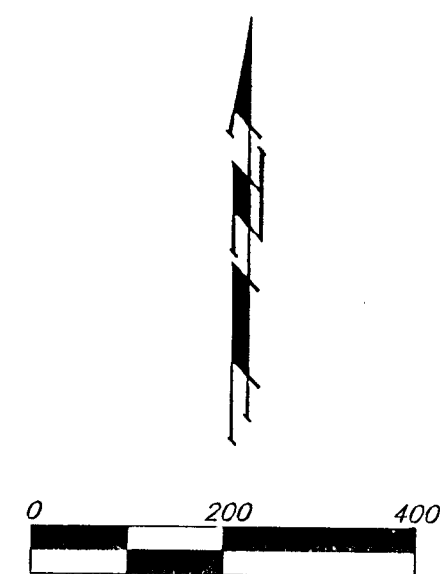


VIÑA DEL REY ESTATES

AN ADDITION TO SEDGWICK COUNTY, KANSAS

revised 8-11-99



- = #4 REBAR "W" BAUGHMAN CAP (SET)
- = STONE (FOUND)
- △ = 3/4" IRON IN STONE (FOUND)
- ⊗ = #5 REBAR (FOUND)
- = #4 REBAR INSIDE 3/4" IRON (FOUND)

(D) = DESCRIBED
(M) = MEASURED

BENCHMARK:

"□" ON S. HUBBARD OF R.C.B.C. - 65' W.
OF S. ROCK ROAD & 55TH ST. SO.
ELEV. = 1362.32 M.S.L.

R.R. SPIKE IN POWER POLE - 40' NE. OF
SW. CORNER OF SEC. 19, T-28-S, R-2-E
ELEV. = 1328.02 M.S.L.

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
BLOCK	LOT(S)	ELEVATION (M.S.L.)
B	5, 6, 7	1342

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and platted "VIÑA DEL REY ESTATES", an Addition to Sedgwick County,
Kansas, and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as follows: A tract of land in the
Southwest Quarter of Section 19, Township 28 South, Range 2 East of
the 6th P.M., Sedgwick County, Kansas described as follows: Beginning
at the Northwest corner of said Southwest Quarter; thence N89°20'42"E
along the north line of said Southwest Quarter, 2483.54 feet to the
Northeast corner of said Southwest Quarter; thence S00°11'47"W along
the east line of said Southwest Quarter, 1404.68 feet to the Southeast
corner of the north 80 acres of said Southwest Quarter; thence S89°20'42"W
along the south line of said north 80 acres, 2478.72 feet to the Southwest
corner of said north 80 acres; thence N00°00'00"E along the west line
of said Southwest Quarter, 1404.61 feet to the point of beginning.

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

Baughman Co., P.A.

Michael G. Conrey
Michael G. Conrey
13-97
Surveyor

Know all men by these presents that we, the
undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, and Streets to be known as "VIÑA DEL REY
ESTATES", an Addition to Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance of
all public utilities. The drainage easements are hereby granted as indicated
for drainage purposes. The floodway reserve is hereby reserved for floodway
purposes and shall be the responsibility of the owners of Lots 5, 6, and 7,
Block B, respectively, until such time as the appropriate governing body
elects to assume responsibility for maintenance and improvements to the
drainage. No buildings shall be constructed or placed on or within said
floodway, nor shall any fill, change of grade, creation of channel or any
other work be carried on without the permission of the Engineer for said
appropriate governing body. The streets are hereby dedicated to and for the
use of the public. The temporary cul-de-sac easement on Tuscony
Street will expire at such time as Tuscony Street is extended further north
or terminated as a permanent cul-de-sac. All abutters rights of access to
or from Woodlawn over and across the west line of Lot 1, Block A,
and Lot 1, Block B are hereby granted to the appropriate governing body.
The Minimum Building Pad Elevations for the lowest opening to the structures
shall be as indicated on the face of the plat.

Capital Land Management, L.C.

James A. Hashbarger
James A. Hashbarger, Managing Member

Roger D. Hashbarger
Roger D. Hashbarger, Managing Member

Dennis E. Riley
Dennis E. Riley, Managing Member

Katherine M. Riley
Katherine M. Riley, Managing Member

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1999, by James A.
Hashbarger, Roger D. Hashbarger, Dennis E. Riley, and Katherine M. Riley,
as Managing Members of Capital Land Management, L.C., on behalf
of the limited liability company.

My App't. Exp. _____, Notary Public

We the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"VIÑA DEL REY ESTATES", an Addition to Sedgwick County, Kansas.
First State Bank & Trust

Hank Hamilton, Pres.
(Title)

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 09 day of August, 1999, by Annette Stewart,
teller of First State Bank & Trust, on behalf of the bank.

Annette M. Stewart
Annette Stewart, Notary Public
My App't. Exp. 8-21-2002

This plat of "VIÑA DEL REY ESTATES",
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 _____, 1999,
Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson
Chairman

Marvin S. Krout
Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1999.

Bob Knight
Mayor
Pat Burnett
City Clerk

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of
Sedgwick County, Kansas, this _____ day of _____, 1999.

Bill Hancock
Chairman
Betsy Gwin
Chair Pro-Tem
Thomas G. Winters
Commissioner
Carolyn McGinn
Commissioner
Ben Sciortino
Commissioner
James Alford
County Clerk

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

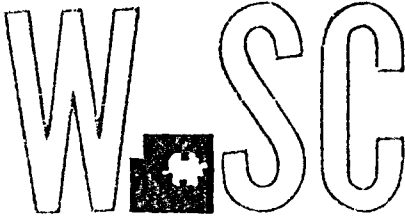
James Alford
County Clerk

State of Kansas) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 1999, at _____ o'clock _____ M., and is duly
recorded.

Bill Meek
Register of Deeds

Linda Kizzire
Deputy

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

January 29, 1999

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 98-116 -- Final Plat of VINA DEL REY ESTATES

At the regular meeting of the Metropolitan Area Planning Commission on January 28, 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 January 22, 1999.

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:

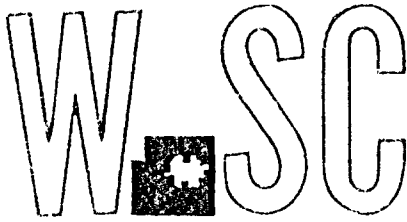
1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and 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.

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

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

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

January 22, 1999

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 98-116 -- Final Plat of VINA DEL REY ESTATES

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 21, 1999, 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. **Standard soil testing is required.**
- 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 is approved. The drainage easements shall be labeled as floodway reserves and increased to 40 feet.**
- D. 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.
- E. The applicant shall guarantee the installation of the proposed interior street to the 36-ft rock standard. This guarantee shall include the installation of a temporary cul-de-sac for termination of the street.
- F. **County Fire** needs to comment on the acceptability of the street names. **Sedona Drive shall be renamed Sedona Street. Tuscany Drive shall be renamed Tuscany Street.**

The final plat has denoted these street name revisions.



- 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 in digital format in Release 13 version of Autocad. This will be used by the City and County GIS Department.

- P. **The County Commissioners signature block needs to be revised.**

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, January 28, 1999, at 1:30 p.m.

STAFF REPORT

(Final Plat Approved 1/21/99; Preliminary Plat Approved 12/10/98)

CASE NUMBER: S/D 98-116 - VINA DEL REY ESTATES

OWNER/APPLICANT: Capital Land Management, LLC, Attn: Roger Hashbarger,
112 N. Merchant, Belle Plaine, KS 67013

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North of 55th St. South on the East side of Woodlawn

SITE SIZE: 78.39 acres

NUMBER OF LOTS

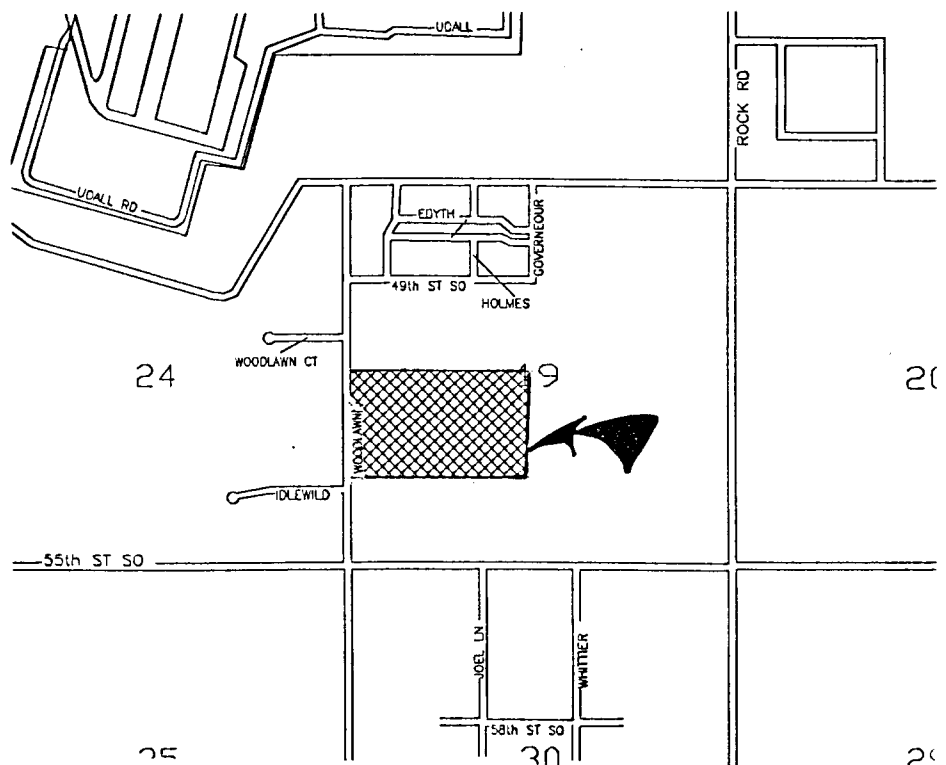
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	<u>14</u>

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: SF-20, Single-Family 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. It is located in the Derby Area of Influence. In accordance with the Subdivision regulations, the platted interior street has been extended to provide future access to the adjacent unplatted 20-acre tract to the north.

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. **Standard soil testing is required.**
- 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 is approved. The drainage easements shall be labeled as floodway reserves and increased to 40 feet.**
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