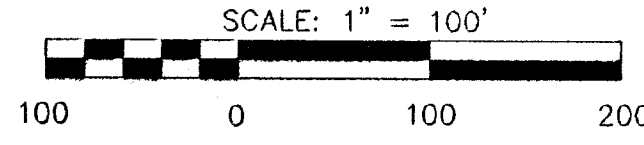
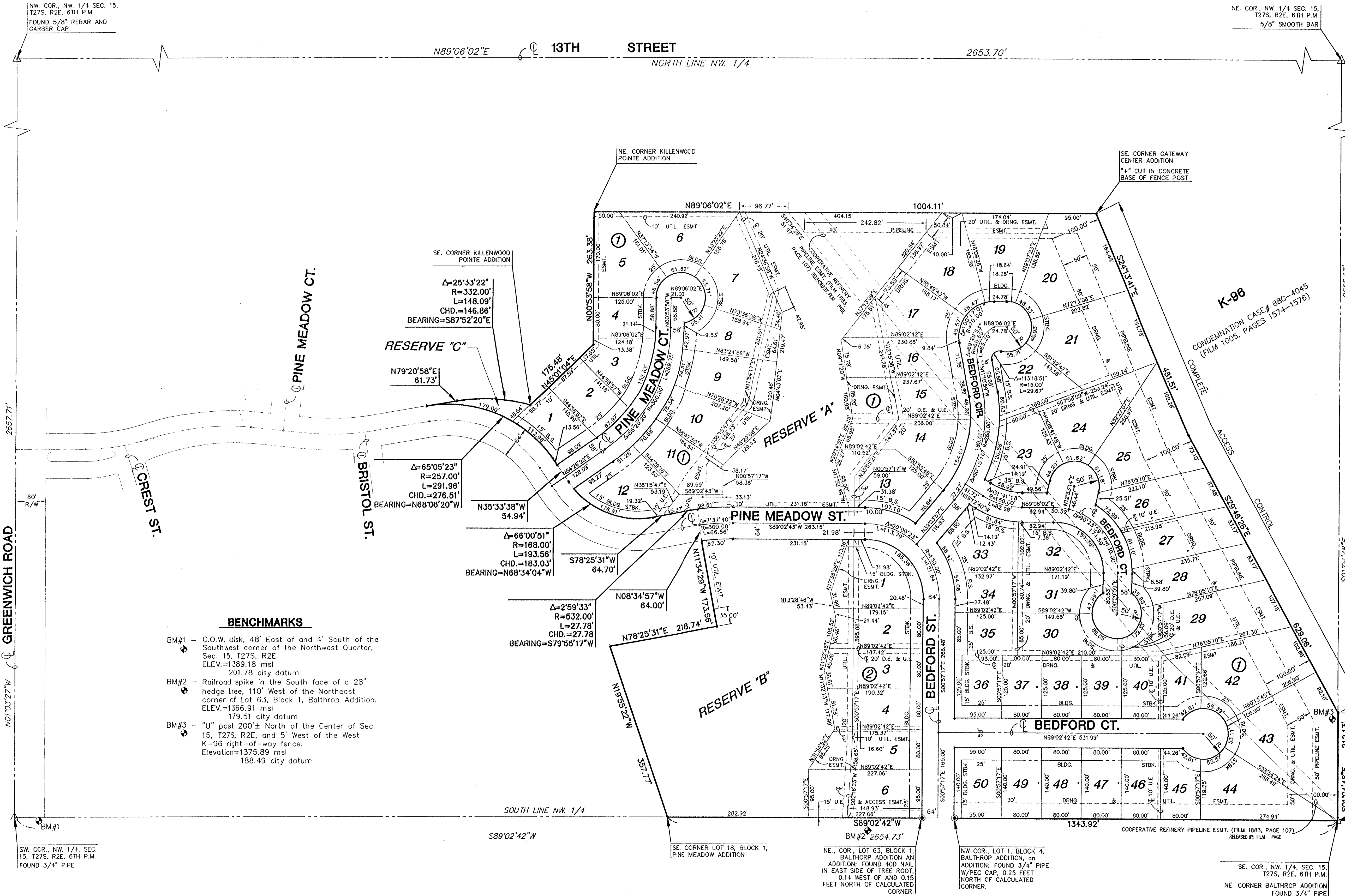


FINAL PLAT
PINE MEADOW SECOND ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

final tracing received
12-17-01 /of2



LEGEND

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

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
7	1	186.8	1374.2
8	1	186.8	1374.2
9	1	186.8	1374.2
10	1	186.8	1374.2
11	1	186.8	1374.2
12	1	186.8	1374.2
13	1	186.8	1374.2
14	1	186.8	1374.2
15	1	186.8	1374.2
16	1	186.8	1374.2
17	1	186.8	1374.2
18	1	186.8	1374.2
1	2	182.3	1369.7
2	2	182.3	1369.7
3	2	182.3	1369.7
4	2	182.3	1369.7
5	2	182.3	1369.7
6	2	182.3	1369.7

BENCHMARKS

- BM#1 - C.O.W. disk, 48" East of and 4' South of the Southwest corner of the Northwest Quarter, Sec. 15, T27S, R2E. ELEV.=1389.18 msl 201.78 city datum
- BM#2 - Railroad spike in the South face of a 28" hedge tree, 110' West of the Northeast corner of Lot 63, Block 1, Balthrop Addition. ELEV.=1366.91 msl 179.51 city datum
- BM#3 - "U" post 200'± North of the Center of Sec. 15, T27S, R2E, and 5' West of the West K-96 right-of-way fence. Elevation=1375.89 msl 188.49 city datum

FINAL PLAT
PINE MEADOW SECOND ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
received 12-17-01
2-12

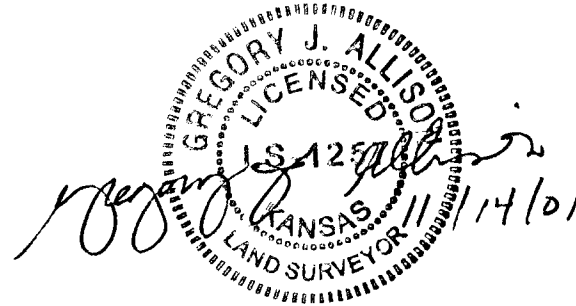
I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "PINE MEADOW SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, and Reserves, the same being accurately set forth in the accompanying plat and described herein:

An unplatted 34.09 acre tract of land located within the Northwest 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:

BEGINNING at the Southeast corner of said Northwest Quarter, said point also being the Northeast corner of Baltrop Addition, an addition to Sedgwick County, Kansas; thence along the South line of said Northwest Quarter and along the North line of said Baltrop Addition, S 89°02'42" W, 1343.92 feet to a point at the Southeast corner of Lot 18, Block 1, Pine Meadow Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the East line of said Pine Meadow Addition, N 19°55'22" W, 357.77 feet; thence along said East line of said Pine Meadow Addition, N 78°25'31" E, 218.74 feet; thence along said East line of said addition, N 11°34'29" W, 173.66 feet to a point on the South Right-of-Way line of Pine Meadow Street; thence, N 08°34'57" W, 64.00 feet to a point on the North Right-of-Way line of said Pine Meadow Street, said point being at the Northeast corner of said Pine Meadow Addition; thence along the North line of said Pine Meadow Addition and along a curve to the left, thence along the arc of said curve for a distance of 27.78 feet, said curve having a central angle of 02°59'32", a radius of 532.00 feet, and a long chord distance of 27.78 feet, bearing S 79°55'17" W; thence continuing along said North line, S 78°25'31" W, 64.70 feet; thence along said North line and along a curve to the right, thence along the arc of said curve for a distance of 193.56 feet, said curve having a central angle of 68°00'51", a radius of 168.00 feet, and a long chord distance of 183.03 feet, bearing N 68°34'04" W; thence along said North line, N 35°33'38" W, 54.94 feet; thence along a curve to the left, thence along the arc of said curve for a distance of 291.96 feet to a point on the South line of Killenwood Pointe Addition, an addition to Wichita, Sedgwick County, Kansas, said curve having a central angle of 65°05'24", a radius of 257.00 feet, and a long chord distance of 276.51 feet, bearing N 68°06'20" W; thence along said South line of said Killenwood Pointe Addition, N 79°20'58" E, 61.73 feet; thence along said South line along a curve to the right, thence along the arc of said curve for a distance of 148.09 feet, said curve having a central angle of 25°33'23", a radius of 332.00 feet, and a long chord distance of 146.86 feet, bearing S 87°52'20" E to the Southeast corner of said Killenwood Pointe Addition; thence along the East line of said Killenwood Pointe Addition, N 45°01'04" E, 175.48 feet; thence along said East line of said addition, N 00°53'58" W, 263.38 feet to a point on the South line of The Gateway Center Addition, an addition to Wichita, Sedgwick County, Kansas; thence along said South line of said The Gateway Center Addition, N 89°06'02" E, 1004.11 feet to a point at the Southeast corner of said The Gateway Center Addition said point being on the West Right-of-Way line of K-96 Highway, established by Condemnation Case #8804045; thence along said West Right-of-Way line, S 24°13'41" E, 481.51 feet; thence along said West Right-of-Way line, S 29°46'26" E, 629.06 feet; thence along said West Right-of-Way line, S 01°04'48" E, 212.13 feet to the POINT OF BEGINNING.

Drainage Easements found on Film 2079, Page 1104; Film 1911, Page 715; and Utility Easements found on Film 1911, Page 721; Film 2158, Page 813, within the described property are herby vacated 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 14th day of November 2001.



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, Blocks, Streets, and Reserves, the same to be known as "PINE MEADOW 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. Reserves "A" and "B" are platted for drainage, landscaping, irrigation, and open space. Reserve "C" is platted for berms, monuments, irrigation, and landscaping. The reserves shall be owned and maintained by the homeowners association. The streets are hereby dedicated to and for the use of the public. 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. All abutters right of access to or from K-96 Highway over and across the East line of "Pine Meadows Second Addition," are hereby granted to the appropriate governing body, as indicated on the face of the plat.

Willard J. Kiser Properties, L.L.C.

John L. Kiser, M.D., Manager
JOHN L. KISER, M.D. MANAGER

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 15th day of Nov., 2001, before me the undersigned, a Notary Public in and for the County and State aforesaid, came John L. Kiser, M.D., Manager, Willard J. Kiser Properties, L.L.C., 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.

Krista L. Peterson Notary Public
KRISTA L. PETERSON
Notary Public
My appointment expires:



Kiser Gateway, L.L.C.

John L. Kiser, M.D., Manager
JOHN L. KISER, M.D. MANAGER

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 15th day of Nov., 2001, before me the undersigned, a Notary Public in and for the County and State aforesaid, came John L. Kiser, M.D., Manager, Kiser Gateway, L.L.C., 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.

Krista L. Peterson, Notary Public
KRISTA L. PETERSON
Notary Public
My appointment expires:



We Intrust Bank N.A. holders of a mortgage on the above described property, do hereby consent to the plat of "PINE MEADOW SECOND ADDITION."

INTRUST BANK N.A.
Gary D. Schmitt
Gary D. Schmitt

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 12TH day of DECEMBER, 2001, before me the undersigned, a Notary Public in and for the County and State aforesaid, came GARY D. SCHMITT Intrust Bank N.A., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledge 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.

Maribeth R. Nice
Notary Public
My appointment expires: 2/3/05

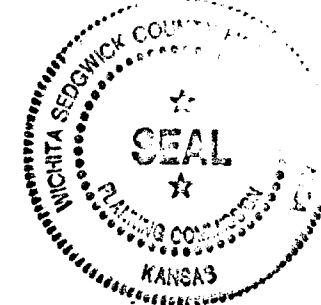


This plat of "PINE MEADOW SECOND ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 11th day of October, 2001.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

J.D. Michaels, Chair
J.D. Michaels, Chair

Marvin S. Krout, Secretary
Marvin S. Krout, 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 _____, 2001.

At the direction of the City Council.

_____, City Manager
Chris Cherches, City Manager

_____, City Clerk
Pat Burnett, City Clerk

Entered on transfer record this ____ day of _____, 2001.

_____, County Clerk
Don Brace, County Clerk

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2001 at ____ o'clock M; and duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this 19th day of November, 2001.

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



Wichita-Sedgwick County Metropolitan Area Planning Department

October 11, 2001

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

RE: SUB 2001-98 -- One-Step Final of Pine Meadow Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 11, 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 September 28, 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 cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

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

September 28, 2001

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

RE: SUB 2001-98 -- One-Step Final of Pine Meadow Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 27, 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. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- E. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on one side of Pine Meadow/Bedford.
- 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. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

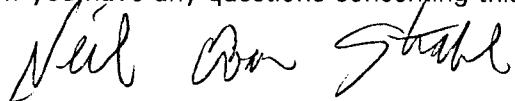
- H. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- I. The recording information for all pipeline easements shall be indicated on the face of the plat.
- J. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. It is recommended that the pipeline crossing Block 1 be included within a Reserve. In the alternative, a restrictive covenant shall be provided indicating the pipeline easement within the pertinent lots.
- 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.
- 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 blocks need to be renumbered as the perimeter of the blocks should be bounded by streets.
- N. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 9, 13-16, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. **A modification has been approved.**
- O. The **County Fire Department/GIS** needs to comment on the plat's street names. **GIS has requested that Pine Meadow and Pine Meadow Ct be renamed Killenwood and Killenwood Ct.**
- P. 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.
- Q. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- R. The platlor'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. **KGE and Southwestern Bell have 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.

This case will be forwarded to the Planning Commission on Thursday, October 11, 2001, 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

STAFF REPORT
(One-Step Final Plat Approved 9/27/01)

CASE NUMBER: SUB 2001-98 -- PINE MEADOW SECOND ADDITION

OWNER/APPLICANT: Gateway Center, LLC, 8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67226

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

LOCATION: East of Greenwich, South of 13th St. North

SITE SIZE: 30.24 Acres

NUMBER OF LOTS

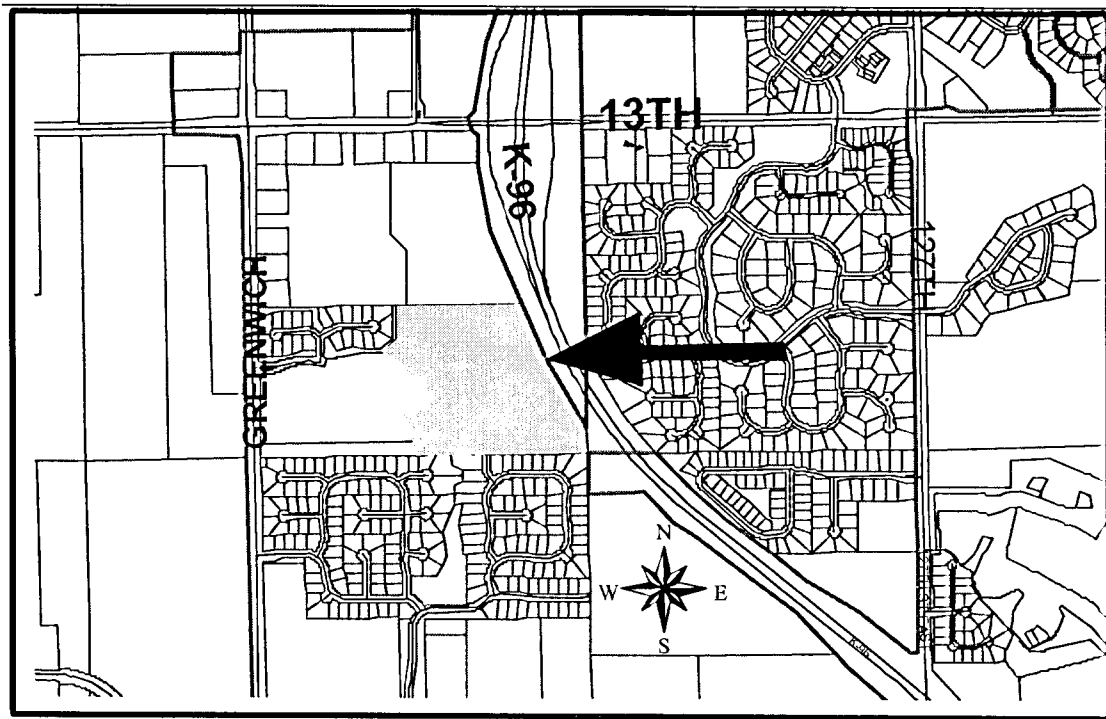
Residential:	56
Office:	
Commercial:	
Industrial:	
Total:	56

MINIMUM LOT AREA: 10,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

This plat includes abutting reserves to the west that were previously included within the Pine Meadow Addition. These ponding areas will accommodate detention for development of both properties. Since this property will be developed prior to the Pine Meadow Addition, the Applicant has included these reserves within this plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- E. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on one side of Pine Meadow/Bedford.
- 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. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- H. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- I. The recording information for all pipeline easements shall be indicated on the face of the plat.
- J. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. It is recommended that the pipeline crossing Block 1 be included within a Reserve. In the alternative, a restrictive covenant shall be provided indicating the pipeline easement within the pertinent lots.
- 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.
- 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

SUB 2001-98 -- One-Step Final Plat of PINE MEADOW SECOND ADDITION

October 11, 2001 - Page 3

provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

- M. The blocks need to be renumbered as the perimeter of the blocks should be bounded by streets.
- N. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 9, 13-16, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. **A modification has been approved.**
- O. The **County Fire Department/GIS** needs to comment on the plat's street names. **GIS has requested that Pine Meadow and Pine Meadow Ct be renamed Killenwood and Killenwood Ct.**
- P. 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.
- Q. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- R. The platting 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.

SUB 2001-98 -- One-Step Final Plat of PINE MEADOW SECOND ADDITION

October 11, 2001 - Page 4

- 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. **KGE and Southwestern Bell have 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.