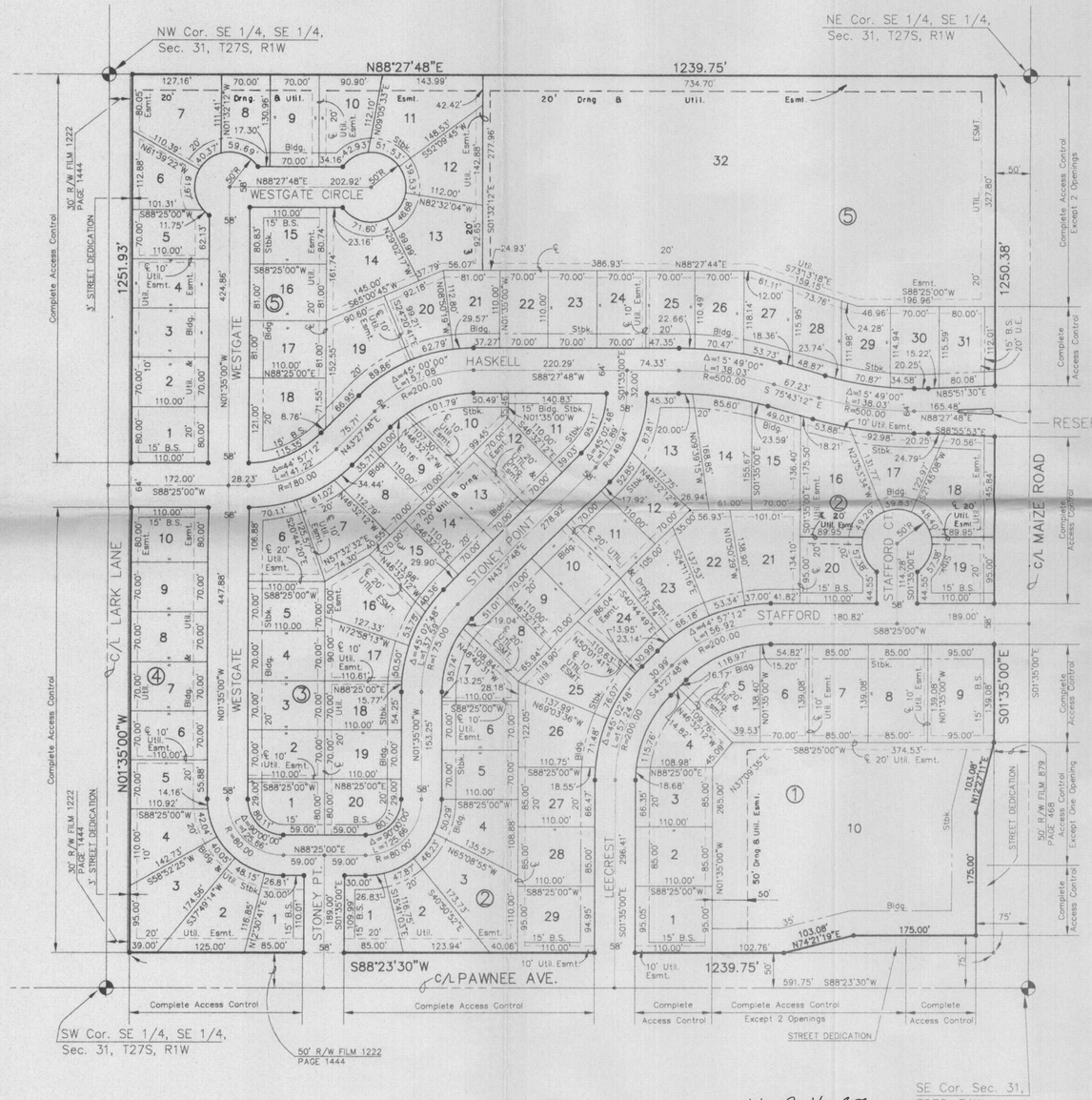
FINAL PLAT OF

PRAIRIE WOODS SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



rec'd 3-16-98

SCALE: 1" = 100'

100 0 100

LEGEND

- IRON

B.S. = Building Setback

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "PRAIRIE WOODS 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:

The Southeast Quarter of the Southeast Quarter of Section 31, Township 27 South, Range 1 West, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence S 88°23'30" W 50.00 feet along the South line of said Southeast Quarter, thence N 01°35'00" W, 50.00 feet parallel with the East line of said Southeast Quarter to the point of beginning, thence S 88° 23'30" W 1239.75 feet parallel with the South line of said Southeast Quarter, thence N 01°35'00" W, 1251.93 feet parallel and 30 feet East of the West line of said Southeast Quarter, thence N 88°27'48" E, 1239.75 feet along the North line of said Southeast Quarter; thence S 01°35'00" E, 1250.38 feet parallel and 50 feet West of the East line of said Southeast Quarter 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 17 day of November, 1997.

Kenneth H. Bengtson

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

KENNETH H. BENGTSON LICENSED 7223 KANSAS REGISTERED LAND SURVEYOR

KENNETH H. BENGTSON REGISTERED LS-922 KANSAS LAND SURVEYOR

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a lots, blocks, streets and reserves the same to be known as "PRAIRIE WOODS SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of drainage and utilities, are hereby granted to the city. The streets are hereby dedicated to and for the use of the public. Reserve A is platted for entry monuments and landscaping. The reserves shall be owned and maintained by the homeowners association. All abutters right of access to Maize Road over and across the East line of "PRAIRIE WOODS SECOND ADDITION" are hereby granted to the City of Wichita, provided however that Lot 10, Block 1 shall have access to Maize at one location and Lot 32, Block 5 have access to Maize Road at two locations. All abutters right of access to or from Pawnee Avenue over and across the South line of Prairie Woods Second are hereby granted to the City of Wichita, provided however, Lot 10, Block 1 shall have access to Pawnee Avenue at two locations, all access locations approved by the City Engineer. **All abutters right of access to or from Lark Lane over and across the West line of Prairie Woods Second are hereby granted to the City of Wichita.**

BUILDERS, DEVELOPMENT INC.

Bradley K. Smisor

Bradley K. Smisor, Executive Vice President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 17 day of November, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Bradley K. Smisor, Executive Vice President, Builders Development 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.

Beth A. Butler

Notary Public
Beth A. Butler

My appointment expires: Feb. 5, 1999

BETH A. BUTLER NOTARY PUBLIC SEDGWICK COUNTY, KANSAS MY APPT. EXPIRES 2/5/99

FAIRHAVEN CHRISTIAN CHURCH

Raymond D. Fiegel

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 29 day of November, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Raymond D. Fiegel, 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.

Debra K. Albert

Notary Public
Debra K. Albert

My appointment expires: 6-27-98

DEBRA K. ALBERT NOTARY PUBLIC STATE OF KANSAS MY APPT. EXP. 6-27-98

We, the Builders Development Inc., mortgagees on the above described property, do hereby consent to the plat of "PRAIRIE WOODS SECOND ".

BUILDERS DEVELOPMENT INC.

By: Bradley K. Smisor

Bradley K. Smisor, Executive Vice President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 17 day of November, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Bradley K. Smisor, Executive Vice President, Builders Development 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.

Beth A. Butler

Notary Public
Beth A. Butler

My appointment expires: Feb. 5, 1999

BETH A. BUTLER NOTARY PUBLIC SEDGWICK COUNTY, KANSAS MY APPT. EXPIRES 2/5/99

This plat of "PRAIRIE WOODS SECOND ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 17th day of July, 1997.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

John Frye, Chairman

Marvin S. Krout, Secretary

WICHITA SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION SEAL KANSAS

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1997.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1997.

_____, County Clerk
James Alford

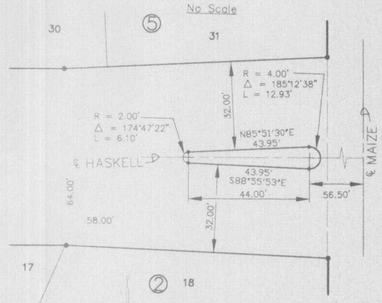
STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1997.

_____, Register of Deeds
Larry Consolver

_____, Deputy
Michael D. Hurtt

RESERVE "A"
No Scale



WICHITA — SEDGWICK COUNTY
W-SC
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

July 21, 1997

Mid Kansas Engineering
411 N Webb Road
Wichita, KS 67206

Re: S/D 97-46 - One-step Preliminary-final Plat of PRAIRIE WOODS 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 17, 1997, 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 July 11, 1997.

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.

Please call if you have any questions.

Sincerely,

Keith Gooch

Keith Gooch
Current Plans Division

KG:lfb
cc: BUILDERS, INC., 1081 S GLENDALE, WICHITA KS 67218
Mike Lindebak, City Engineer

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

FILE COPY

July 11, 1997

MID KANSAS ENGINEERING
411 N WEBB ROAD
WICHITA, KS 67206

Re: S/D 97-46 - ONE-STEP PRELIMINARY-FINAL PLAT OF PRAIRIE WOODS 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 11, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

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

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

C. The applicant shall guarantee the paving of the proposed interior streets. **Engineering** needs to comment if any improvements or guarantees are needed to Maize Road or Pawnee. City Engineering asks for guarantees for improvements along Lark Lane and Pawnee.

D. Sidewalks should be guaranteed along both sides of Haskell.

E. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.

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

G. A covenant providing for 4 off-street parking spaces per dwelling unit shall be provided for lots along roadways having 58 foot right-of-way. 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. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking

over those responsibilities.

I. Representatives from the **City Fire Department** and/or OCI need to comment of the acceptability of proposed street names. City Fire Department made the following requests: Manchester Street should be Westgate Street, Manchester Circle should be Westgate Circle and extend to replace Manchester Court, Stafford Street should turn into Leecrest Street between Lots 23 and 24.

J. **City Engineering** needs to comment on the status of the applicant's drainage plan. City Engineering requests a detention pond be added at the southeast corner of the plat. The detention pond should be included as a drainage easement or reserve. For those lots next to drainage easements, minimum pad elevations need to be shown on the plat.

K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)

L. The applicant's engineer is advised that 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.

M. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

N. The applicant is advised that various State and Federal requirements 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. (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, Kansas, 67464, 913-546-2294 or Kansas department of Wildlife and Parks)

O. The representatives from the **utility companies** should be prepared to comment on the need for utility easements to be platted on this property. Attached are the additional utility easements requested by KG&E.

P. Perimeter closure computations should be submitted with the final plat tracing.

Q. Recording of the plat within 30 days after approval by the City Council.

R. The applicant needs to revise the legal description to accurately portray the land being platted. Also the applicant must make sure that the distances and degrees on the drawing are identical to those in the legal description.

S. The applicant shall submit a platting binder for this piece of property.

T. The applicant needs to change the year from 1994 to 1997 on the text of the plat.

U. **Traffic Engineering** needs to comment on the adequacy of proposed access control.

V. Prior to final plat submission, the applicant(s) is requested to meet with MAPD and Wichita Park Department staff to consider possible land dedication for a public park as a part of a public-private partnership, rearrangement of lot pattern to private, and easement for recreation corridor, in accordance with the recently adopted Park Plan.

W. The Deputy should be removed from Pat Burnett's title.

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, July 17, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Keith Gooch

Keith Gooch
Current Plans Division

KG\lfb
Enclosure
cc: BUILDERS, INC., 1081 S GLENDALE, WICHITA KS 67218
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-5

METROPOLITAN AREA PLANNING COMMISSION

July 17, 1997

STAFF REPORT

(One -Step Preliminary-Final Plat, Approved 7/10/97)

CASE NUMBER: S/D 97-46 PRAIRIE WOODS 2ND ADDITION

OWNER/APPLICANT: Builders, Inc., 1081 S Glendale
Wichita KS 67218

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., Greg Allison,
411 North Webb Rd., Wichita 67206

LOCATION: The Northwest corner of Pawnee and Maize Road

SITE SIZE: 39.5 Acres

NUMBER OF LOTS

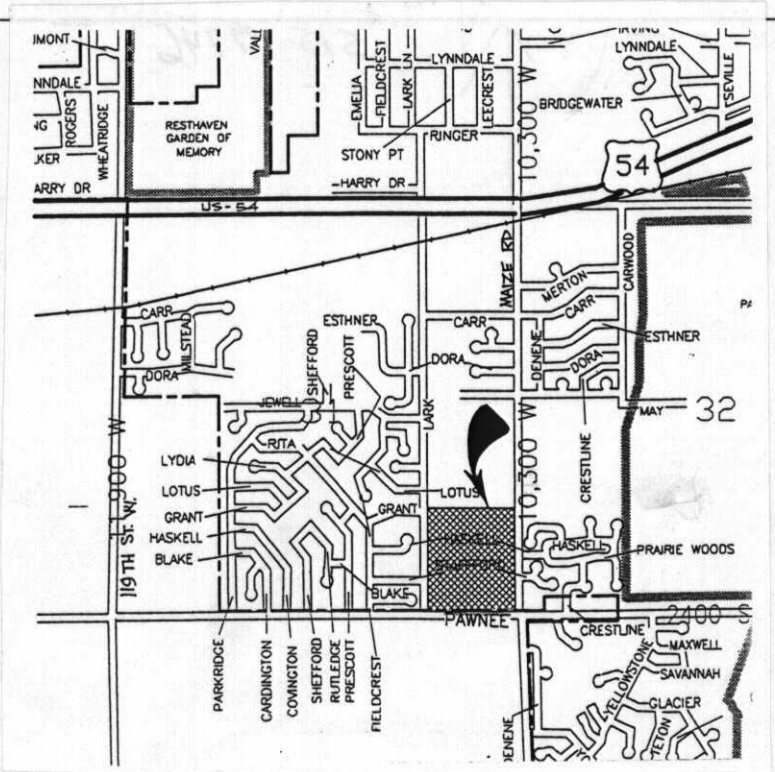
Residential:	101
Office:	
Commercial:	1
Industrial:	
Total:	**102**

MINIMUM LOT AREA: 7710 sq. ft.

CURRENT ZONING: County R1 and LC

PROPOSED ZONING: SF6 and LC (Z-3152)

VICINITY MAP:



Note: This site was approved for "AA" and "A" (Z-3152) (now "SF-6" and "TF-3") Single-Family and Two-Family. The applicants were granted a platting extension in accordance with this zoning change.

STAFF COMMENTS:

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

C. The applicant shall guarantee the paving of the proposed interior streets. **Engineering** needs to comment if any improvements or guarantees are needed to Maize Road or Pawnee. City Engineering asks for guarantees for improvements along Lark Lane and Pawnee.

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