HIGHLAND SPRINGS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

LEGEND:

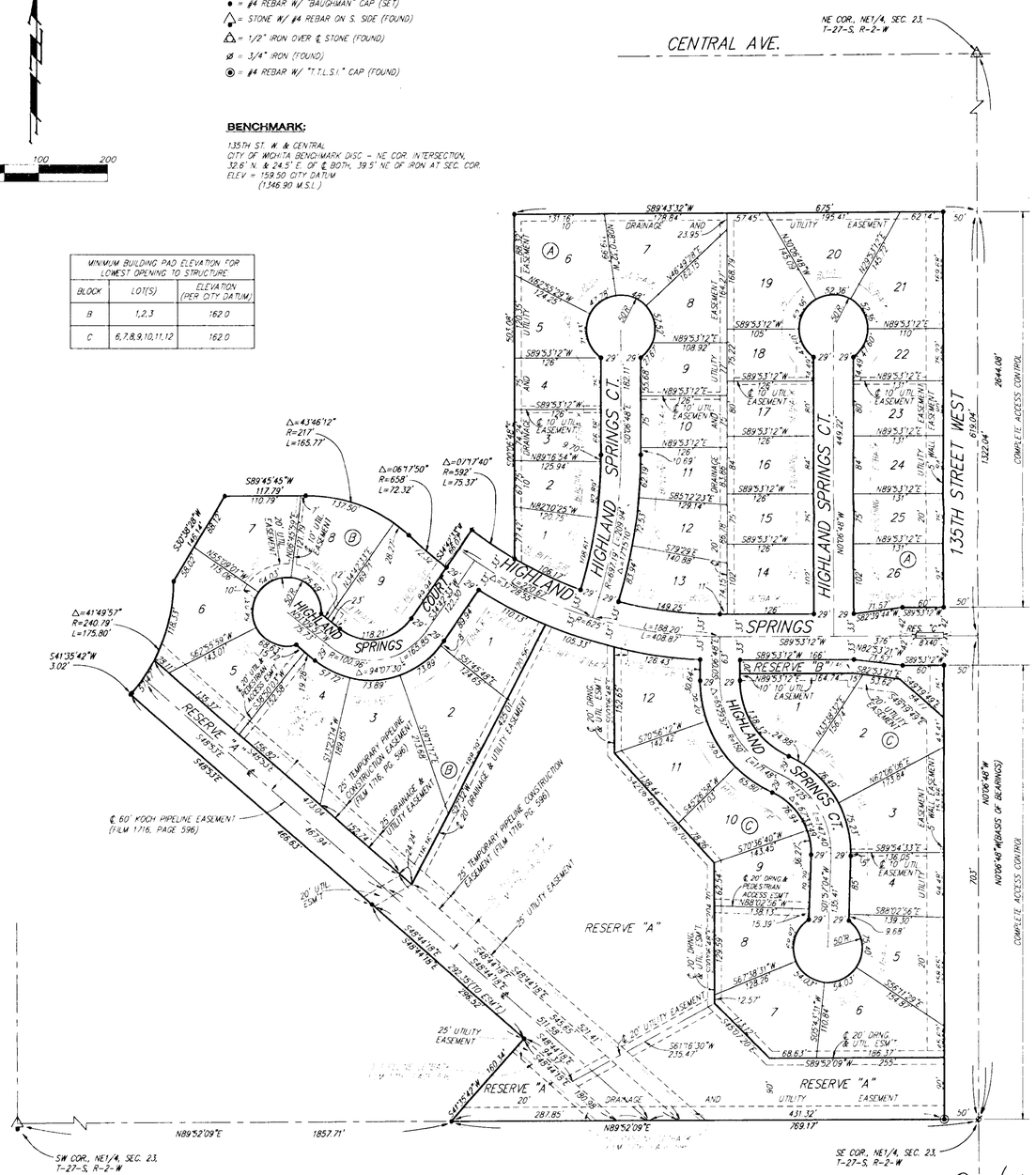
- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- △ = STONE W/ #4 REBAR ON S. SIDE (FOUND)
- △ = 1/2" IRON OVER ¢ STONE (FOUND)
- ⌀ = 3/4" IRON (FOUND)
- ◉ = #4 REBAR W/ "T.T.L.S.I." CAP (FOUND)

BENCHMARK:

135TH ST. W. & CENTRAL
CITY OF WICHITA BENCHMARK DISC - NE. COR. INTERSECTION, 32.6' N. & 24.5' E. OF ¢ BOTH, 39.5' NE OF IRON AT SEC. COR.
ELEV = 1591.50 CITY DATUM
(1,346.90 M.S.L.)

0 100 200

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO STRUCTURE.		
BLOCK	LOT(S)	ELEVATION (PER CITY DATUM)
B	1,2,3	1620
C	6,7,8,9,10,11,12	1620



Final Plat
2-12-98

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A. Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "HIGHLAND SPRINGS ADDITION", Wichita, 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 NE 1/4 of Section 23, T27S, R2W of the 6th P.M., Sedgwick County, Kansas and further described as as follows: Beginning at the SE Corner of said NE 1/4; thence N00°06'48"W along the East line of said NE 1/4, 1,322.04 feet; thence S89°43'32"W, 675 feet; thence S00°06'48"E, 503.08 feet to a point on a curve to the right; thence northwesterly along said curve, having a central angle of 07°17'40" and a radius of 592 feet, an arc distance of 75.37 feet; (having a chord length of 75.32 feet bearing N56°07'49"W); thence S34°42'33"W, 66.07 feet to a point on a curve to the right; thence northwesterly along said curve, having a central angle of 06°17'50" and a radius of 658 feet, an arc distance of 72.32 feet, (having a chord length of 72.28 feet bearing N49°36'58"W) to the P.R.C. of a curve to the left; thence northwesterly and westerly along said curve, having a central angle of 43°46'12" and a radius of 217 feet, an arc distance of 165.77 feet, (having a chord length of 161.77 feet bearing N68°21'09"W), to the P.T. of said curve; thence S89°45'45"W, 117.79 feet; thence S30°38'28"W, 146.14 feet to the P.C. of a curve to the right; thence southerly and southwesterly along said curve, having a central angle of 41°49'57" and a radius of 240.79 feet, an arc distance of 175.80 feet, (having a chord length of 171.93 feet bearing S20°40'44"W), to the P.T. of said curve; thence S41°35'42"W, 3.02 feet; thence S48°53'00"E, 466.63 feet; thence S48°44'18"E, 296.52 feet; thence S41°35'42"W, 160.34 feet to a point on the south line of said NE 1/4; thence N89°52'09"E, 769.17 feet to the point of beginning.

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

Baughman Company, P.A.

Michael G. Conrey 8-5-11-19-97 Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "HIGHLAND SPRINGS 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 drainage and pedestrian access easement is hereby granted as indicated for drainage purposes and for pedestrian access purposes to or from Reserve "A", and no fences or other obstructions shall be constructed or placed on or within this easement. The utility and pedestrian access easement is hereby granted as indicated for the construction and maintenance of all public utilities and for pedestrian access purposes to or from Reserve "A", and no fences or other obstructions shall be constructed or placed on or within this easement. The wall easements are hereby granted as indicated for the construction and maintenance of a private wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of public. Reserve "A" is hereby reserved for drainage purposes, landscaping, berms, open space, recreational areas, sidewalks, utilities as confined to easements, and pipelines as confined to easement. Reserve "B" is hereby reserved for landscaping, entry monuments, berms, open space, signage, and sidewalks and utilities as confined to easement. Reserve "C" is hereby reserved for landscaping entry monuments, streets, utilities, and signage. Reserves "A", "B", and "C" shall be owned and maintained by the homeowners association for the addition. All abutters rights of access to or from 135th Street West over and across the east line of Lots 21, 22, 23, 24, 25, and 26, Block A, and the east line of Lots 2, 3, 4, 5, and 6,, Block C and the east line of Reserve "A" and Reserve "B" are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as shown on the face of the plat.

Kelsey Development, Inc.

Paul E. Kelsey, President
Paul E. Kelsey

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 19th day of NOVEMBER, 1997, by Paul E. Kelsey, President of Kelsey Development, Inc., on behalf of the corporation.

My App't. Exp. 11-7-2001 Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

JUDITH M TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

This plat of "HIGHLAND SPRINGS 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
John C. Frye

____, 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) 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 ____, 1998 at ____ o'clock ____ M; and is duly recorded.

____, Register of Deeds
Larry Consolver

____, Deputy
Michael D. Hurtt

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

Prairie State Bank

Carmen Campbell, Vice President
CARMEN CAMPBELL

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 2nd day of December, 1997, by Carmen Campbell, Vice President of the Prairie State Bank, on behalf of the bank.

My App't. Exp. 4/26/2001 Lori Newell, Notary Public
LORI NEWELL

LORI NEWELL
NOTARY PUBLIC
STATE OF KANSAS
MY APPT. EXPIRES 4-26-2001

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
(316)-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
PROJECT NO. 96-02-PA28 F:\PLAT\HSPR.DWG-mjc

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

July 31, 1997

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D 96-72 - Final Plat of HIGHLAND SPRINGS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 31, 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 25, 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: Paul E. Kelsey, 716 N. 119th Street W. - #112, Wichita, KS 67212
John Dugan, 2416 Morning Dew, Wichita, KS 67205
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY
W-SC
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CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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FILE COPY

July 25, 1997

Baughman Company Inc
315 Ellis
Wichita Ks 67211

Re: S/D 96-72 - FINAL PLAT OF HIGHLAND SPRINGS

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 24, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

A. Prior to this plat being submitted for consideration by the City Council, this site shall have been annexed to the City of Wichita. Annexation will allow for the lot sizes being platted. Annexation to Wichita has been completed.

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

C. The applicant shall guarantee the extension of water service to serve the lot being served.

D. Per the perimeter street paving policy, guarantees for an overlay shall be provided for improvements to 135 Street West from Central to Highland Springs.

E. The applicant shall guarantee the paving of the proposed interior streets. Highland Springs shall be paved to a collector street status. An alternate sidewalk plan can be submitted for approval by the Director of Planning provided consistent access is provided to the reserves from the street. Agreement has been reached on a sidewalk plan.

F. City Engineering indicates a guarantee is needed for a left turn lane at Highland Springs and 135th Street.

G. City Engineering approved the applicant's drainage plan. City Engineering approved the minimum pad elevation shown on plat. City Engineering is requesting a drainage guarantee.

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

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

J. An indication that the pipeline crossing this site has been confined shall be submitted with the final tracing.

K. The applicant shall provide proof that the Koch pipeline easement shown on the plat is sufficient, and that utilities may be located adjacent to and within the easement. Any relocation, or lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.

L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to the recording of 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.

M. 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 of Wichita, 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.

N. For any Reserves indicated as involving structures building setbacks shall also be indicated to any adjacent streets.

O. 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. 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.

P. Shady Shores Circle and Highland Shores Circle should be Highland Springs Court.

Q. A platting binder shall be submitted prior to City Council consideration.

R. 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.)

S. 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.

T. 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.

U. 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)

V. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. In particular, an easement was requested between Lots 7 and 8, Block B, that does not appear on this final. Attached are the additional utility easement requests by KG&E.

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

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

Y. The applicant shall provide proof of payment of second half of the year taxes.

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 31, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Dale Miller

Dale Miller
Chief Planner, Current Plans Division

DL:lfb
Enclosure
cc: Paul E Kelsey, 716 N 119th St W - #112, Wichita Ks 67212
Mike Lindebak, City Engineer

AGENDA ITEM NO. 4-5

METROPOLITAN AREA PLANNING COMMISSION

July 31, 1997

STAFF REPORT

(Final Plat-Approved 7/24/97, Final Plat deferred from 7/10/97, Preliminary Plat, Approved 5/8/97)

FILE COPY

CASE NUMBER: S/D 96-72 HIGHLAND SPRINGS ADDITION

OWNER/APPLICANT: Paul E. Kelsey,
716 N. 119 Street W. - #112, Wichita, KS 67212

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

LOCATION: South of Central Avenue and west of 135th Street West

SITE SIZE: A portion of a preliminary plat containing 160 acres.

NUMBER OF LOTS

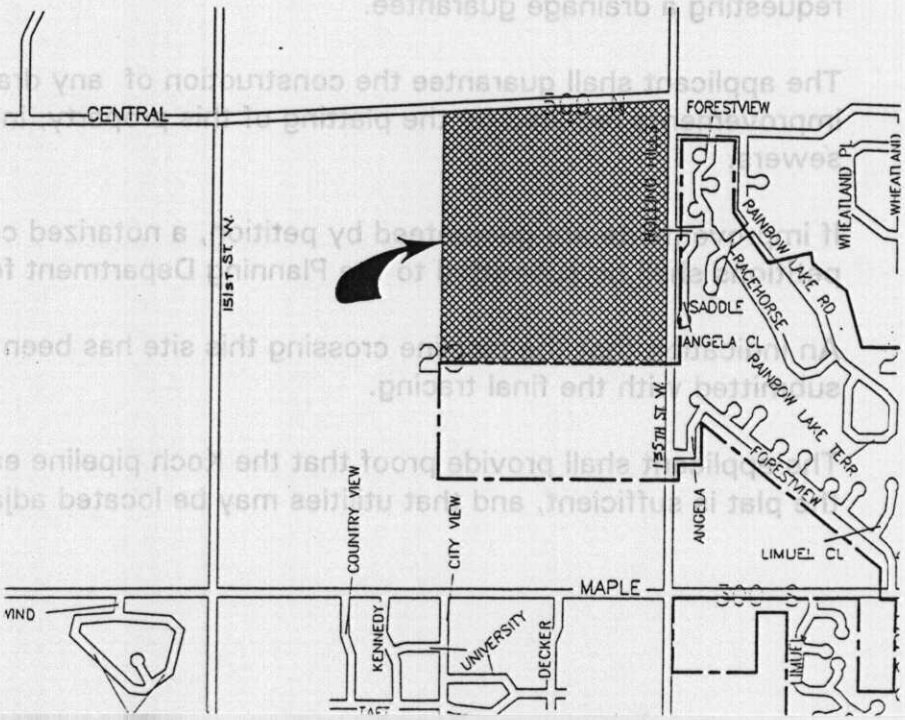
Residential:	47
Office:	
Commercial:	
Industrial:	
Total:	47

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-6" Single Family (upon annexation)

VICINITY MAP:



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