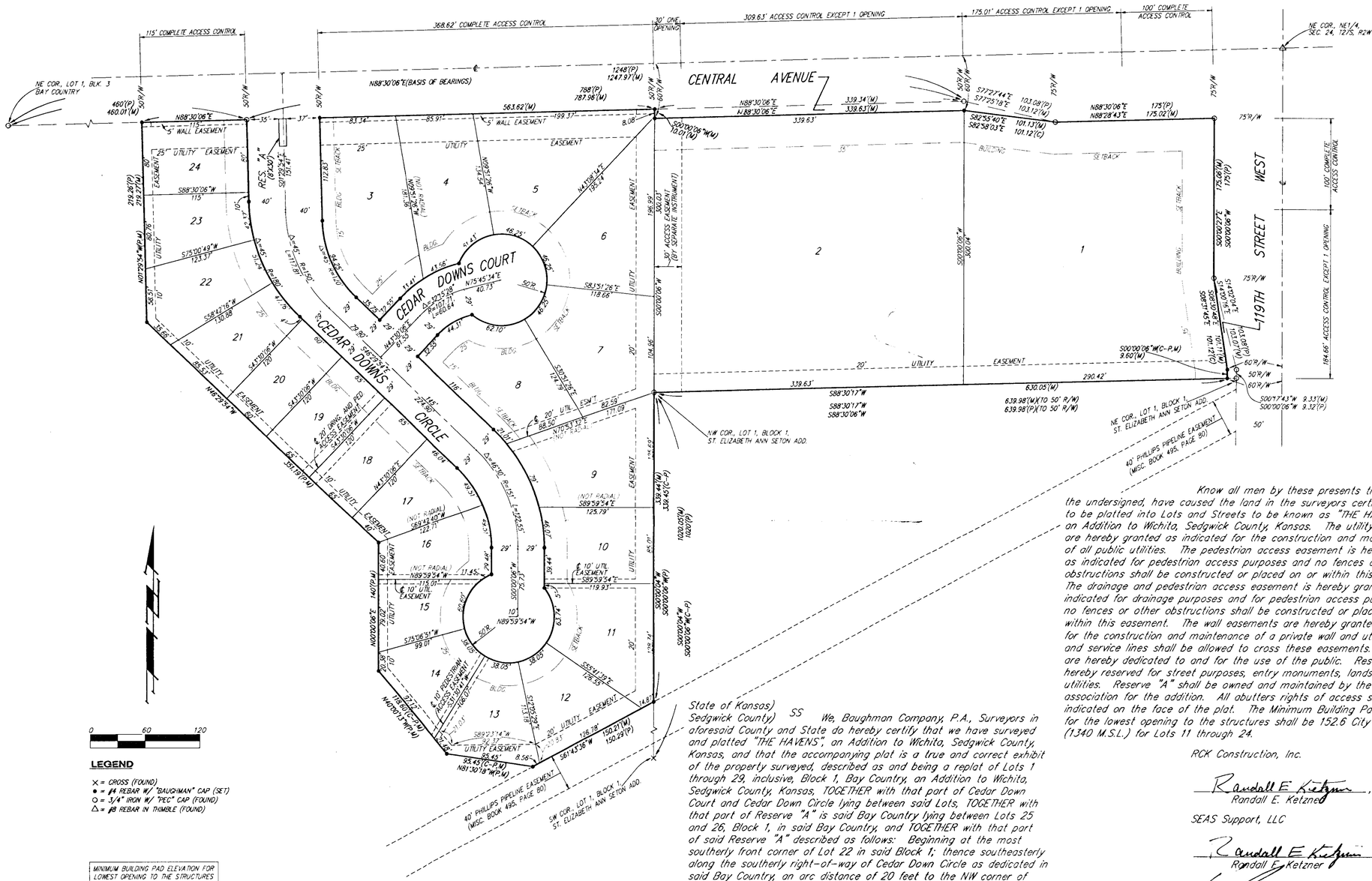
final tracing received 9-28-98

THE HAVENS

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



0 60 120

LEGEND

× = CROSS (FOUND)
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = 3/4" IRON W/ "PEC" CAP (FOUND)
△ = #8 REBAR IN THIMBLE (FOUND)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
LOT	ELEVATION	
	CITY DATUM	MSL
11 – 24	152.6	1340.0

BENCHMARK

CITY OF WICHITA BENCHMARK
CENTRAL & 119TH ST. WEST
SE CORNER INTERSECTION
40' EAST AND 46' SOUTH OF
CENTER LINE BOTH. 58.82'
SE OF SECTION CORNER IRON.
21.7 FEET WEST OF FACE WALK
N/S. 13.6' NORTH OF WALK E/W
ELEVATION = 156.93 CITY DATUM
1344.33 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 and Streets to be known as "THE HAVENS", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The pedestrian access easement is hereby granted as indicated for pedestrian access purposes and no fences or other obstructions shall be constructed or placed on or within this easement. The drainage and pedestrian access easement is hereby granted as indicated for drainage purposes and for pedestrian access purposes 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 the public. Reserve "A" is hereby reserved for street purposes, entry monuments, landscaping, and utilities. Reserve "A" shall be owned and maintained by the homeowners association for the addition. All obutters rights of access shall be as indicated on the face of the plat. The Minimum Building Pad Elevations for the lowest opening to the structures shall be 152.6 City Datum (1340 M.S.L.) for Lots 11 through 24.

RCK Construction, Inc.

Randall E Ketzner, President
Randall E. Ketzner

SEAS Support, LLC

Randall E Ketzner, Member
Randall E. Ketzner

Kevin P. Lewis, Member

Todd Rhodes, Member

Randall E Ketzner Christine M. Ketzner
Randall E. Ketzner Christine M. Ketzner

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 10TH day of SEPTEMBER, 1998, by Randall E. Ketzner, President of RCK Construction, 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 We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "THE HAVENS", an Addition to 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 Lots 1 through 29, inclusive, Block 1, Bay Country, an Addition to Wichita, Sedgwick County, Kansas, TOGETHER with that part of Cedar Down Court and Cedar Down Circle lying between said Lots, TOGETHER with that part of Reserve "A" is said Bay Country lying between Lots 25 and 26, Block 1, in said Bay Country, and TOGETHER with that part of said Reserve "A" described as follows: Beginning at the most southerly front corner of Lot 22 in said Block 1; thence southeasterly along the southerly right-of-way of Cedar Down Circle as dedicated in said Bay Country, an arc distance of 20 feet to the NW corner of Lot 21 in said Block 1; thence southerly along the west line of said Lot 21 to the SW corner of said Lot 21; thence westerly along the south line of said Lot 21 as extended west to an intersection with the southwest rear line of said Lot 22 as extended southeasterly; thence northwesterly along the extended southwest rear line of said Lot 22 to the most southerly corner of said Lot 22; thence northeasterly along the southeast line of said Lot 22 to the point of beginning.

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 Co., P.A.

Michael G. Conrey, LS-9719, 1998, Surveyor
Michael G. Conrey

This plat of "THE HAVENS", an Addition to 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 "THE HAVENS", an Addition to Wichita, Sedgwick County, Kansas.

Garden Plain State Bank

_____, President
Patrick F. Walden

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 11TH day of SEPTEMBER, 1998, by Patrick F. Walden, President of Garden Plain State 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 The foregoing instrument acknowledged before me, this 10TH day of SEPTEMBER, 1998, by Randall E. Ketzner, Member of SEAS Support, LLC, 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 10TH day of SEPTEMBER, 1998, by Kevin P. Lewis, Member of SEAS Support, LLC, 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 10TH day of SEPTEMBER, 1998, by Todd Rhodes, Member of SEAS Support, LLC, 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 10TH day of SEPTEMBER, 1998, by Randall E. Ketzner and Christine M. Ketzner, 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

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

T:\DEATKE\ZONE\DTHC.WOC

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

June 11, 1998

Baughman Company PA
315 Ellis
Wichita, KS 67211

S/D 98-50 - One-Step Final Plat of THE HAVENS

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 11, 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 June 5, 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 five (5) 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

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
cc: S.E.A.S. Support, L.L.C., Attn: Randy Ketzner, 2802 N. Northshore Circle, Wichita, KS 67205
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

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
(316) 268-4421

June 5, 1998

Baughman Company PA
315 Ellis
Wichita, KS 67211

S/D 98-50 - One-Step Final Plat of THE HAVENS

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 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 and sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for any additional guarantees. ***A respread agreement is needed to be submitted in regards to the existing special assessments.***

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

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. A guarantee will be required that may be part of the paving project. Minimum pad elevations need to be platted for the lots adjacent to the existing lake.***

D. Complete access control along Central has been dedicated on the plat for the proposed residential lots backing up to Central. The plat denotes three openings along Central for the two non-residential lots. Traffic Engineering needs to comment on the need for shared access points for the non-residential lots. The final plat tracing shall denote distances for all segments of access control.

E. 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.

F. Traffic Engineering needs to comment on the need for improvements to Central.

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. 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. 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.)

I. 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.

J. 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.

K. 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.

L. 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.

M. Perimeter closure computations shall be submitted with the final plat tracing.

N. Recording of the plat within thirty (30) days after approval by the City Council

and/or County Commission.

O. 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. *KG&E and Southwestern Bell have requested additional easements.*

P. 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.

Q. *City Fire has requested that the street names be revised to read "Cedar Downs".*

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, June 11, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure: Marked Copy of plat

cc: S.E.A.S. Support, L.L.C., Attn: Randy Ketzner, 2802 N. Northshore Circle, Wichita, KS 67205
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8.

June 11, 1998

STAFF REPORT
(One-Step Final Plat-Approved 06/04/98)

CASE NUMBER: S/D 98-50 - THE HAVENS ADDITION

OWNER/APPLICANT: S.E.A.S. Support, L.L.C., Attn: Randy Ketzner, 2802 N. Northshore Circle, Wichita, KS 67205

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

LOCATION: Southwest corner of 119th Street West and Central

SITE SIZE: 10.89 acres

NUMBER OF LOTS

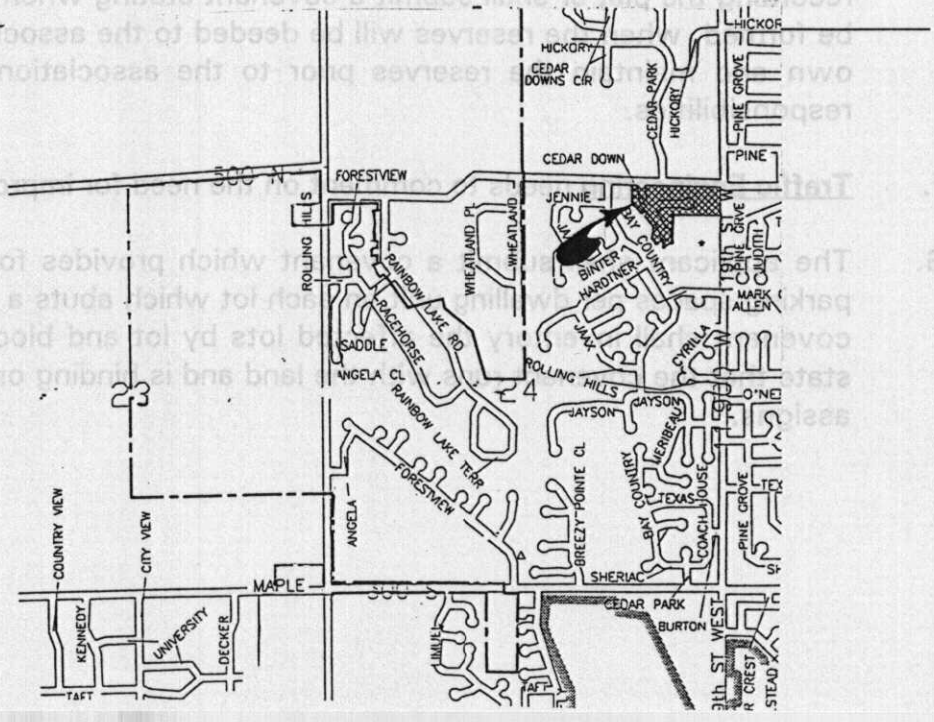
Residential:	20
Office:	1
Commercial:	1
Industrial:	
Total:	22

MINIMUM LOT AREA: 7,440 sq. ft.

CURRENT ZONING: LC, Limited Commercial (Lot 1)
SF-6, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial (Lots 1 and 2)
TF-3, Two-Family Residential (Lots 3-11)
SF-6, Single-Family Residential (Lots 12-24)

VICINITY MAP



Note: Lot 2 has been approved for a zone change (Z-3267) from SF-6, Single-Family to NO, Neighborhood Office subject to replatting. Lots 3-11 have been approved for a zone change (Z-3268) from SF-6, Single-Family to TF-3, Two-Family subject to replatting.

STAFF.COMMENTS:

A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for any additional guarantees. ***A respread agreement is needed to be submitted in regards to the existing special assessments.***

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

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. A guarantee will be required that may be part of the paving project. Minimum pad elevations need to be platted for the lots adjacent to the existing lake.***

D. Complete access control along Central has been dedicated on the plat for the proposed residential lots backing up to Central. The plat denotes three openings along Central for the two non-residential lots. Traffic Engineering needs to comment on the need for shared access points for the non-residential lots. The final plat tracing shall denote distances for all segments of access control.

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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. 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. 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.)

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M. Perimeter closure computations shall be submitted with the final plat tracing.

N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

O. 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. *KG&E and Southwestern Bell have requested additional easements.*

P. 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.

Q. ***City Fire has requested that the street names be revised to read "Cedar Downs".***