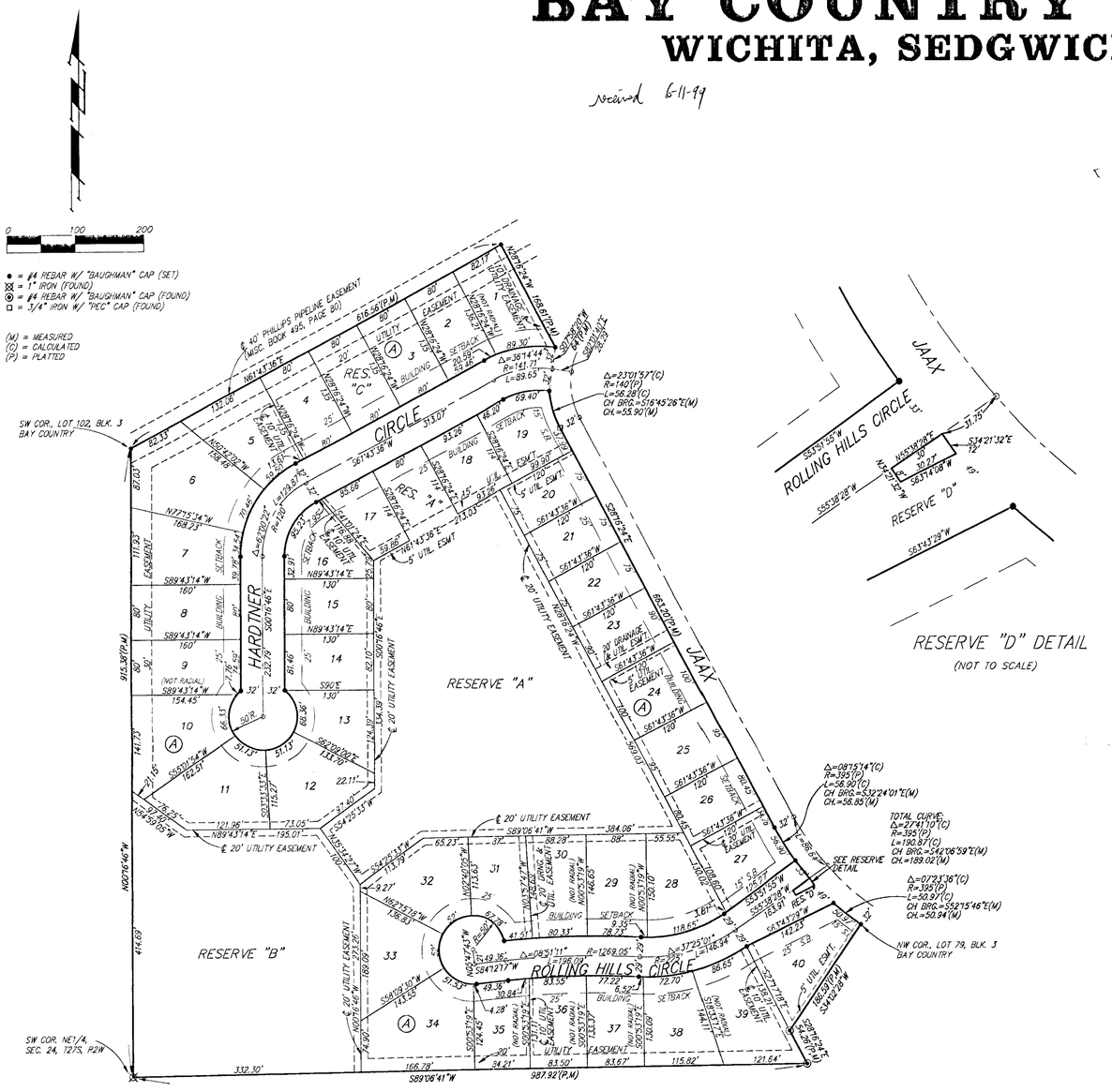
BAY COUNTRY 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

Received 6-11-99



RESERVE "D" DETAIL
(NOT TO SCALE)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES			
LOTS	BLOCK	ELEVATION	
		CITY DATUM	MSL
1-6	A	148.6	1336.0
7-39	A	140.6	1328.0

BENCHMARK:
"□" CUT - TOP OF CURB, 14.5'± SOUTH OF THE SW COR. OF LOT 37, BLOCK 4, BAY COUNTRY.
ELEV. = 142.48 CITY DATUM
1329.88 M.S.L.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, Streets, and Reserves, to be known as BAY COUNTRY 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, drainage purposes, gazebos, ponds, sidewalks, landscaping and utilities as confined to easements. Reserve "B" is hereby reserved for drainage, landscaping, irrigation systems, pedestrian improvements, and utilities as confined to easements. Reserve "C" is hereby reserved for drainage purposes and utilities as confined to easements. Reserve "D" is hereby reserved for street purposes, landscaping, entry monuments, and utilities. Reserves "A", "B", "C", and "D" shall be owned and maintained by the homeowners association for the addition. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

I.T.J. Investments, Inc.

Irma N Jacoby, President
Irma N. Jacoby

Bob Cook Homes, L.L.C.

D.K. Cook, Member
D. K. COOK (Title)

William Arthur Starnes — Linda Lee Starnes
William Arthur Starnes — Linda Lee Starnes

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 27TH day of OCTOBER, 1998, by Irma N. Jacoby, President of I.T.J. Investments, Inc., on behalf of the corporation.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 27TH day of OCTOBER, 1998, by D. K. COOK, MEMBER (Title) of Bob Cook Homes, L.L.C., on behalf of the company.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 29TH day of OCTOBER, 1998, by William Arthur Starnes and Linda Lee Starnes, husband and wife.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "BAY COUNTRY 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Emprise Bank

Gary K. Brown, EXEC. V.P. (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 30TH day of OCTOBER, 1998, by GARY K. BROWN, EXEC., VICE-PRESIDENT (Title) of Emprise Bank, on behalf of the bank.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "BAY COUNTRY 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A replat of Lots 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, and 78, Block 3, TOGETHER with all of Reserve "C" and together with that part of Reserve "D" lying between said Lots 56 and 57, in said Block 3, and together with Hardtner Circle, all in Bay Country, an Addition to Wichita, Sedgwick County, Kansas.

All being situated in the NE1/4 of Sec. 24, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael G. Conrey 10-26-98 Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED KANSAS LAND SURVEYOR

This plat of "BAY COUNTRY 2ND ADDITION", 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

_____, Chairman
Richard E. Lopez

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1998.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1998.

_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1998, at ____ o'clock ____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "BAY COUNTRY 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Southwest National Bank

Robert E. Hoopes, President (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 6TH day of NOVEMBER, 1998, by ROBERT E. HOOPES, PRESIDENT (Title) of Southwest National Bank, on behalf of the bank.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\BAY2ND.DWG-MGC

WICHITA — SEDGWICK COUNTY

WSC

METROPOLITAN AREA PLANNING DEPARTMENT

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

FILE COPY

March 13, 1998

Baughman Company PA
Attn Phil Meyer
315 Ellis
Wichita KS 67211

Re: S/D 95-34 -- Final Plat of BAY COUNTRY 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 12, 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 conditions stated in our letter of March 6, 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, 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 Deparment detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: David & Mary Dette, 12514 Rolling Hills Court, Wichita, KS 67235
James M. & Lois J. Snodgrass, 12509 W. Rolling Hills, Wichita, KS 67235
I.T.J. Investments, Inc., 118 S. Forrestview, Wichita, KS 67235
Mike Hampton, Construction, Inc., 211 S. Tyler, Wichita, KS 67209
Steve T. & Jody A. Curry, 12610 W. Jayson, Wichita, KS 67209
RCK Construction, Inc., 2802 Northshore Circle, Wichita, KS 67205
Constantine G. & Magdalen Vloutely, P. O. Box 12332, Wichita, KS 67277
Netco Custom Homes, Inc., 1650 S. Meridian, Wichita, KS 67213
Kirk T. & Rebecca L. Rundle, 12506 Jayson Lane, Wichita, KS 67209
Breezy Lake Homeowners Association, 12219 W. Sheriac, Wichita, KS 67235
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY

WSC

METROPOLITAN AREA PLANNING DEPARTMENT

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

March 6, 1998

Baughman Company PA
Attn Phil Meyer
315 Ellis
Wichita KS 67211

Re: S/D 95-34 -- Final Plat of BAY COUNTRY 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 5, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. The applicant shall guarantee the extension of City water to serve the lots being platted.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

C. The applicant shall guarantee any drainage improvements, required by the platting of this property, including the construction of storm sewers. ***The proposed storm sewer between lots 30 and 31 needs to be covered with a storm sewer easement. The easement between lots 23 and 24 needs to be labeled as a utility and drainage easement.***

D. The applicant shall guarantee the paving of the proposed interior streets.

E. If improvements are guaranteed by petitions, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. Fire Department needs to comment on the 760-foot length of Wheatland/Hardtner which exceeds the 600-foot limit for cul-de-sac streets per the Subdivision regulations. ***The street name "Wheatland" needs to be eliminated. Hardtner needs to be renamed Hardtner Circle. Fire Department has approved the length of Hardtner which contains a 64-foot right-of-way width.***

G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street (Rolling Hills Circle). The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

H. Plattor's text should indicate provisions have been made for ownership and maintenance of Reserves and the uses intended for these reserves. If a homeowners' association is to be formed, then the association shall be formed prior to recording or the applicant shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is responsible to own and maintain the reserves prior to the association taking over those responsibilities.

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 a method similar to special assessments.

J. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline Easement at the rear of Lots 1-6. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.

K. Based upon the platting binder, a portion of the site is in the ownership of another party and mortgages also are being held by another party. These parties need to be made signatories to the plat or documentation provided that such interests are no longer involved with this site.

L. 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 per the direction and approval of the Chief of the Fire Department.)

M. 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.

N. 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.

O. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage concept. ***The drainage concept is approved. Computations of the***

proposed detention pond are needed to determine minimum building pad elevations for the lots around the lake.

The representative from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan. *The drainage plan s approved.*

P. *KG&E has requested additional easements.*

Q. Southwestern Bell will be meeting with the applicant to discuss payment by developer for relocation of cable.

Applicant stated that this issue will be resolved at time of street construction.

R. The Subdivision Committee has requested the applicant meet with the landowners residing east of this plat at 12514 Rolling Hills Circle, who have concerns with traffic exiting Rolling Hills Circle toward the front of their home.

The configuration of the island at the south cul-de-sac as platted and a landscape design submitted to MAPD will resolve the adjoining landowner's concerns. The applicant stated that the landscape design will be implemented as part of the street project.

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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 12, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: David & Mary Dette, 12514 Rolling Hills Court, Wichita, KS 67235
James M. & Lois J. Snodgrass, 12509 W. Rolling Hills, Wichita, KS 67235
I.T.J. Investments, Inc., 118 S. Forrestview, Wichita, KS 67235
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Breezy Lake Homeowners Association,12219 W. Sheriac,Wichita, KS 67235
Mike Lindebak, City Engineer

AGENDA ITEM NO. 3-5

METROPOLITAN AREA PLANNING COMMISSION

March 12, 1998

STAFF REPORT

(Final Plat-Approved 3/5/98, Revised Preliminary Plat Approved 1/08/98, Preliminary Plat Approved 7/20/1995, Deferred 6/8/95 and 5/18/95)

CASE NUMBER: S/D 95-34 BAY COUNTRY 2ND ADDITION

OWNER/APPLICANT: Ray Jacoby, 418 S. Forestview Ct., Wichita, KS 67235

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

LOCATION: South of Central and west of 119th Street West

SITE SIZE: 20.75 Acres

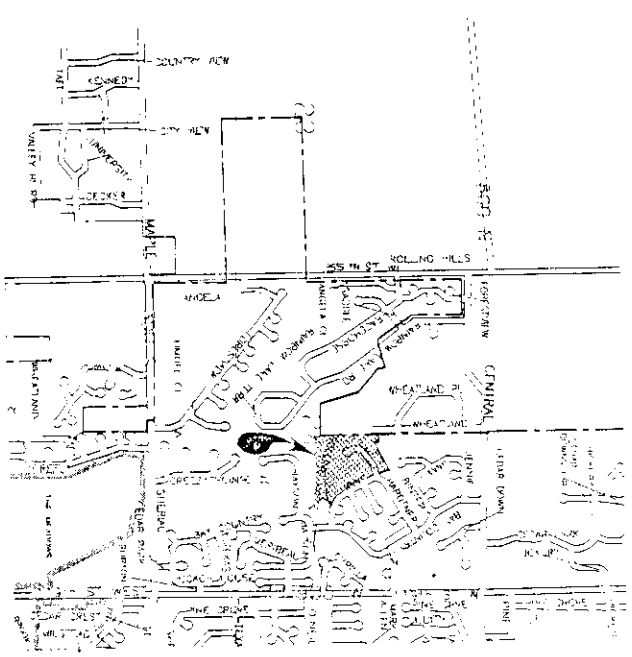
NUMBER OF LOTS

Residential:	40
Office:	
Commercial:	
Industrial:	
Total:	40

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: SF-6, Single-Family

VICINITY MAP:



NOTE: This replat supersedes the Bay Country 2nd Preliminary plat approved July 20, 1995. Since a revision in a Reserve area was being made by this plat with the addition of 12 lots, adjoining property owners and/or homeowners associations were required to be contacted to determine if any objections existed to the proposed changes.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of City water to serve the lots being platted.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

C. The applicant shall guarantee any drainage improvements, required by the platting of this property, including the construction of storm sewers. ***The proposed storm sewer between lots 30 and 31 needs to be covered with a storm sewer easement. The easement between lots 23 and 24 needs to be labeled as a utility and drainage easement.***

D. The applicant shall guarantee the paving of the proposed interior streets.

E. If improvements are guaranteed by petitions, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. Fire Department needs to comment on the 760-foot length of Wheatland/Hardtner which exceeds the 600-foot limit for cul-de-sac streets per the Subdivision regulations. ***The street name "Wheatland" needs to be eliminated. Hardtner needs to be renamed Hardtner Circle. Fire Department has approved the length of Hardtner which contains a 64-foot right-of-way width.***

G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street (Rolling Hills Circle). The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

H. Plattor's text should indicate provisions have been made for ownership and maintenance of Reserves and the uses intended for these reserves. If a homeowners' association is to be formed, then the association shall be formed prior to recording or the applicant shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is responsible to own and maintain the reserves prior to the association taking over those responsibilities.

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 a method similar to special assessments.

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easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

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M. 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.

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The configuration of the island at the south cul-de-sac as platted and a landscape design submitted to MAPD will resolve the adjoining landowner's concerns. The applicant stated that the landscape design will be implemented as part of the street project.