2E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the SE corner thereof; thence S89°54'24"W, along the south line of said SW1/4, 1667.97 feet to a point 983.39 feet east of the S.W. Corner of said SW1/4; thence N00°08'23"E, parallel with the west line of said SW1/4, 1132.97 feet; thence S89°51'37"E, 304 feet; thence N00°08'23"E, 169.17 feet; thence N45°08'23"E, 495.15 feet; thence S44°51'37"E, 74.96 feet; thence S89°51'37"E, 165.63 feet; thence N47°41'56"E, 117.31 feet; thence N00°00'45"E, 687.06 feet; thence S89°59'15"E, 397.12 feet; thence S00°00'45"W, 224.81 feet; thence S44°51'37"E, 112.85 feet; thence S89°59'15"E, 228.38 feet to a point on the east line of said SW1/4; thence S00°00'45"W, along the east line of said SW1/4, 2055.49 feet to the place of beginning, except the south 40.00 feet thereof for road right of way.

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

Ruggles & Bohm, P.A.

THOMAS C. RUGGLES REGISTERED LS-940 8-1-02 KANSAS LAND SURVEYOR

Thomas C. Ruggles _____ Land Surveyor
Thomas C. Ruggles

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a street and a Reserve, to be known as "SIERRA HILLS GOLF CLUB", an Addition to Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintance of all public utilities. Access control is hereby granted to the appropriate governing body (as indicated on the face of the plat). Reserve "A" will include a golf course, golf clubhouse, driving range and parking lot. A drainage plan has been developed for this plat and 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.

United Golf of Wichita, Inc.

_____ Vice President
Eugene Vitarelli

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 6th day of August, 2002, by Eugene Vitarelli, Vice Pres. of United Golf of Wichita, Inc., on behalf of the Corporation.

_____ Notary Public
Mildred E. Franz

My appointment expires February 13, 2003

MILDRED E. FRANZ
NOTARY PUBLIC
STATE OF KANSAS

State of Kansas)
Sedgwick County) SS

This plat approved and all dedications shown hereon are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on this_____day of _____, 2002.

_____ Chairman
Ben Sciortino

_____ County Clerk
James Alford

This plat of "SIERRA HILLS GOLF CLUB", An Addition to Sedgwick County, Kansas, 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

_____ Chairman
J.D. Michaelis

_____ Acting Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2002.

At the direction of the City Council

_____ City Manager
Chris Cherches

_____ City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of _____, 2002.

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

Entered on transfer record this_____ day of _____, 2002.

_____ County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 2002, at_____ o'clock __M, and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

DWG FILE: 01951P-W.C.
PROJECT NO. 01E01951P
August 1, 2002

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com

final framing
received 9/9/02
2 of 2

SIERRA HILLS GOLF CLUB

An Addition to Sedgwick County, Kansas

1 INCH = 100 FEET

BENCH MARK #1: R.R. SPIKE 32.39' E. & 40.87' N. OF THE CENTERLINE INTERSECTION PAWNEE AVENUE & 127TH STREET EAST
ELEV.=1348.62 NGVD

BENCH MARK #2: SRB BRASS DISC 1008.17' E. & 55.63' N. OF THE CENTERLINE INTERSECTION PAWNEE AVENUE & 127TH STREET EAST
ELEV.=1336.63 NGVD

BENCH MARK #3: SRB BRASS DISC 55.45' E. & 5.13' S. OF THE N.W. COR., SW1/4, SEC. 35, T27S, R2E
ELEV.=1348.35 (NGVD) = 160.95 (CITY DATUM)

SURVEY MARKER LEGEND

◉ = 1-1/4" GALVINIZED PIPE (FOUND)

○ = 5/8" REBAR W/GARBER CAP (FOUND)

● = 1/2" REBAR W/R&B CAP (SET)

RESERVE A

NE Cor, SW1/4 Sec 35-27-2E

627.24'

397.12' S89°59'15"E

S00°00'45"W 208.27'

172.85' S44°51'37"E

228.38' S89°59'15"E

10' UTILITY EASEMENT

687.09' S00°00'45"W

74.96' S44°51'37"E

165.63' S89°51'37"E

117.37' N47°41'56"E

10' UTILITY EASEMENT

495.15' N45°08'23"E

169.17' N00°08'23"E

304' S89°51'37"E

N00°08'23"E 1132.97'

N00°08'23"E 1082.97'

S00°00'45"W 2005.49'

S00°00'45"W 2055.49'

10' STREET DEDICATION

S89°54'24"W 1667.97'

30'

30'

℄

S89°54'24"W 1667.97'
2651.56'

PAWNEE

GARBER

SW Cor, SW1/4 Sec 35-27-2E

COMPLETE ACCESS CONTROL

750' ACCESS CONTROL EXCEPT ONE OPENING

GARBER

SE Cor, SW1/4 Sec 35-27-2E

THOMAS C. RUGGLES REGISTERED LS-940 8-1-02 KANSAS LAND SURVEYOR

Sheet 2 of 2

DWG FILE: 01951P-W.C.
PROJECT NO. 01E01951P
August 1, 2002

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CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 25, 2002

Ruggles & Bohm, P.A.
924 N. Main Street
Wichita KS 67203

RE: SUB 2002-49 -- One-Step Final Plat of Sierra Hills Golf Club 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 June 28, 2002, with the addition of the following:

Lot 1 shall be incorporated into the Reserve. The plattor's text shall state that the reserve will include a golf course, golf clubhouse, driving range and parking lot.

In addition, Item "F" shall be revised to read: Access control, except for one opening is required for the east 750 feet of the property."

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.

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 28, 2002

Ruggles & Bohm, P.A.
924 N. Main Street
Wichita KS 67203

RE: SUB 2002-49-- One-Step Final Plat of Sierra Hills Golf Club Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 27, 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 City water and sanitary sewer to serve the lot being platted.

B. City/County Engineering needs to comment on the need for other guarantees or easements. *County Engineering has advised that additional easements may be required upon review of the final drainage plan. The easement along the north line needs to be labeled.*

C. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.

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 final drainage plan need to be submitted. Minimum pad may be required for the building site.*

F. County Engineering needs to comment on the need for access controls Distances should be shown for all segments of access control. *Complete access control is required for all of Reserve "A". Access control except for one opening is required for Lot 1.*

G. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities. This covenant shall

also provide for the owner of Lot 1 to maintain the "parking strip" located between the south property line of Reserve A and the driving surface for Pawnee.

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. The signature line for the County Commissioners Chairman needs to reference "Ben Sciortino".

J. 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.

K. 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.

L. 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.)

M. 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.

N. 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.

O. 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.

P. 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.

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

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

S. 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.

T. 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 11, 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: Gene Vitarelli, United Golf of Wichita, Inc., 1822 S. Longfellow, Ste. 10, Wichita, KS 67207
Pam and Kenny Bauer, 1953 S. 127th Street East, Wichita, KS 67207
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
REVISED

AGENDA ITEM NO. 2-3
JULY 25, 2002

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 6/27/02)

CASE NUMBER: SUB 2002-49 -- SIERRA HILLS GOLF CLUB ADDITION

OWNER/APPLICANT: United Golf of Wichita, Inc., 1822 S. Longfellow, Suite 10, Wichita, KS 67207

AGENT: Gene Vitarelli, 1822 S. Longfellow, Suite 10, Wichita, KS 67207

SURVEYOR/ENGINEER: Ruggles and Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: East of 127th Street East, North side of Pawnee

SITE SIZE: 65.7 Acres

NUMBER OF LOTS

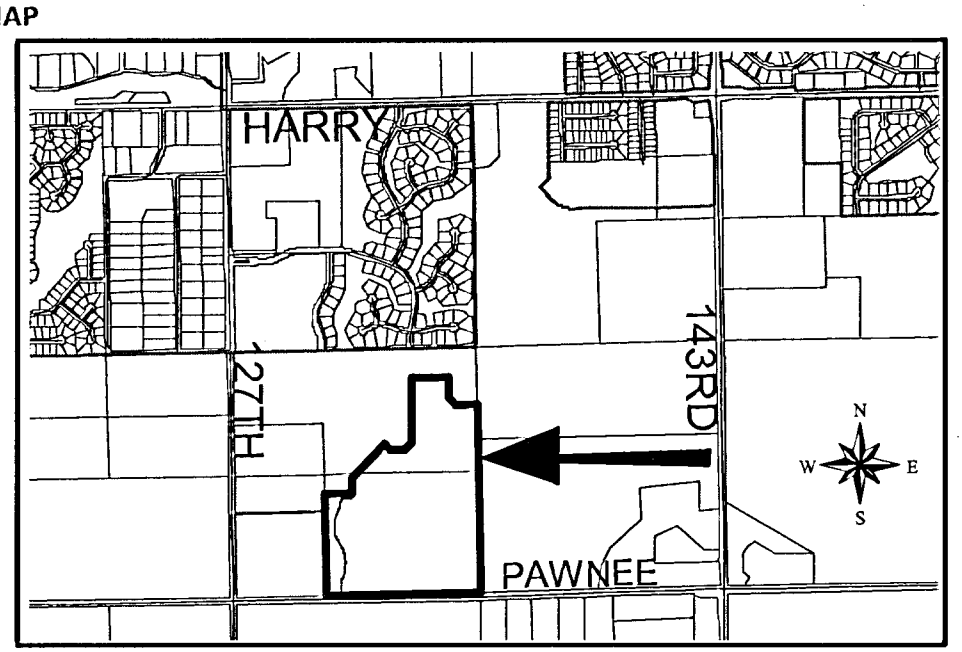
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 13.5 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-20, Single-Family Residential; NR, Neighborhood Retail

VICINITY MAP



NOTE: This is an unplatted site located in the County within three miles of Wichita's boundary. It is located in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. The applicant proposes a zone change from SF-20, Single-Family Residential to NR, Neighborhood Retail for Lot 1, for a golf clubhouse and driving range. A golf course is proposed for the reserve.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lot being platted.

B. City/County Engineering needs to comment on the need for other guarantees or easements. *County Engineering has advised that additional easements may be required upon review of the final drainage plan. The easement along the north line needs to be labeled.*

C. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.

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 final drainage plan need to be submitted. Minimum pad may be required for the building site.*

*F. Access control, except for one opening, is required for the east 750 feet of the property. ***REVISED**

G. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities. This covenant shall also provide for the owner of Lot 1 to maintain the "parking strip" located between the south property line of Reserve A and the driving surface for Pawnee.

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. The signature line for the County Commissioners Chairman needs to reference "Ben Sciortino".

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L. Lot 1 shall be incorporated into the Reserve. The plattor's text shall state that the reserve will include a golf culbhouse, driving range and parking lot.

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Q. 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.

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

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

T. 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.

U. 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.