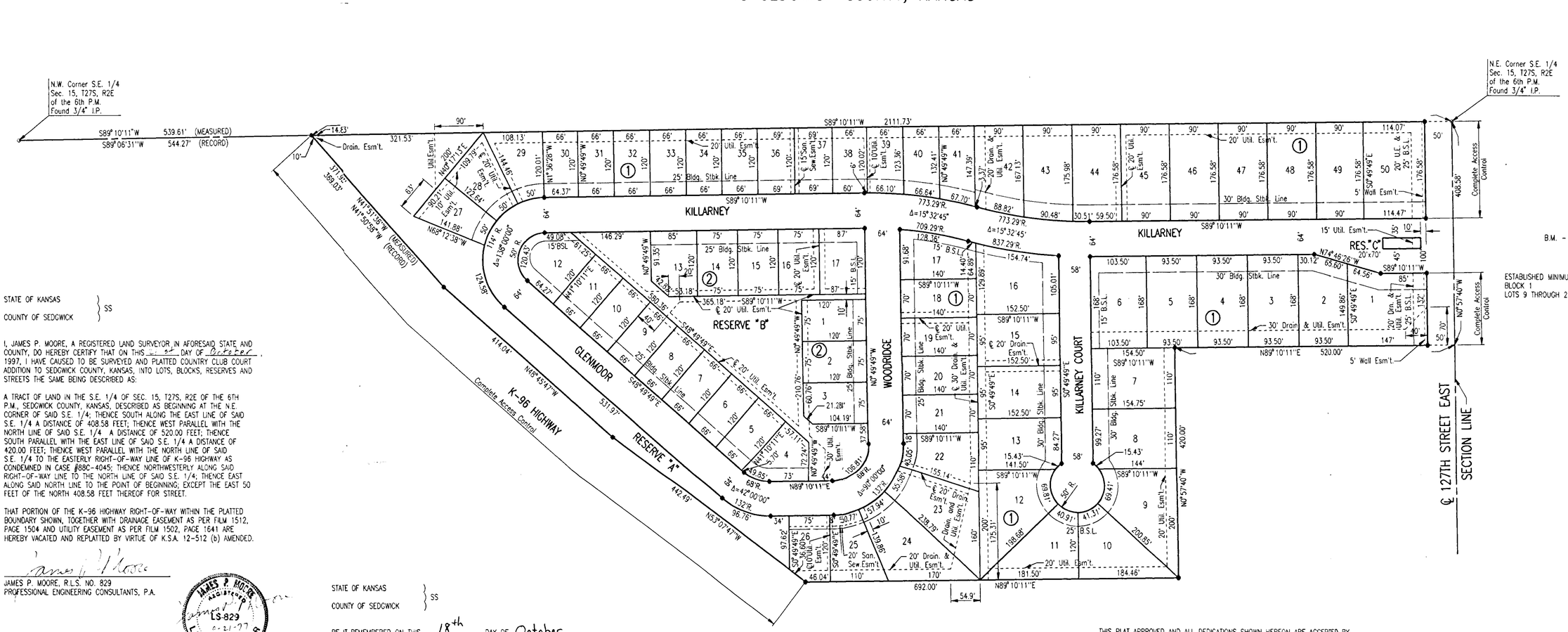
COUNTRY CLUB COURT ADDITION

TO SEDGWICK COUNTY, KANSAS



ESTABLISHED MINIMUM PAD (LOWEST OPENING) ELEVATIONS ARE AS FOLLOWS:

BLOCK 1	ELEVATION (M.S.L)
LOTS 9 THROUGH 24	1369.80

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR, IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 1st DAY OF October, 1997, I HAVE CAUSED TO BE SURVEYED AND PLATTED COUNTRY CLUB COURT ADDITION TO SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, RESERVES AND STREETS THE SAME BEING DESCRIBED AS:

A TRACT OF LAND IN THE S.E. 1/4 OF SEC. 15, T27S, R2E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT THE N.E. CORNER OF SAID S.E. 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID S.E. 1/4 A DISTANCE OF 408.58 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID S.E. 1/4 A DISTANCE OF 520.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID S.E. 1/4 A DISTANCE OF 420.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID S.E. 1/4 TO THE EASTERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY AS CONDEMNED IN CASE #88C-4045; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID S.E. 1/4; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; EXCEPT THE EAST 50 FEET OF THE NORTH 408.58 FEET THEREOF FOR STREET.

THAT PORTION OF THE K-96 HIGHWAY RIGHT-OF-WAY WITHIN THE PLATTED BOUNDARY SHOWN, TOGETHER WITH DRAINAGE EASEMENT AS PER FILM 1512, PAGE 1504 AND UTILITY EASEMENT AS PER FILM 1502, PAGE 1641 ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512 (b) AMENDED.

JAMES P. MOORE, R.L.S. NO. 829
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

JAMES P. MOORE — LS-829 — 6-21-77 — KANSAS — LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, RESERVES, AND STREETS, THE SAME TO BE KNOWN AS COUNTRY CLUB COURT ADDITION TO SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE 5-FOOT WALL EASEMENTS ALONG THE EAST LINE OF LOT 1, BLOCK 1, AND ALONG THE EAST LINE OF LOT 50, BLOCK 1, ARE HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENTS.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 127TH STREET EAST OVER AND ACROSS THE EAST LINES OF LOTS 1 AND 50 IN BLOCK 1, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM K-96 HIGHWAY OVER AND ACROSS THE SOUTHWEST LINES OF RESERVE "A" AND LOT 26, BLOCK 1, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. RESERVE "A" AND "B" ARE HEREBY PLATTED FOR DRAINAGE, LANDSCAPING, WALKWAYS AND UTILITIES CONFINED TO EASEMENTS. RESERVE "C" IS HEREBY PLATTED FOR LANDSCAPING, ENTRY MONUMENTS AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "A", "B" AND "C" SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS' ASSOCIATION TO BE FORMED WITHIN COUNTRY CLUB COURT ADDITION.

ESTABLISHED MINIMUM PAD (LOWEST OPENING) ELEVATIONS ARE AS FOLLOWS:

BLOCK 1	ELEVATION (M.S.L)
LOTS 9 THROUGH 24	1369.80

OWNERS:
CLIFTON DEVELOPMENT, L.L.C.

BY Kevin F. Daves, MANAGING PARTNER
KEVIN F. DAVES

OWNER: Kevin F. Daves
KEVIN F. DAVES

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

BE IT REMEMBERED ON THIS 18th DAY OF October, 1997, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME KEVIN F. DAVES AS OWNER AND ALSO AS MANAGING PARTNER OF CLIFTON DEVELOPMENT, L.L.C. AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS HIS OWN VOLUNTARY ACT AND DEED AND AS MANAGING PARTNER ACKNOWLEDGED THIS AS THE VOLUNTARY ACT AND DEED OF CLIFTON DEVELOPMENT, L.L.C. IN TESTIMONY THEREOF I HAVE HERE UNTO SET MY HAND AND MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Lynda A. Weixelman, NOTARY PUBLIC
LYNDA A. WEIXELMAN

MY COMMISSION EXPIRES 11/19/97

I, C. ROBERT BUFORD, HOLDER OF MORTGAGES ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF COUNTRY CLUB COURT ADDITION TO SEDGWICK COUNTY, KANSAS.

BY: C Robert Buford
C. ROBERT BUFORD

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

BE IT REMEMBERED ON THIS 20th DAY OF October, 1997, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME C. ROBERT BUFORD TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS HIS OWN VOLUNTARY ACT AND DEED, IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Myrna D. Murphy, NOTARY PUBLIC
MYRNA D. MURPHY

MY COMMISSION EXPIRES Aug. 15, 1999

8-15-99

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1997.

_____, CHAIRMAN
JOHN C. FRYE

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1997

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS. THIS _____ DAY OF _____, 1997.

_____, CHAIRMAN
THOMAS G. WINTERS

_____, CHAIRMAN PROTEM
PAUL W. HANCOCK

_____, COMMISSIONER
BETSY GWIN

_____, COMMISSIONER
MELODY C. MILLER

_____, COMMISSIONER
MARK F. SCHROEDER

_____, COUNTY CLERK
JAMES ALFORD

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1997.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ .M. ON THIS _____ DAY OF _____, 1997.

_____, REGISTER OF DEEDS
LARRY CONSOLVER

_____, DEPUTY
MICHAEL D. HURTT

O:\1997\97262\FINAL 10-10-1997 3:11:28 pm

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
(316) 268-4421
FAX (316) 268-4390

August 15, 1997

Professional Engineering Consultants (Pec)
% Rob Hartman
303 S Topeka
Wichita KS 67202

Re: S/D 97-54 - One-Step Preliminary-Final Plat of COUNTRY CLUB COURT ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 14, 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 August 8, 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: Brad T. Murphree, Martin, Churchill, Blair, Hill, Cole & Hollander, 500 N. Market Street, Wichita, KS 67214-3590
Clifton Development LLC, P O Box 20235, Wichita, KS 67208
Brian Cary, 924 Preserve, Wichita KS 67206
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

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

August 8, 1997

FILE COPY

Professional Engineering Consultants (Pec)
% Rob Hartman
303 S Topeka
Wichita KS 67202

Re: S/D 97-54 - One-Step Preliminary-Final Plat of COUNTRY CLUB COURT ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 7, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. City water is currently available to this site. City Engineering should comment on the need of any additional guarantees needed. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County for use of the Four Mile Creek Sanitary Sewer system.

C. County Engineering should be ready to comment on the need for any improvements along 127th Street East. ***County Engineering does not ask for any improvements to 127th Street East.***

D. The applicant shall guarantee any drainage improvements required by the platting of this property.

E. County Engineering should be ready to comment on the status of the applicant's drainage plan. ***The drainage plan has been approved. The applicant's engineer will meet with the County Engineer to determine minimum pad elevation.***

F. County Fire Department should comment on the acceptability of proposed street names. ***The street names have been approved subject to the western most Woodbridge being changed to Glenmoor.***

G. The applicant shall guarantee the paving of the proposed interior streets. In addition, these guarantees shall provide for sidewalks along one side of Killarney, ***Woodbridge and Glenmoor.***

H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be provided.

I. 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.

J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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.

K. 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 affected lots by lot by block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

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 as 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 deliver, and the tentative mailbox locations can be determined.

O. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P.O. 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.

P. Perimeter closure computations shall be submitted with eh final plat tracing.

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

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

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, August 7, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Keith Gooch

Keith Gooch
Chief Planner, Current Plans Division

KG\lfb

Enclosure: Marked Copy of plat

cc: Brad T. Murphree, Martin, Churchill, Blair, Hill, Cole & Hollander, 600 N. Market Street, Wichita, KS 67214-3590
Clifton Development LLC, P O Box 20235, Wichita, KS 67208
Brian Cary, 924 Preserve, Wichita KS 67206
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. 4-4

METROPOLITAN AREA PLANNING COMMISSION

August 14, 1997

STAFF REPORT

(One-Step Preliminary-Final Plat-Approved 8/7/97)

CASE NUMBER: S/D 97-54 COUNTRY CLUB COURT ADDITION

OWNER/APPLICANT: Clifton Development LLC, P.O. Box 20235, Wichita, KS 67208

SURVEYOR/ENGINEER: Rob Hartman, C/O PEC, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of Central and west of 127th St East

SITE SIZE: 31.4 acres

NUMBER OF LOTS

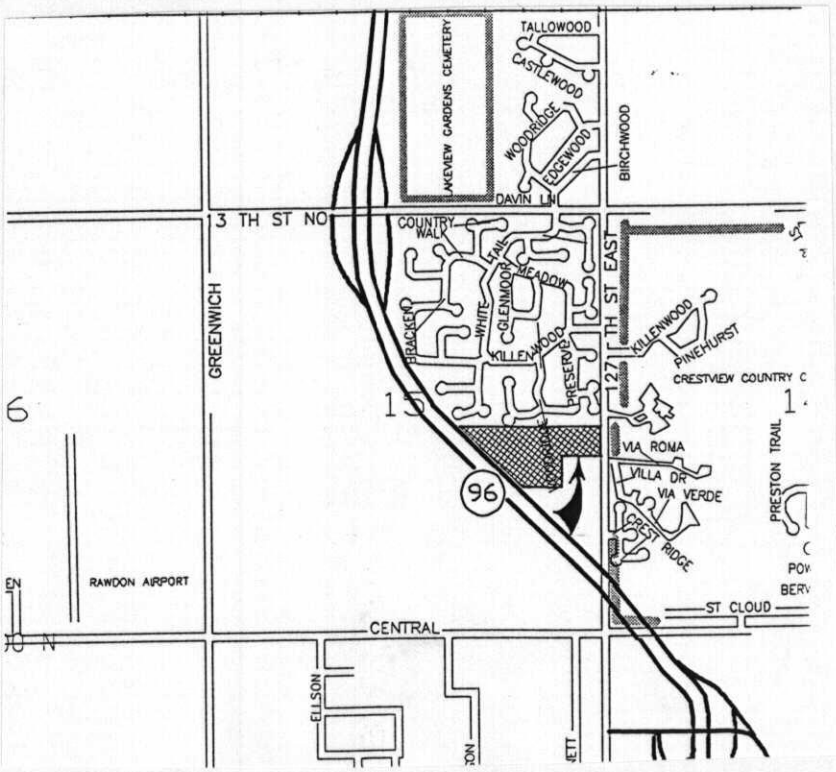
Residential:	67
Office:	
Commercial:	
Industrial:	
Total:	**67**

MINIMUM LOT AREA: 7,700 Sq. Ft.

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-6" Single Family

VICINITY MAP:



Note: This area is a replat of a portion of Crestridge Estates Addition. The applicant had earlier submitted a PUD for this area, but had withdrawn this request in January, 1997. A zone change has been approved for this area from "SF-20" to "SF-6", single family zoning. (SCZ-0738)

STAFF COMMENTS:

A. City water is currently available to this site. City Engineering should comment on the need of any additional guarantees needed. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County for use of the Four Mile Creek Sanitary Sewer system.

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H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be provided.

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P. Perimeter closure computations shall be submitted with eh final plat tracing.

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

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

Note: This plat has been submitted in final form only.