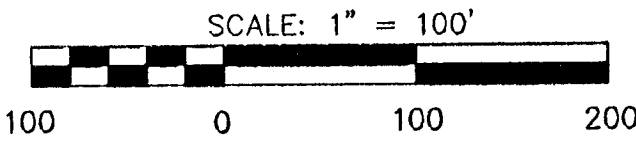
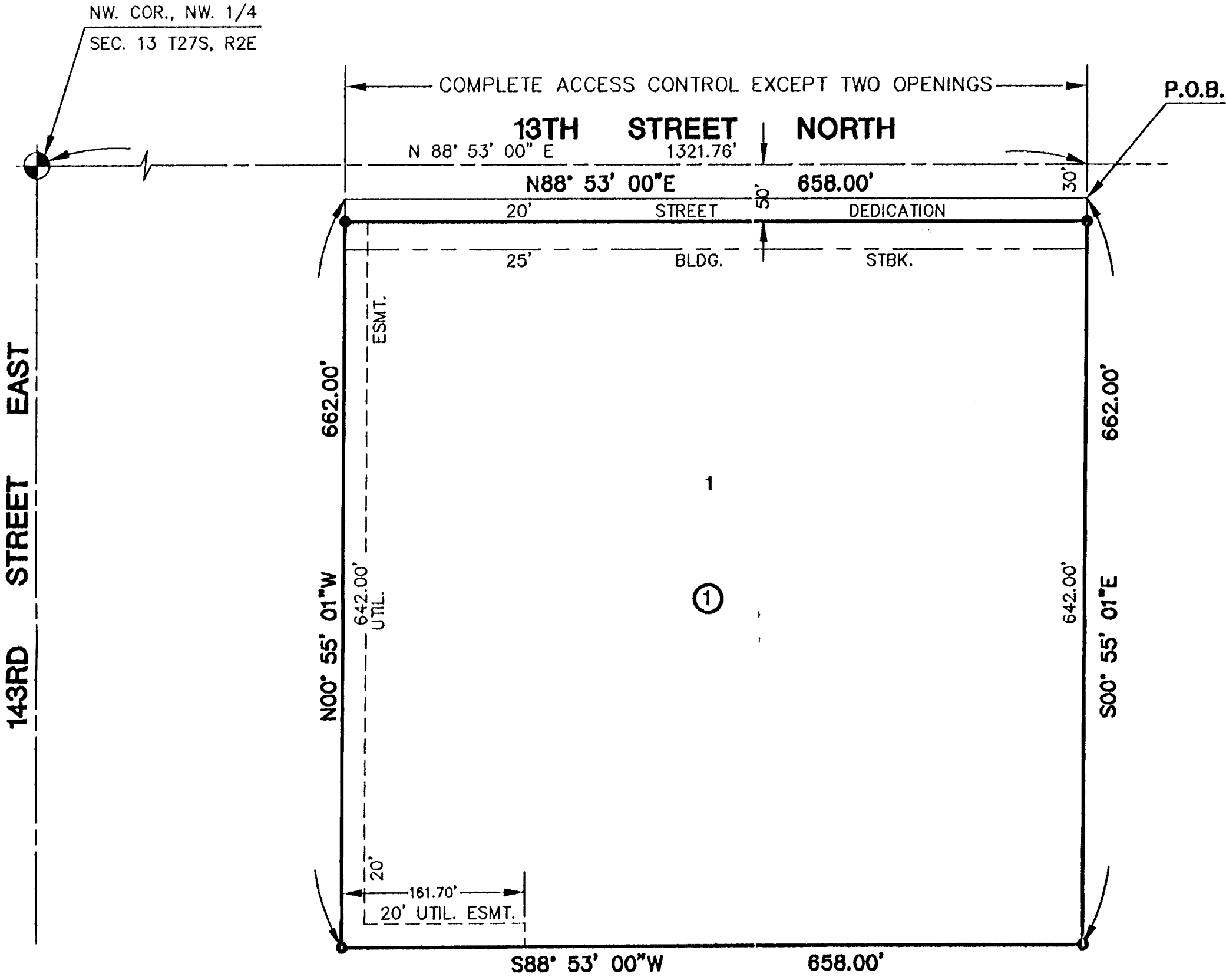


FINAL PLAT

HWS STABLES AT HOLLENBECK FARMS

AN ADDITION TO SEDGWICK COUNTY, KANSAS



LEGEND

● - IRON PIN

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 "HWS STABLES AT HOLLENBECK FARMS", an addition to Sedgwick County, Kansas, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northwest Quarter, Section 13, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter, thence N 88°53' 00" E, 1321.76 feet along the North line of said Northwest Quarter; thence S 00°55' 01" E, 30.00 feet to the point of beginning; thence S 00° 55' 01" E, 662.00 feet; thence S 88° 53' 00" W, 658.00 feet; thence N 00°55' 01" W, 662.00 feet; thence N 88°53'00" E, 658.00 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 17th day of May, 1999.

Gregory J. Allison, L.S. #1257
Mid-Kansas Engineering Consultants, Inc.
411 N. Webb Road
Wichita, Kansas 67206
316-684-9600



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lot 1, Block 1 the same to be known as "HWS STABLES AT HOLLENBECK FARMS" an addition to Sedgwick County, Kansas. The North 20 feet of the above described tract is hereby dedicated to and for the use of the public. Easements for the construction and maintenance of, public utilities, are hereby granted to the public. All abutters right of access to or from 13th Street North over and across the North line of "HWS STABLES AT HOLLENBECK FARMS," are hereby granted to the public as indicated on the face of the plat.

HWS STABLES AT HOLLENBECK FARMS, INC.

W. Michael Stevens
W. Michael Stevens

Holly L. Stevens
Holly L. Stevens

STATE OF KANSAS)
ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 17th day of November, 1999, before me the undersigned, a Notary Public in and for the County and State aforesaid, came W. Michael Stevens and Holly L. Stevens of HWS Stables at Hollenbeck Farms, Inc., 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.

Michelle R. Willson
Notary Public

My appointment expires: 12-1-02



We, National Bank of Andover, holders of a mortgage on the above described property, do hereby consent to the plat of "HWS STABLES AT HOLLENBECK FARMS".

NATIONAL BANK OF ANDOVER

Dennis L. Bush

STATE OF KANSAS)
ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 8th day of November, 1999, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Dennis L. Bush 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.

Beth Harrold
Notary Public

My appointment expires: 10/2/02



We, Susan B. Allen Memorial Hospital of El Dorado, Kansas, holders of a mortgage on the above described property, do hereby consent to the plat of "HWS STABLES AT HOLLENBECK FARMS".

SUSAN B. ALLEN MEMORIAL HOSPITAL OF EL DORADO, KANSAS

STATE OF KANSAS)
ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1999, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____ 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.

Notary Public

My appointment expires: _____

We, South Central Kansas Economic Development District, Inc. / Small Business Administration holders of a mortgage on the above described property, do hereby consent to the plat of "HWS STABLES AT HOLLENBECK FARMS".

SOUTH CENTRAL KANSAS ECONOMIC DEVELOPMENT DISTRICT, INC.

Bill Eakin, Exec. Dir.

STATE OF KANSAS)
ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 9th day of November, 1999, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Bill Eakin, Executive Director, South Central Kansas Economic Development District, Inc. 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.

Marge Sherraden
Notary Public

My appointment expires: _____



This plat of "HWS STABLES AT HOLLENBECK FARMS", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1999.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
William M. Johnson

_____, Secretary
Marvin S. Krout

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

_____, Chairman
Bill W. Hancock

_____, Chair Pro Tem
Betsy Gwin

_____, Commissioner
Thomas G. Winters

_____, Commissioner
Carolyn McGinn

_____, Commissioner
Ben Sciortino

Entered on transfer record this _____ day of _____, 1999.

Attest: _____, County Clerk
James Alford

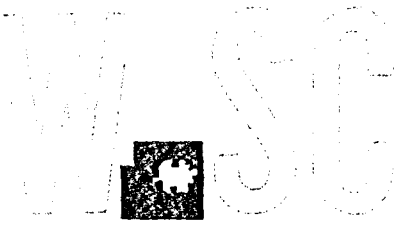
STATE OF KANSAS)
ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1999,

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 30, 1998

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

RE: S/D 9896 - One-Step Final Plat of HWS STABLES AT HOLLENBECK FARMS

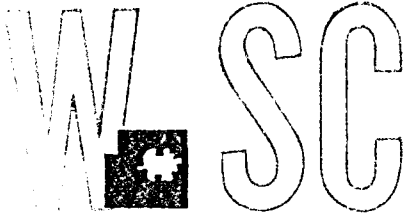
At the regular meeting of the Metropolitan Area Planning Commission on October 29, 1998, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 24, 1998.

In addition, County Engineering has determined that the Applicant will need to submit a Petition for future sanitary sewer extension. This Petition will be held until the adjoining properties to the south are further subdivided or a change occurs in the ownership of the subject plat.

Also, 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 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 and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be by the City and County GIS Departments.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 23, 1998

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

RE: S/D 9896 - One-Step Final Plat of HWS STABLES AT HOLLENBECK FARMS

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County. Issues need to be resolved before the MAPC meeting regarding a guarantee and a utility easement for sanitary sewer extension.
- B. City Engineering requires submittal of a petition for extension of City water.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A floodway reserve needs to be denoted along the east side of the plat.
- D. County Engineering needs to comment on the access controls. The plat denotes access control except for two openings along 13th St. North. The plat's text shall reference the dedication of access controls.
- E. This site is located within three miles of the City Limits of Wichita and will be reviewed by City Council. Therefore, the appropriate City Council signature block needs to be included.



- F. The MAPC Chairman should be revised to read, "William M. Johnson".
- G. 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.)
- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

S/D 9896 -- One-Step Final Plat of HWS STABLES AT HOLLENBECK FARMS
October 23, 1998
Page 3

P. *The tie point needs to reference the northwest quarter.*

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, October 29, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script, reading "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

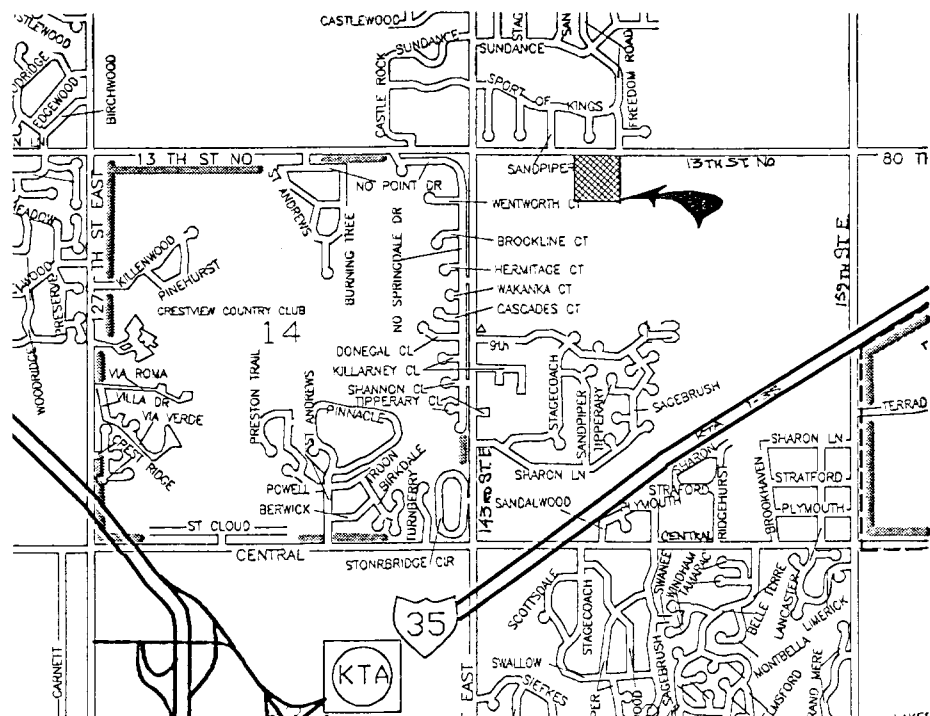
cc: HWS Stables at Hollenbeck Farms, 1050 N. 143rd Street East, Wicihita, KS 67230
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

AGENDA ITEM NO. 3-9
October 29, 1998

STAFF REPORT
(One-Step Final Plat Approved 10/22/98)

<u>CASE NUMBER:</u>	S/D 98-96 - HWS STABLES AT HOLLENBECK FARMS
<u>OWNER/APPLICANT:</u>	HWS Stables at Hollenbeck Farms, 1050 N. 143rd Street East, Wichita, KS 67230
<u>SURVEYOR/ENGINEER:</u>	Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206
<u>LOCATION:</u>	South side of 13th St. North, East of 143rd St. East
<u>SITE SIZE:</u>	10 acres
<u>NUMBER OF LOTS</u>	
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>
<u>MINIMUM LOT AREA:</u>	10 acres
<u>CURRENT ZONING:</u>	SF-20, Single-Family Residential
<u>PROPOSED ZONING:</u>	Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits. It is in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a Conditional Use (CU-427) to allow a riding stable.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County. **Issues need to be resolved before the MAPC meeting regarding a guarantee and a utility easement for sanitary sewer extension.**
- B. **City Engineering requires submittal of a petition for extension of City water.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. A floodway reserve needs to be denoted along the east side of the plat.**
- D. **County Engineering** needs to comment on the access controls. The plat denotes access control except for two openings along 13th St. North. The plat's text shall reference the dedication of access controls.
- E. This site is located within three miles of the City Limits of Wichita and will be reviewed by City Council. Therefore, the appropriate City Council signature block needs to be included.
- F. The MAPC Chairman should be revised to read, "William M. Johnson".
- G. 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.)
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