

THE PLAZA AT CHERRY CREEK HILLS

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "THE PLAZA AT CHERRY CREEK HILLS", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of the following:

That part of Lot 1, Block 3, Cherry Creek Hills, an Addition to Wichita, Sedgwick County, Kansas, described as beginning at a point on the southerly most line of said Lot 1, 50 feet east of the southerly most S.W. Corner of said Lot 1; thence north, parallel with the west line of said Lot 1, 285.16 feet; thence west, parallel with the south line of said Lot 1, 50 feet to a Corner of said Lot 1, said corner being 260.16 feet east of the westerly most S.W. Corner of said Lot 1; thence north, parallel with the west line of said Lot 1, 148 feet; thence east, parallel with the south line of said Lot 1, 320 feet; thence north, parallel with the west line of said Lot 1, 442 feet; thence east, parallel with the south line of said Lot 1, 371.65 feet to the easterly line of said Lot 1; thence southeasterly, along the easterly line of said Lot 1, 576.22 feet to the east corner common to Lots 1 and 2 in said Block 3; thence southwesterly, along a line common to said Lots 1 and 2, 248 feet more or less, to the N.W. Corner of said Lot 2; thence south, along a line common to said Lots 1 and 2, 249.4 feet to the S.W. Corner of said Lot 2; thence west, along the south line of said Lot 1, 681.87 feet more or less to the place of beginning; together with all of Lot 2 in said Block 3.

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

Date 29 March 1999 Mark A. Savoy, Ruggles & Bohm, P.A. Surveyor
Mark A. Savoy, Ruggles & Bohm, P.A. Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots and a Block to be known as "THE PLAZA AT CHERRY CREEK HILLS", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Access Controls are hereby granted to the City of Wichita (as indicated on the face of the plat), with the location of openings to be approved by the City Engineer.

Dale Hecox and Norma Hecox as Trustees of the Dale and Norma Hecox Living Trust.
Dale Hecox Norma Hecox

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 31st day of March 1999, by Dale Hecox and Norma Hecox as Trustees of the Dale and Norma Hecox Living Trust.

Linda S. Hamby Notary Public
My App't. Exp. 10-30-99

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "THE PLAZA AT CHERRY CREEK HILLS", Wichita, Sedgwick County, Kansas.

Prairie State Bank of Maize

Carrie Campbell, VP

This plat of "THE PLAZA AT CHERRY CREEK HILLS", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this day of , 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard Lopez Chairman

Marvin S. Krout Secretary

Bob Knight Mayor

Pat Burnett City Clerk

James Alford County Clerk

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

Entered on transfer record this day of , 1999.

State of Kansas) SS
Sedgwick County)

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

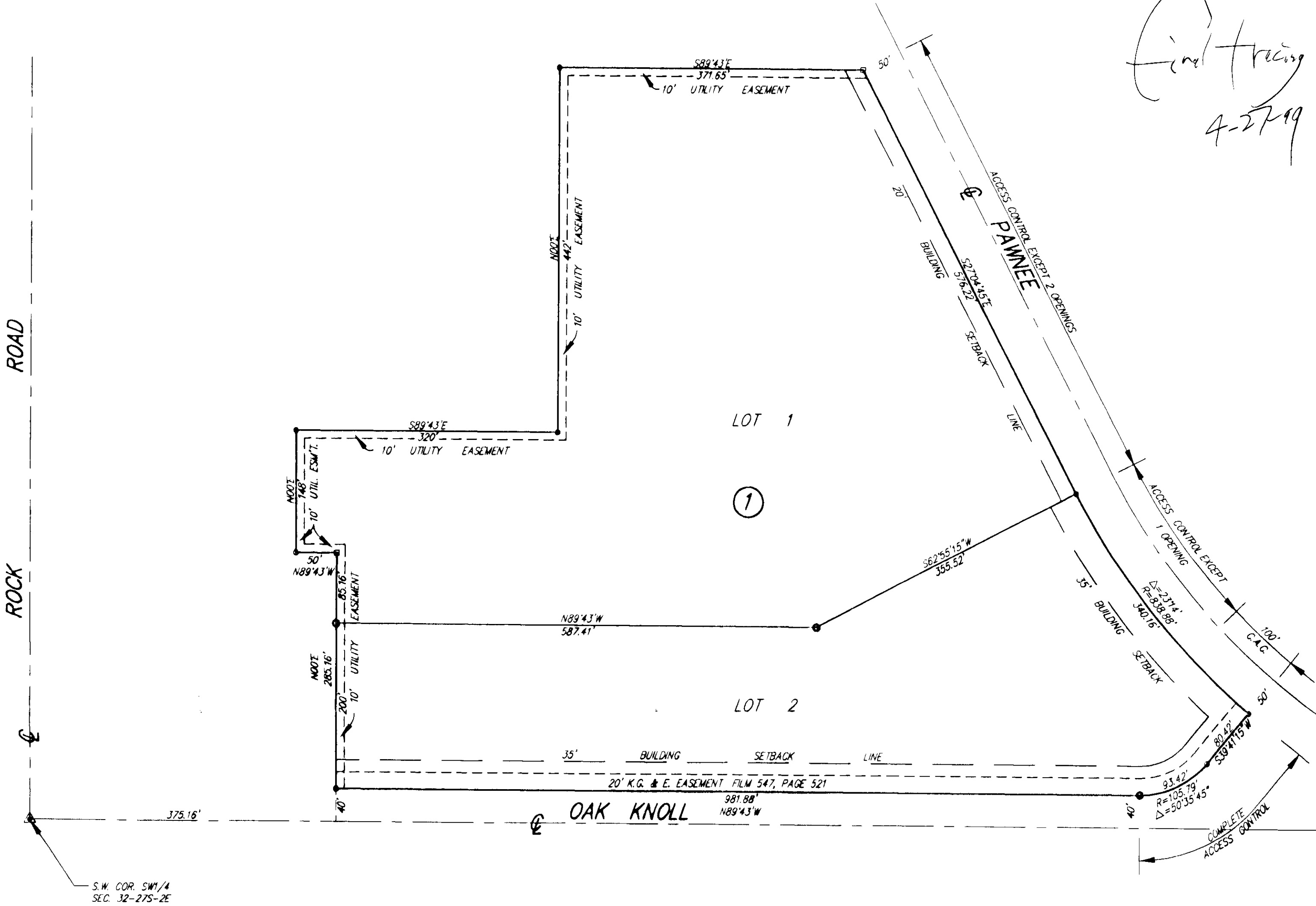
Linda Kizzire Deputy

State of Kansas)
Sedgwick County)

The foregoing instrument acknowledged before me, this day of , 1999, by of Prairie State Bank of Maize, on behalf of the bank.

Notary Public

My App't. Exp. 10-30-99



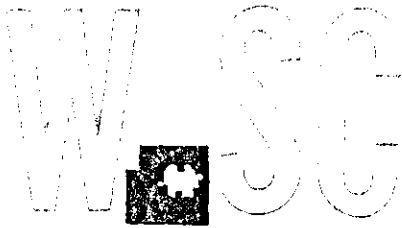
SCALE: 1" = 100'

C.A.C. = COMPLETE ACCESS CONTROL

- = 1/2" IRON (FOUND)
- = 3/4" IRON (FOUND)
- = 1/2" REBAR W/BAUGHMAN CAP (FOUND)
- ◐ = 1/2" REBAR W/SRB CAP (SET)

DWG FILE: 00578PF-CK
PROJECT NO. 96400578P

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1868
(316) 268-4421
FAX (316) 268-4390

January 15, 1998

Savoy, Ruggles & Bohm, P.A.
924 N. Main
Wichita, KS 67203

FILE COPY

Re: S/D 97-76 -- Final Plat of THE PLAZA AT CHERRY CREEK HILLS

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 15, 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 January 9, 1998.

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 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 used by the City and County GIS Departments.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Dale Hecox, 8212 W. Maple, Wichita, KS 67212
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,
1250 S. Seneca, Wichita, KS 67213



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 9, 1998

FILE COPY

Savoy, Ruggles & Bohm, P.A.
924 N. Main
Wichita, KS 67203

Re: S/D 97-76 -- Final Plat of THE PLAZA AT CHERRY CREEK HILLS

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 8, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. City Engineering needs to indicate if any additional guarantees are needed for water or sanitary sewer improvements to serve this site. It does not appear that Lot 2 has direct access to sanitary sewer. City Engineering has indicated that existing facilities are acceptable and no additional guarantees are needed.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. Traffic Engineering needs to comment on the acceptability of the platted access controls as well as any needed improvements to Oak Knoll. Oak Knoll is designated as a two-lane arterial on the 2020 Transportation Plan. Traffic Engineering has requested that the 40-foot complete access control from Lot 2 to Pawnee be increased to 100 feet. No street improvements are required.

The final plat has denoted the requested 100-foot access control from Lot 2 to Pawnee.

- D. City Engineering needs to comment on the status of the applicant's drainage plan. City Engineering has approved the drainage plan and indicated that an off-site drainage easement is required to be obtained from KG&E for drainage onto their property to the west. A guarantee for storm sewer extension is also required, and a cross-lot drainage agreement.
- E. 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 the subject property.

- F. 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.)
- G. 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.
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or county Commission.
- L. 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.
- M. The Chairman of the MAPC should be amended to read Richard Lopez.

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 plat is for your information and files.

S/D 97-76 -- Final Plat of THE PLAZA AT CHERRY CREEK HILLS
January 9, 1998 - Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 15, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure

cc: Dale Hecox, 8212 W. Maple, Wichita, KS 67212
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,
1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

January 15, 1998

STAFF REPORT

(Final Plat-Approved 01/08/98, Preliminary Plat-Approved 10/23/97)

CASE NUMBER: S/D 97-76 THE PLAZA AT CHERRY CREEK HILLS

OWNER/APPLICANT: Dale Hecox
8212 W. Maple, Wichita, KS 67212

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm
924 N. Main, Wichita, KS 67203

LOCATION: East side of Rock Road, North side of Oak Knoll

SITE SIZE: 14.98 acres

NUMBER OF LOTS

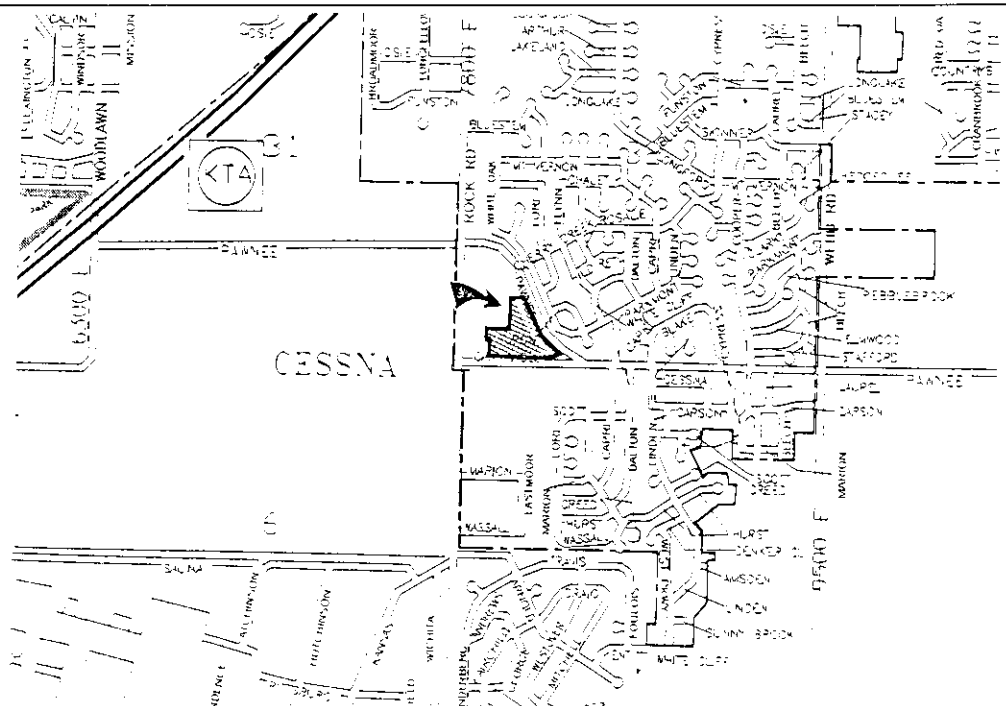
Residential:	1
Office:	
Commercial:	
Industrial:	1
Total:	2

MINIMUM LOT AREA: 5.68 acres

CURRENT ZONING: B, Multi-Family

PROPOSED ZONING: B, Multi-Family (Lot 1)
OW, Office Warehouse (Lot 2)

VICINITY MAP



Note: Lot 2 of this site has been approved for a zone change (Z-3212) from "B" Multi-Family to "OW" Office Warehouse subject to replatting.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any additional guarantees are needed for water or sanitary sewer improvements to serve this site. It does not appear that Lot 2 has direct access to sanitary sewer. *City Engineering has indicated that existing facilities are acceptable and no additional guarantees are needed.*
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S/D 97-76 Final Plat of THE PLAZA AT CHERRY CREEK HILLS

January 15, 1998 - Page 3

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