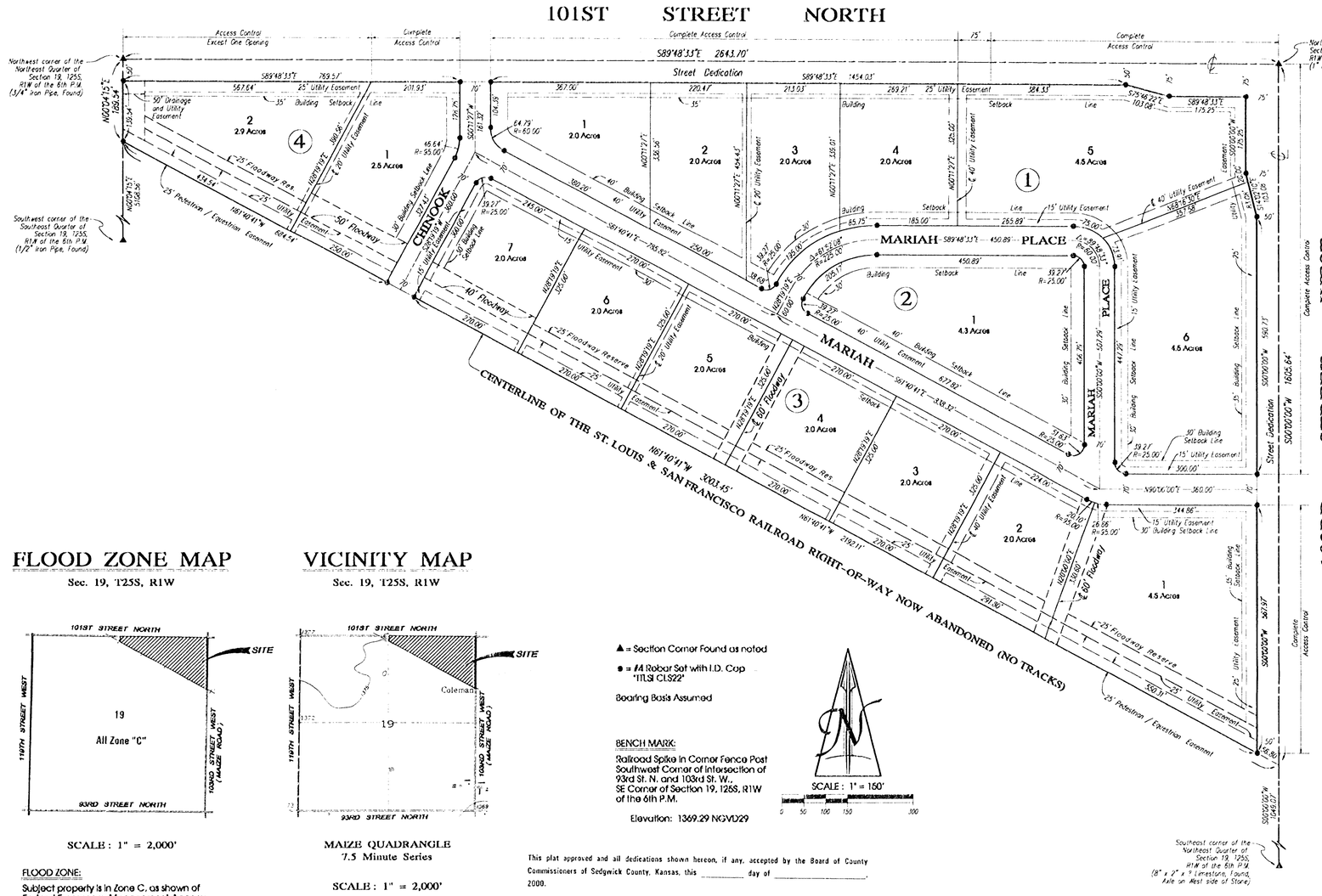
final tracing received 4-14-00



FINAL PLAT OF
"FIRST ADDITION TO BENTLEY FARMS"
SEDGWICK COUNTY, KANSAS
IN THE NE 1/4 OF SECTION 19, T25S, R1W OF THE 6TH P.M.

State of Kansas)
Sedgwick County) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "FIRST ADDITION TO BENTLEY FARMS", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The Northeast Quarter of Section 19, Township 25 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, lying North of the centerline of the abandoned St. Louis and San Francisco Railroad.

TERRA TECH LAND SURVEYING, INC.

Michele Goldrich LS #958 — Date: February 28, 2000

Know all men by these presents that the undersigned, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, and Streets, to be known as "FIRST ADDITION TO BENTLEY FARMS", Sedgwick County, Kansas. The Streets are hereby granted to and for the use of the public. All abutters' rights of access to or from 101st Street North, over and across the North lines of Lots 1 and 2, Block 4, and also over and across the North lines of Lots 1, 2, 3, 4, and 5, Block 1, are hereby granted to the appropriate governing body, provided however that Lot 2, Block 4 and Lot 5, Block 1 shall each have access to 101st Street North at one location each per lot. All abutters' rights of access to or from 103rd Street West, over and across the East line of Lot 1, Block 3, and also over and across the East lines of Lots 5, and 6, Block 1, are hereby granted to the appropriate governing body. Lot 5, Block 1, shall be further restricted, and shall have no access to 101st Street North except over and across the West 75 feet thereof. The pedestrian/equestrian easement is hereby granted to the public for the purpose of providing a hiking and horseback riding trail. No fence, barrier, or other man made obstruction is permitted within said easement. Utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. The Floodway Reserves shall be the responsibility of the respective owners of land within "FIRST ADDITION TO BENTLEY FARMS" until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage. 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. Right-of-Way granted to Derby Oil Company, as filed in Misc. Book 127, Page 640, and now abandoned, together with that portion the blanket right-of-way easement granted to The Sedgwick County Electric Cooperative Association, Inc., as filed in Misc. Book 147, Page 137, contained within the boundaries of this plat of "FIRST ADDITION TO BENTLEY FARMS", are hereby vacated by virtue of K.S.A. 12-512 (b) et. seq.

BENTLEY FARMS, LLC

James F. Roach, Member

Charles Roach, Member

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 2000, by James F. Roach and Charles Roach on behalf of Bentley Farms, LLC.

_____, Notary Public

My Commission Expires: _____

FLOOD ZONE MAP
Sec. 19, T25S, R1W

SCALE : 1" = 2,000'

FLOOD ZONE:
Subject property is in Zone C, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0060 A, effective June 3, 1986.

VICINITY MAP
Sec. 19, T25S, R1W

SCALE : 1" = 2,000'

MAIZE QUADRANGLE
7.5 Minute Series

▲ = Section Corner Found as noted

● = #4 Rebar Set with I.D. Cap "ITLSI CLS22"

Bearing Basis Assumed

BENCH MARK:
Railroad Spike in Corner Fence Post Southwest Corner of Intersection of 93rd St. N. and 103rd St. W., SE Corner of Section 19, T25S, R1W of the 6th P.M.

Elevation: 1369.29 NGVD29

This plat of "FIRST ADDITION TO BENTLEY FARMS", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2000.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Francis S. Garofalo

_____, Secretary
Marvin S. Krout

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2000.

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

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2000.

COUNTY COMMISSIONERS

_____, Chairman
Thomas G. Winters

Attest: _____, County Clerk
James Alford

State of Kansas)
Sedgwick County) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock ____M., on the _____ day of _____, 2000.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

Entered on transfer record this _____ day of _____, 2000.

_____, County Clerk
James Alford

The undersigned, mortgagee on the land being platted herein, does hereby consent to this plat of "FIRST ADDITION TO BENTLEY FARMS", Sedgwick County, Kansas.

EMPRISE BANK

_____

State of Kansas)
Sedgwick County) ss
The foregoing instrument was acknowledged before me this _____ day of _____, 2000 by _____ of Emprise Bank, on behalf of the bank.

_____, Notary Public

My Commission Expires: _____

TERRA TECH // LAND SURVEYING INC.

WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 25, 2000

Michele Goodrich
Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

RE: S/D 99-61 -- Revised Final Plat of FIRST ADDITION TO BENTLEY FARMS ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 24, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 18, 2000.

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.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

WICHITA — SEDGWICK COUNTY

W.SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 18, 2000

Michele Goodrich
Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

RE: S/D 99-61 -- Revised Final Plat of FIRST ADDITION TO BENTLEY FARMS ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 17, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. ***A restrictive covenant shall be provided restricting the location of the septic system on Lot 1, Block 2.***

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

C. County Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan should include calculations and contours, and denote elevation of existing drainage structures. The proposed drainage detention appears to have no flow outlets.***

D. County Engineering needs to comment on the access controls. ***Complete access control is required along 103rd St. West for Lot 5, Block 1 at the intersection. This lot may have one opening along 101st St. North to be located within the west 75 feet of the property.***

The final plat has denoted the requested access controls.

E. County Fire needs to approve street names for the proposed interior streets. ***County Fire has approved the names Mariah (for the through street), Mariah Place for the loop street, and Chinook for the connection to the southwest.***

The final plat has denoted the requested street names.

F. The Applicant shall provide a guarantee for the installation of the proposed interior streets to the suburban street standard.

G. County Engineering needs to comment on the need for improvements to perimeter streets. ***No improvements are required.***

H. The instrument submitted establishing the Derby Oil pipeline appears to indicate that the pipeline is encumbering this plat. If so, it shall be shown and subject to the standard pipeline conditions.

I. 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.

J. 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.)

K. 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.

L. 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.

M. 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.

N. 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.

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

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

Q. 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. ***Southwestern Bell and KGE have requested additional easements which have been denoted on the final plat.***

R. 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.

S. ***County Engineering has requested a 25 foot utility easement adjoining a 25 foot pedestrian easement at the southwestern line of the plat.***

The requested utility easement has been platted.

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. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The **enclosed "marked"** copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 24, 2000, at 1:00 p.m.

If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Bentley Farms, LLC, C/O James Roach, 5733 S. St. Clair, Wichita, KS 67204
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-3
February 24, 2000

STAFF REPORT
(Final Plat Approved 2/17/2000; Preliminary Plat Approved 10/21/99)

CASE NUMBER: S/D 99-61 -- FIRST ADDITION TO BENTLEY FARMS

OWNER/APPLICANT: Bentley Farms, L.L.C., Attn: James Roach, 5733 N. St. Clair, Wichita, KS 67204

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 239 N. Ohio, Wichita, KS 67214

LOCATION: Southwest corner of 101st St. North and 103rd St. West

SITE SIZE: 54.48 Acres

NUMBER OF LOTS

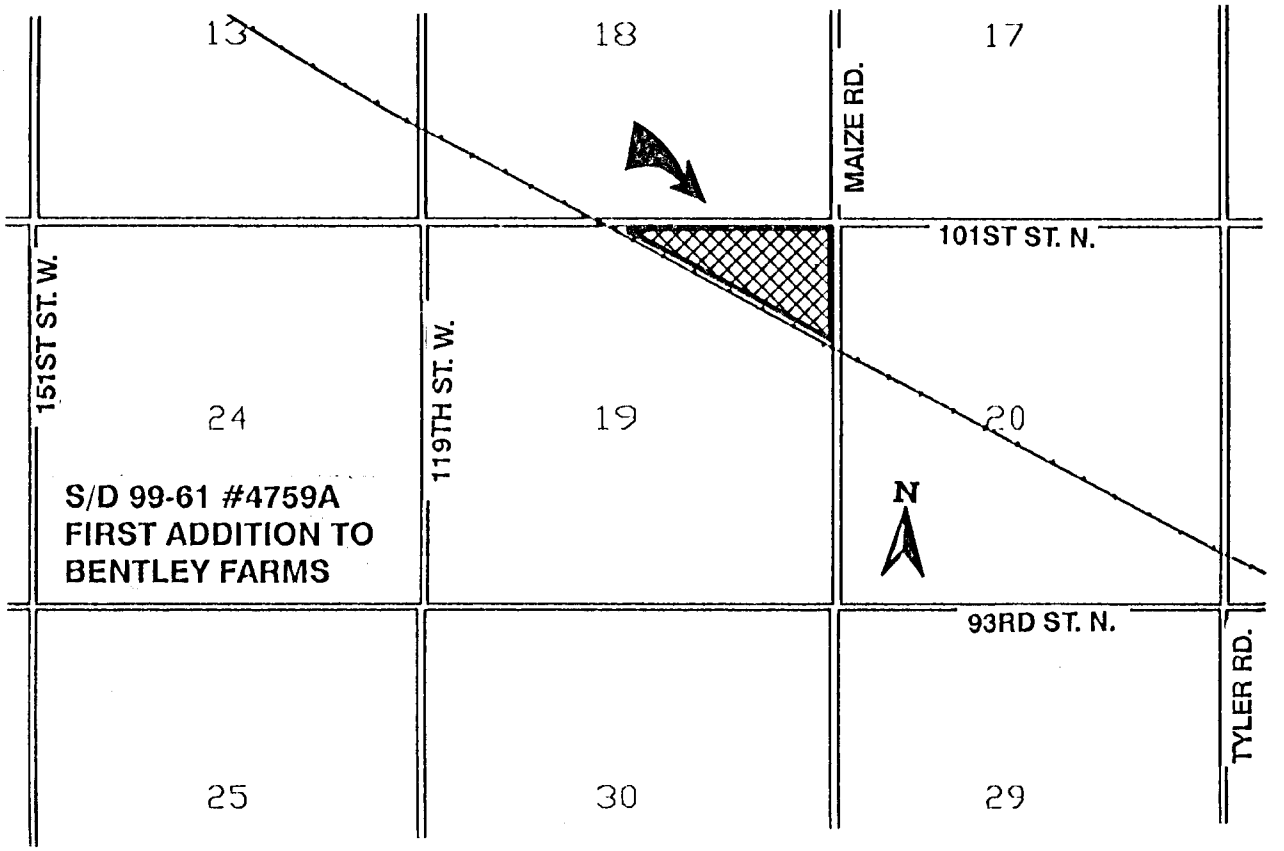
Residential:	16
Office:	
Commercial:	
Industrial:	
Total:	16

MINIMUM LOT AREA: 2.0 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. This final plat has three fewer lots than the approved preliminary plat in order to accommodate the use of sewage lagoons.

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. ***A restrictive covenant shall be provided restricting the location of the septic system on Lot 1, Block 2.***

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

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