

FINAL PLAT

CEDAR VIEW ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CURVE DATA
 $\Delta = 50^{\circ}23'00''$
 $\Delta C = 43^{\circ}23'00''$
 $EC = 2^{\circ}00'00''$
 $LC = 2169.17'$
 $RC = 2864.79'$
 $TS = 1523.40'$
 $LS = 350.00'$
 $ES = 3^{\circ}30'00''$
 $ES = 303.12'$

$\Delta = 01^{\circ}36'17''$
 $R = 3014.79'$
 $L = 84.44'$
 $CHD. = 84.44'$
 $BEARING = N84^{\circ}32'59''E$

$\Delta = 03^{\circ}28'31''$
 $R = 5921.43'$
 $L = 359.16'$
 $CHD. = 359.10'$
BEARING = N87

RESERVE 'E'

SCALE: 1" = 100'



A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markings: 100, 0, 100, and 200.

LEGEND

● = I.P.

BM #1 RAILROAD SPIKE IN 2ND. POWER
POLE EAST OF GREENWICH ROAD AND
SOUTH OF LINCOLN STREET.
ELEV. = 1336.39'

SE COR. NW 1/4
SEC. 27, T27S, R2E

P.O.B.

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)				
LOT	PORTION	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
1	N 1/2	1	159.1	1346.5
1	S 1/2	1	153.6	1341.0
3	N 1/2	1	161.6	1349.0
3	S 1/2	1	162.6	1350.0

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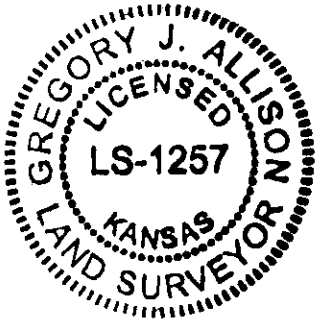
I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "CEDAR VIEW ADDITION", an addition to Wichita, Sedgwick County Kansas, into lots, a block, a street and reserves the same being accurately set forth in the accompanying plat and described herein:

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

Beginning at the Southeast corner of said Northwest Quarter thence S' 00° 49' 42" E, 88.00 feet along the East line of said Southeast Quarter; thence S 89° 08' 12" W, 220.08 feet parallel with the South line of said Northwest Quarter; thence N 71° 17' 12" W, 143.25 feet to a point lying 40' South of said South line; thence S 89° 08' 12" W, 2242.30 feet to a point lying 50.00 feet East of the West line of said Southwest Quarter; thence N 00° 46' 38" W, 40.00 feet parallel with the said West line; thence N 00° 49' 38" W, 412.21 feet parallel and 50.00 feet East of the West line of said Northwest Quarter to a point lying 412 feet more or less, North of the South line of said Northwest Quarter; thence N 89° 17' 32" E, 297.00 feet parallel to Kellogg Street to a point lying 347' East of the West line of said Northwest Quarter; thence N 00° 49' 38" W, 619.34 feet parallel with said West line of said Northwest Quarter to a point lying on the South line of the Kansas Turnpike Authority right-of-way as condemned in Condemnation Case A-54126; thence N 88° 51' 07" E, 1858.50.00 feet to a point on a curve to the left along the said right-of-way; thence along said curve and said right-of-way 359.16 feet, said curve having a central angle of 03° 28' 31", a radius of 5921.43 feet, and a long chord of 359.10 feet, bearing N 87° 40' 14" E to a point on a curve to the left; thence along said curve and said right-of-way 84.44 feet, said curve having a central angle of 01° 36' 17", a radius of 3014.79 feet, and a long chord of 84.44 feet, bearing N 84° 32' 59" E said point lying on the East line of said Northwest Quarter; thence S 00° 45' 30" E, 1055.92 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 16th day of March, 1999.

Gregory J. Allison
Gregory J. Allison, R.L.S. #1257
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206



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, a block, a street and reserves the same to be known as "CEDAR VIEW ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, detention, and drainage, are hereby granted to the public. Reserves "A" through "D", inclusive are platted for lighting, landscaping, berming, open space, irrigation, walks, and entry monuments, and walls. Reserves "A", "E", "F", and "G" are also platted for public drainage, detention and lakes. All abutters right of access to or from Greenwich over and across the West line of "CEDAR VIEW ADDITION", are hereby granted to the public, and also all abutters right of access to or from Kansas Turnpike Authority over and across the North line of "CEDAR VIEW ADDITION" are hereby granted to the public.

UNIFIED SCHOOL DISTRICT NO. 259
Chip Gramke
Chip Gramke, Board of Education President
Unified School District No. 259

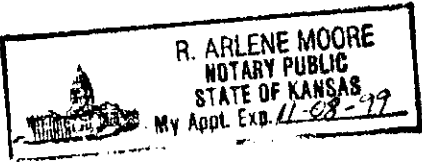
STATE OF KANSAS }
ss.
SEDGWICK COUNTY }

BE IT REMEMBERED, that on this 2 day of April, 1999, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Chip Gramke, Board of Education President, Unified School District 259, to me personally known to be the same person who 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.

R. Arlene Moore
Notary Public, R. Arlene Moore

My appointment expires: 11-08-99



LEEWOOD HOMES, INC.

Joe H. Lee
Joe H. Lee, President

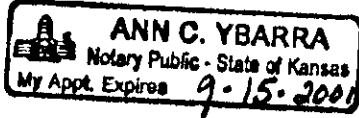
STATE OF KANSAS }
ss.
SEDGWICK COUNTY }

BE IT REMEMBERED, that on this 16th day of April, 1999, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Joe H. Lee, President, Leewood Homes, 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.

Ann C. Ybarra
Notary Public, Ann C. Ybarra

My appointment expires: 9-15-2001



THE MISSION BANK, holders of a mortgage on the above described property, do hereby consent to the plat of "CEDAR VIEW ADDITION."

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: _____

THE EMPRISE BANK, holders of a mortgage on the above described property, do hereby consent to the plat of "CEDAR VIEW ADDITION."

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: _____

This plat of "CEDAR VIEW 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
William M. Johnson

_____, Secretary
Marvin S. Krout

Consent is hereby given for the formation of SANITARY SEWER DISTRICT within the boundary of this plat by the board of Sedgwick County Commissions, as they deem necessary to provide sanitary sewer service to this area.

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

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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

_____, 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 Meer

_____, Deputy
Linda Kizzire

FINAL PLAT
CEDAR VIEW ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

RICHARD J. HATTRUP and JUANITA E. HATTRUP

Richard J. Hattrup
Richard J. Hattrup

Juanita E. Hattrup
Juanita E. Hattrup

STATE OF KANSAS }
SEDGWICK COUNTY } ss.:

BE IT REMEMBERED, that on this 19th day of April, 1999,
before me the undersigned, a Notary Public in and for the County and
State aforesaid, came Richard J. Hattrup, and Juanita E. Hattrup,
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.

Ann C. Ybarra
Notary Public

My appointment expires: 9.15.2001



HEARTLAND COMMUNITY CHURCH OF WICHITA

George C. Bruce
George C. Bruce

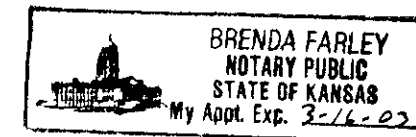
STATE OF KANSAS }
SEDGWICK COUNTY } ss.:

BE IT REMEMBERED, that on this 20th day of April, 1999,
before me the undersigned, a Notary Public in and for the County and
State aforesaid, came George C. Bruce
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.

Brenda Farley
Notary Public, Brenda Farley

My appointment expires: 3-16-03



BEEDEE CLAY COMPANY, A GENERAL PARTNERSHIP holders of a mortgage
on the above described property, do hereby consent to the plat of
"CEDAR VIEW ADDITION."

Philip F. Farha
Philip F. Farha

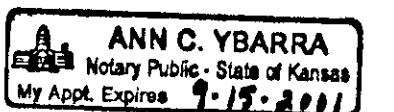
STATE OF KANSAS }
SEDGWICK COUNTY } ss.:

BE IT REMEMBERED, that on this 21st day of April, 1999,
before me the undersigned, a Notary Public in and for the County and
State aforesaid, came Philip F. Farha
to me personally known
to be the same person who executed the foregoing instrument of writing
and duly acknowledged the execution of the same.

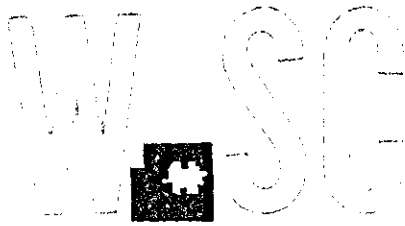
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal, the day and year last above written.

Ann C. Ybarra
Notary Public, Ann C. Ybarra

My appointment expires: 9.15.2001



WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 26, 1999

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

RE: S/D 9625 -- Revised Final Plat of CEDAR VIEW ADDITON

At the regular meeting of the Metropolitan Area Planning Commission on February 25, 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 February 19, 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, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Leewood Homes, Inc., Attn: Joe Lee, 3500 N. Rock Road, Wichita, KS 67226
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



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1538
316-268-4421
FAX 316-268-4390

February 19, 1999

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

RE: S/D 9625 -- Revised Final Plat of CEDAR VIEW ADDITON

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 18, 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 guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. The applicant has revised the plat to include drainage easements within reserves (Reserve F and G).
- E. During the 1996 review of this final plat, Traffic Engineering had determined that guarantees shall be provided for a left-turn lane in Greenwich and dual turn lanes for the site's entrance at Lincoln. Traffic Engineering needs to verify the need for these improvements. The previous improvements required are currently being constructed. No additional improvements are required.
- F. The applicant shall provide an updated platting binder.

- G. 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.
- H. 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 a method similar to special assessments.
- I. The use of reserves for utilities located within the platted easements should be referenced in the plat's text.
- 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 has requested that the easement located along the east side of Reserve G be increased to 30 feet.*

- R. 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.

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 25, 1999, at 1:30 p.m.

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

Sincerely,

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Leewood Homes, Inc., Attn: Joe Lee, 3500 N. Rock Road, Wichita, KS 67226
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-5
February 25, 1999

STAFF REPORT

(Revised Final Plat Approved 2/18/99; Final Plat Approved 12/11/98, 10/22/98; Preliminary Plat Approved 5/9/96)

CASE NUMBER: S/D 96-25 - CEDAR VIEW ADDITION

OWNER/APPLICANT: Leewood Homes, Inc., Attn: Joe Lee, 3500 N. Rock Road, Wichita, KS 67226

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

LOCATION: East of Greenwich, on the North side of Lincoln, South of the Kansas Turnpike

SITE SIZE: 55 acres

NUMBER OF LOTS

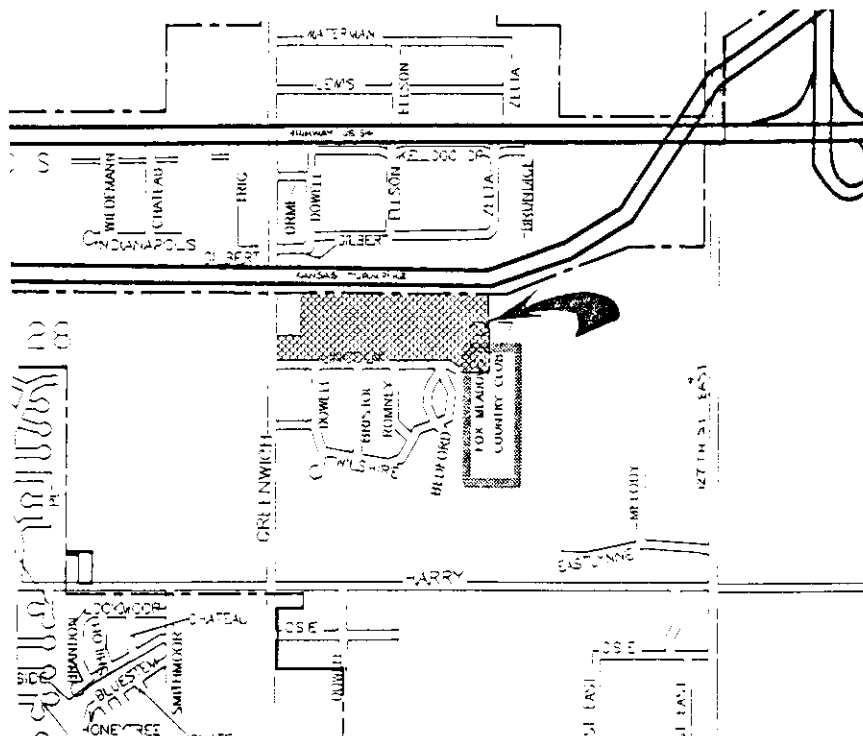
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 9.6 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a revised final plat which eliminates the proposed lots in Blocks 1 and 3 and relocates Block 2 to the east.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. The applicant has revised the plat to include drainage easements within reserves (Reserve F and G).
- E. During the 1996 review of this final plat, Traffic Engineering had determined that guarantees shall be provided for a left-turn lane in Greenwich and dual turn lanes for the site's entrance at Lincoln. Traffic Engineering needs to verify the need for these improvements. The previous improvements required are currently being constructed. No additional improvements are required.
- F. The applicant shall provide an updated platting binder.
- G. 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.
- H. 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 a method similar to special assessments.
- I. The use of reserves for utilities located within the platted easements should be referenced in the plat's text.
- 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.
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- 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 has requested that the easement located along the east side of Reserve G be increased to 30 feet.**
- R. 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.