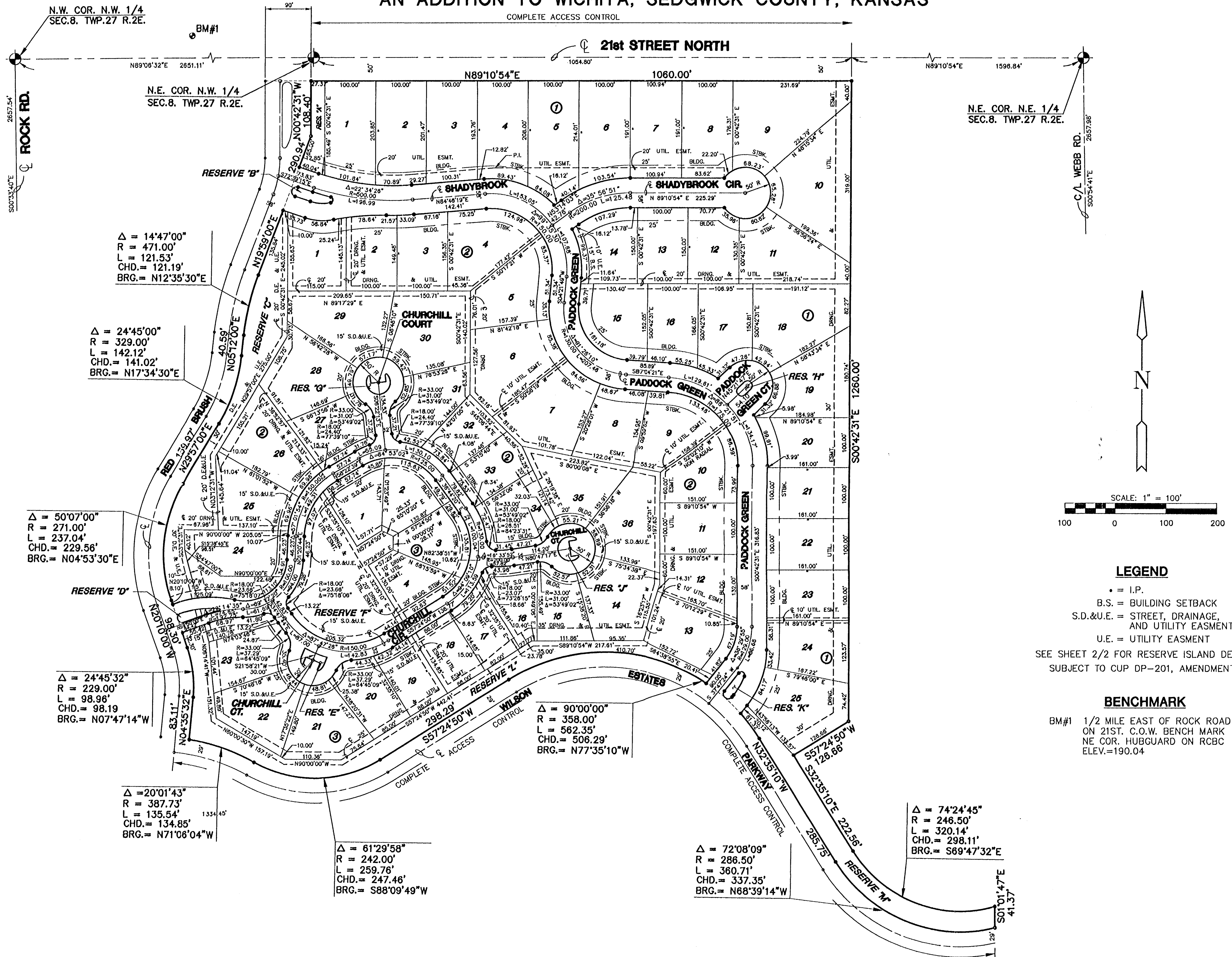


FINAL PLAT WILSON FARMS SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



FINAL PLAT

WILSON FARMS SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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 "WILSON FARMS 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:

A replat of Lots 1-15 inclusive, Block 5; Lots 1-23 inclusive, Block 6; Lots 1-25 inclusive, Block 7; Reserves "L", "M", "N", "P", "Q", "R", "S" and "Z", and an adjacent street right-of-way (Shadybrook, Shadybrook Cir., Shadybrook Ct., Paddock Green, Paddock Green Ct., Churchill and Churchill Ct.), "WILSON FARMS ADDITION" an addition to Wichita, Sedgwick County, Kansas.

All Lots, Blocks, Easements, Streets, and Building Setbacks found within the above described property are hereby vacated and replatted 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 4th day of January, 2000.



Gregory J. Allison, R.L.S. #1257
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road

Know all men by these presents that we the undersigned property owners of the land as 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 "WILSON FARMS SECOND ADDITION," an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the public. Reserves "A" through "D" inclusive and reserves "K" through "M" inclusive are platted for lighting, landscaping, irrigation, and entry monuments. Reserves "A" "C" "L" and "M" are also platted for public drainage and walks. Reserve "F" is platted for construction and maintenance of public drainage, lakes, gazebos/small structures, walks, landscaping, open space, recreational activities, and irrigation. Reserves "E" "G" "H" and "J" are platted for lighting, landscaping, and irrigation. The Reserves shall be owned and maintained by the homeowners association. All abutters right of access to or from 21st Street North over and across the North line of WILSON FARMS SECOND ADDITION, are hereby granted to the governing body. All abutters right of access across to or from Wilson Estates Parkway over and across the South lines of Reserves L, and M are hereby granted to the governing body. A drainage plan has been developed for the 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 shall remain unobstructed to allow for the convergence of stormwater.

WILSON RESIDENTIAL COMPANY, L.L.C.
By: Ritchie Associates, Inc.
a Kansas Corporation, Manager

Kevin M. Mullen President
Kevin M. Mullen, President
Ritchie Associates, Inc.

STATE OF KANSAS }
SEDGWICK COUNTY } ss.

BE IT REMEMBERED, that on this 11th day of January, 2000, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin M. Mullen, President of Ritchie Associates, Inc. a Kansas Corporation, Manager for Wilson Residential Company, 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.

Diane M. Stalbaum
Notary Public, Diane M. Stalbaum
My appointment expires: 2/18/2003



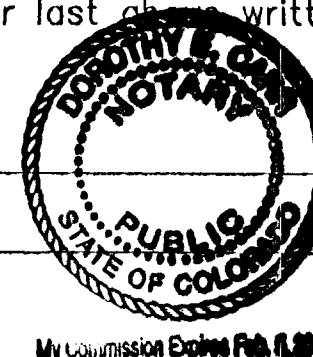
Barbara W. Waddell
Barbara W. Waddell

STATE OF Kansas }
COUNTY } ss.

BE IT REMEMBERED, that on this 20th day of JANUARY, 2000, before me the undersigned, a Notary Public in and for the County and State came Barbara W. Waddell, 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.

Dorothy E. Carr
Notary Public, Dorothy E. Carr
My appointment expires: _____



We INTRUST Bank, N.A., holders of a mortgage on the above described property, do hereby consent to the plat of "WILSON FARMS SECOND ADDITION."

Gary D. Schmidt, Sr. V.P.
Gary D. Schmidt, Sr. V.P.

STATE OF KANSAS }
SEDGWICK COUNTY } ss.

BE IT REMEMBERED, that on this 26th day of January, 2000, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Gary D. Schmidt, Sr. V.P. to me personally known to be the 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.

Ann C. Ybarra
Notary Public, Ann C. Ybarra
My appointment expires: 9-15-2001



This plat of "WILSON FARMS SECOND ADDITION", 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 PLANNING COMMISSION

_____, Chairman
Francis S. Garofalo

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2000.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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

_____, 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 this _____ day of _____, 2000.

_____, Register of Deeds
Bill Meek

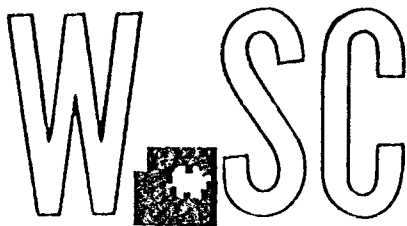
_____, Deputy
Linda Kizzire

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

read 1-27-00
2-2-00

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

December 17, 1999

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

RE: S/D 99-81 – One-Step Final Plat of WILSON FARMS 2ND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 16, 1999, 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 December 3, 1999, with Item "GG" being revised to read, "KGE and Southwestern Bell have requested additional easements."

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 Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

S/D 99-81 – One-Step Final Plat of WILSON FARMS 2ND ADDITION

December 17, 1999

Page 2

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

Sincerely,

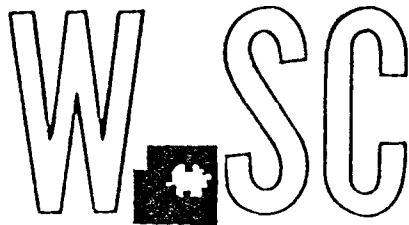
Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Wilson Estates, Market Center, P.O. Box 771139, Wichita, KS 67277-1139
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

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

December 6, 1999

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

RE: S/D 99-81 – One-Step Final Plat of WILSON FARMS 2ND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 2, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. The Applicant shall provide a guarantee for the extension of municipal water and sewer. City Engineering needs to comment on the need for any additional guarantees or easements. *A respread agreement is needed for existing special assessments.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. A drainage guarantee is required.*
- D. The Applicant shall guarantee the installation of the proposed interior streets. This guarantee shall also provide for sidewalks along the looped or through type streets.
- F. It appears that a CUP adjustment may be needed. The Applicant shall contact MAPD Zoning staff to determine if the parcel boundaries of the CUP need to be adjusted to correspond with the lot configuration being platted.
- G. The platlor's text proposes complete access control along the site's frontage to 21st St. North and Wilson Estates Parkway. The face of the plat shall also indicate the access controls.



- H. 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. This covenant shall also provide for the lot owners' association to maintain the "parking strip" adjoining this site's west and south property lines.
- I. 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.
- J. 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.
- K. In accordance with the Subdivision regulations, the 32 foot narrow street right-of-way requires the platting of an adjacent 15-foot drainage and utility easement.
- L. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Wilson Estates Residential CUP (DP-201, Amendment #1).
- M. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- N. City Fire Department needs to comment on the plat's street names. *The street names are acceptable. The plat shall denote 20-ft paved access along both sides of Reserve D.*
- O. To allow for County Surveyor approval, the appropriate signature block needs to be added.
- P. The County Surveyor has requested the closure of the following lots: Lot 5, Block 1; Lots 17, 18, and 19, Block 3.
- Q. Blocks 2 and 3 should be combined to create one block and lot numbers revised accordingly. Block 4 should be renumbered as Block 3.
- R. The centerline dimensions 40.04' and 44.96' north and south of Reserve B need to be corrected.
- S. The centerline dimensions east of Reserve B need to be added.
- T. The centerline dimensions north of Reserve K need to be added.

- U. The west dimension on the southern portion of Reserve C of 228.94' needs to be corrected.
- V. The westerly dimension on the northern portion of Reserve M needs to be added.
- W. The southerly dimension on the eastern portion of Reserve L needs to be added.
- X. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.
- Y. 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.
- Z. 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.)
- AA. 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.
- BB. 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.
- CC. 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.
- DD. 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.
- EE. Perimeter closure computations shall be submitted with the final plat tracing.
- FF. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- GG. 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. *The Applicant shall meet with KGE and Southwestern Bell before the MAPC meeting to determine location of additional easements.*

S/D 99-81 -- Preliminary Plat of WILSON FARMS 2ND ADDITION

December 6, 1999

Page 4

HH. 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.

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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 16, at 10:00 a.m.

The "marked" copy of the plat will be forwarded to you after all easement issues have been resolved.

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

Copies to: Wilson Estates, Market Center, P.O. Box 771139, Wichita, KS 67277-1139
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

STAFF REPORT
(One-Step Final Plat Approved 12/2/99)

CASE NUMBER: S/D 99-81 -- WILSON FARMS 2ND ADDITION

OWNER/APPLICANT: Wilson Estates, Market Centre, Wichita, KS 67201

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: South of 21st St. North, West of Webb Road

SITE SIZE: 35.57 Acres

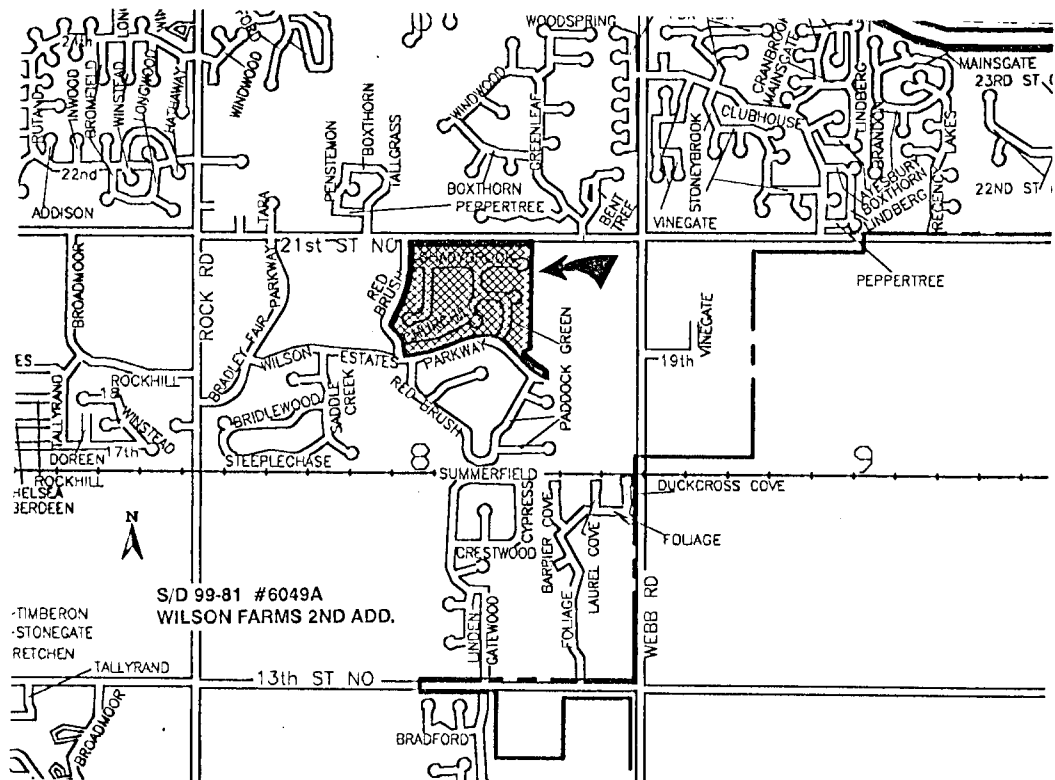
NUMBER OF LOTS

Residential:	65
Office:	
Commercial:	
Industrial:	
Total:	<u>65</u>

MINIMUM LOT AREA: 10,400 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP

Note: This is a replat of Blocks 5,6, and 7 in the Wilson Farms Addition. It encompasses Parcels 5 and 6 of the Wilson Estates Residential CUP (DP-201, Amendment #1). The replat involves a new street layout and two fewer lots.

STAFF COMMENTS:

- A. The Applicant shall provide a guarantee for the extension of municipal water and sewer. City Engineering needs to comment on the need for any additional guarantees or easements. *A respread agreement is needed for existing special assessments.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. A drainage guarantee is required.*
- D. The Applicant shall guarantee the installation of the proposed interior streets. This guarantee shall also provide for sidewalks along the looped or through type streets.
- F. It appears that a CUP adjustment may be needed. The Applicant shall contact MAPD Zoning staff to determine if the parcel boundaries of the CUP need to be adjusted to correspond with the lot configuration being platted.
- G. The plat's text proposes complete access control along the site's frontage to 21st St. North and Wilson Estates Parkway. The face of the plat shall also indicate the access controls.
- H. 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. This covenant shall also provide for the lot owners' association to maintain the "parking strip" adjoining this site's west and south property lines.
- I. 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.
- J. 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.
- K. In accordance with the Subdivision regulations, the 32 foot narrow street right-of-way requires the platting of an adjacent 15-foot drainage and utility easement.

- L. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Wilson Estates Residential CUP (DP-201, Amendment #1).
- M. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
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- Y. 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.
- Z. 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.)

- AA. 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.
- BB. 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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