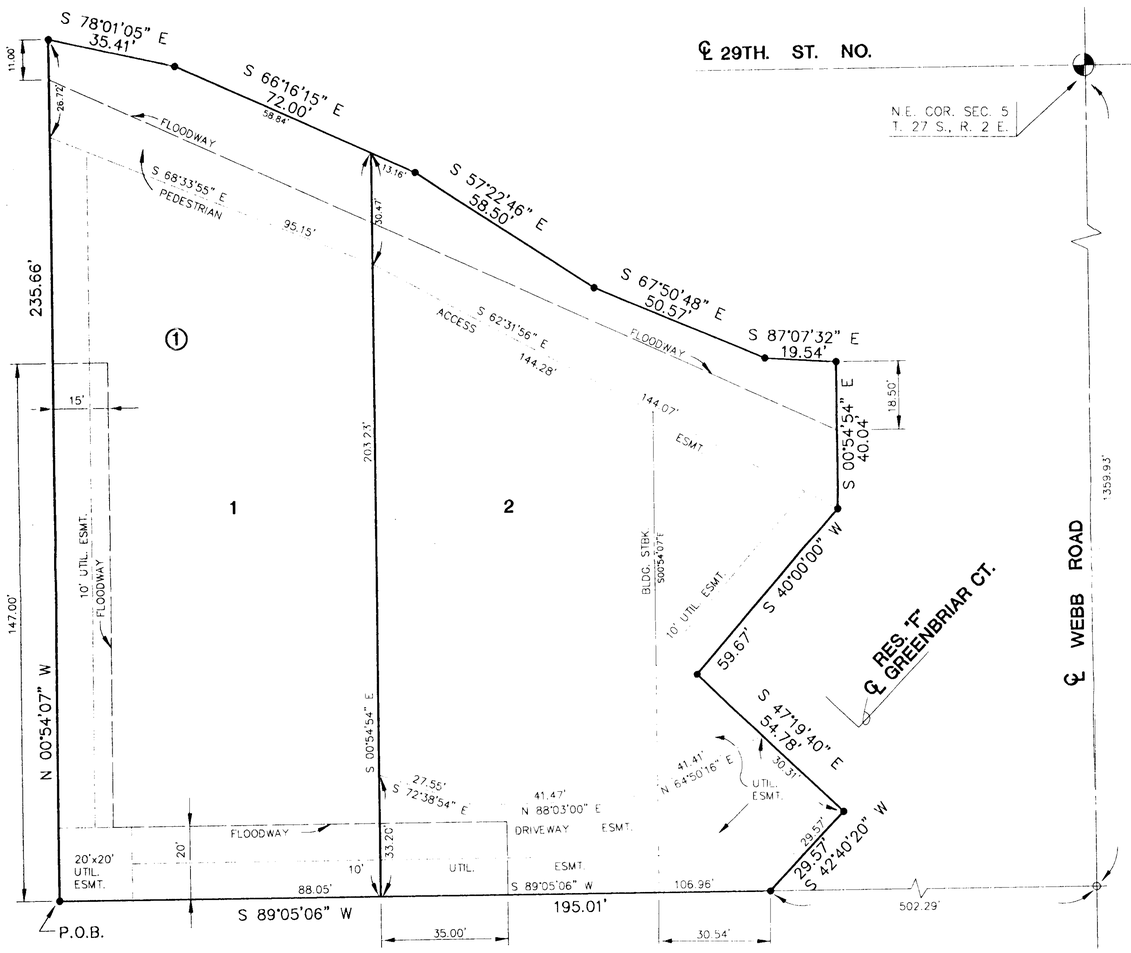
FINAL PLAT

FOX POINTE THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=20'

20 10 0 20

LEGEND

● IRON

MINIMUM PAD ELEVATION (LOWEST OPENING)			
LOT	BLOCK	MIN. PAD ELEV. C.O.W. DATUM	MIN. PAD ELEV. USGS
1	1	216.0	1403.4
2	1	216.0	1403.4

REVISED 11-25-97

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 "FOX POINTE THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots and a block, the same being accurately set fourth in the accompanying plat and described herein.

A replat of Lots 6 and 7, Block 1, FOX POINTE SECOND ADDITION, an addition to Wichita, Sedgwick County, Kansas and a portion of Reserve B, FOX POINTE ADDITION, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of said Lot 6; thence N 00° 54' 07" W, 235.66 feet along the West line of said Lot 6 and 7; thence S 78° 01' 05" E, 35.41 feet; thence S 66° 16' 15" E, 72.00 feet; thence S 57° 22' 46" E, 58.50 feet; thence S 67° 50' 48" E, 50.57 feet; thence S 87° 07' 32" E, 19.54 feet; thence S 00° 54' 54" E, 40.04 feet to a point on the East line of said Reserve B; thence S 40° 00' 04" W, 59.67 feet along the East line of said Reserve B and said Lot 7; thence S 47° 19' 40" E, 54.78 feet along the Easterly line of said Lot 6; thence S 42° 40' 20" W, 29.57 feet along the Easterly line to the Southeast corner of said Lot 6; thence S 89° 05' 06" W, 195.00 feet along the South line of said Lot 6, to the point of beginning.

All lots, blocks, easements, reserves, floodways & building setbacks lying within the above described property are hereby vacated and replated by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 18th day of November, 1997.

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

KENNETH H. BENGTSON REGISTERED LAND SURVEYOR KANSAS

KENNETH H. BENGTSON LICENSED PROFESSIONAL ENGINEER KANSAS

Know all men by these presents that we the undersigned property owners of the lands 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 lots and a block, the same to be known as "FOX POINTE THIRD ADDITION" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. Minimum pad elevations are as indicated on the face of plat. The Pedestrian Access Easement is platted for access to the lake on Reserve B, FOXPOINTE ADDITION, an addition to Wichita, Sedgwick County, Kansas and shall not be blocked. The Driveway Easement on Lot 2, is platted for access to Lot 1 and shall not be blocked. The floodway as indicated on the accompanying plat shall be the responsibility of the owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvements of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the City Engineer.

LEEWOOD HOMES, INC.

Joe H. Lee, President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 23rd day of Dec. 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Joe H. Lee, President of 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.

Marilyn G. Appelhans
Notary Public
My appointment expires 1-12-2000

We, the Emprise Bank, mortgagees on the above described property, do hereby consent to the plat of "FOX POINTE THIRD".

EMPRISE BANK

By: Sam E. Trummel
Sam E. Trummel, Vice President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 6th day of November, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Sam E. Trummel, 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.

Sidney A. Henry
Notary Public
My appointment expires May 17, 1999

5-17-99

We, Richard J. Hattrup and Juanita E. Hattrup, mortgagees on the above described property, do hereby consent to the plat of "FOX POINTE THIRD".

EMPRISE BANK

By: Richard J. Hattrup
RICHARD J. HATTRUP

By: Juanita E. Hattrup
JUANITA E. HATTRUP

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 20th day of November, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Richard J. Hattrup & 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.

Marilyn G. Appelhans
Notary Public
My appointment expires 1-12-2000

1-12-2000

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

Dated this, _____ day of _____, 1997.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
Richard Lopez

_____, Secretary
Marvin S. Krout

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

_____, Deputy 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

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

October 31, 1997

FILE COPY

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

Re: S/D 97-80 -- Final Plat of FOX POINTE 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 30, 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 October 24, 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.

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: Leewood Homes, Inc., 3500 North Rock Road, Wichita, KS 67226
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

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

October 24, 1997

Mid Kansas Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67202

Re: S/D 97-80 -- One-Step Final Plat of FOX POINTE 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. City Engineering needs to comment on the situation involving existing guarantees for the site and any requirements for providing new guarantees. ***City Engineering has requested the submission of a respread agreement due to 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. 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.)

D. 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.

E. 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.

F. 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.

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

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

I. 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.

J. Proposed Lot 1 does not directly abut a street, in violation of the Subdivision regulations. A waiver would need to be approved if an access easement is provided through Lot 2.

K. The signature block for the Chairperson of the MAPC should read Richard Lopez.

L. The applicant is reminded that a platting binder is required. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.

M. The centerline of Greenbriar Court must be denoted by CL.

N. ***Drainage for the site is acceptable to City Engineering.***

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, October 30, 1997 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: Leewood Homes, Inc., 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, 1250 S. Seneca, Wichita, KS 67213

AGENDA ITEM NO. 2-7

METROPOLITAN AREA PLANNING COMMISSION

October 30, 1997

FILE COPY

STAFF REPORT

(One-Step Final Plat-Approved 10/23/97)

CASE NUMBER: S/D 97-80 FOX POINTE 3RD ADDITION

OWNER/APPLICANT: Leewood Homes, Inc., 3500 North Rock Road, Wichita, KS 67226

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

LOCATION: South of 29th Street North and west of Webb Road

SITE SIZE: .75 acres

NUMBER OF LOTS

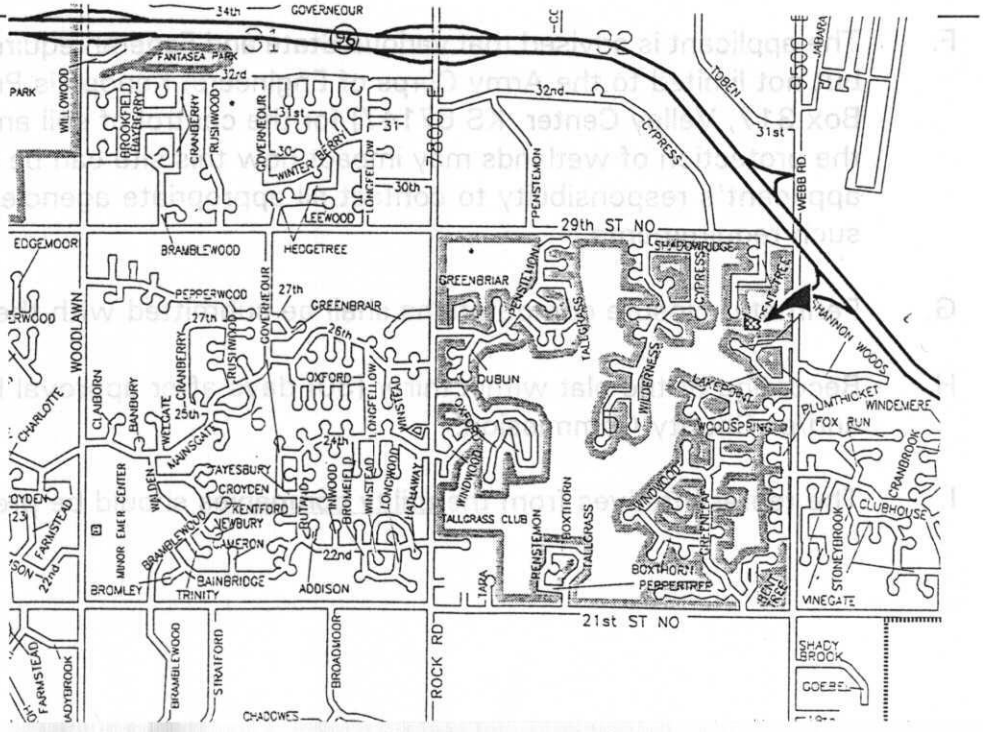
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 15,735 sq.ft.

CURRENT ZONING: SF-6, Single Family

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat which alters the lot configuration from an east-west orientation to north-south.

STAFF COMMENTS:

A. City Engineering needs to comment on the situation involving existing guarantees for the site and any requirements for providing new guarantees. ***City Engineering has requested the submission of a respread agreement due to 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. 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.)

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

I. 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.

J. Proposed Lot 1 does not directly abut a street, in violation of the Subdivision regulations. A waiver would need to be approved if an access easement is provided through Lot 2.

K. The signature block for the Chairperson of the MAPC should read Richard Lopez.

L. The applicant is reminded that a platting binder is required. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.

M. The centerline of Greenbriar Court must be denoted by CL.

N. Drainage for the site is acceptable to City Engineering.