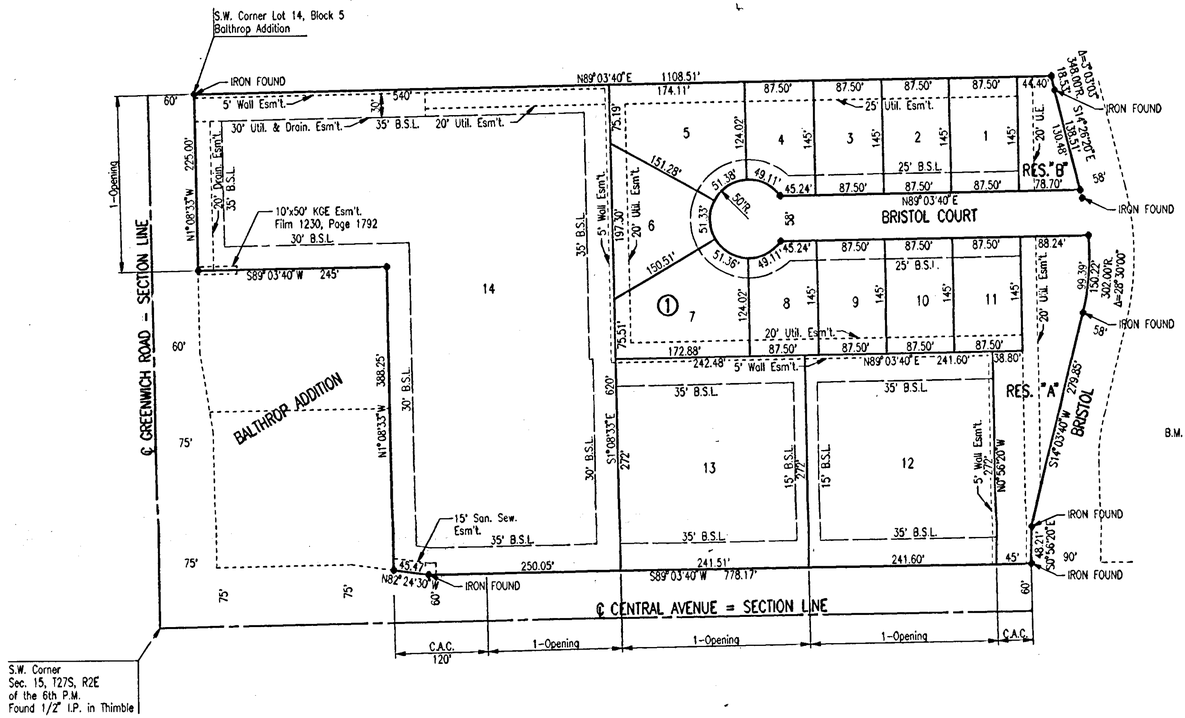
BALTHROP 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
rec'd 6-11-98



SCALE: 1"=100'

● = IRON SET

B.S.L. = BUILDING SETBACK LINE
C.A.C. = COMPLETE ACCESS CONTROL

B.M. - CHISELED "d" IN CENTER CONCRETE HEADWALL TO RCB 24.5' SOUTH AND 56.7' WEST OF THE INTERSECTION OF THE CENTERLINES OF CENTRAL AND GREENWICH. ELEV.=188.828 CITY DATUM

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 28 DAY OF MAY, 1998, I HAVE CAUSED TO BE SURVEYED AND PLATTED BALTHROP 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND A STREET THE SAME BEING DESCRIBED AS:

LOTS 15, 18 AND 19 IN BLOCK 5 TOGETHER WITH THE SOUTH 620.00 FEET OF RESERVE "F" ALL IN BALTHROP ADDITION TO SEDGWICK COUNTY, KANSAS.

ALL OF THE ABOVE DESCRIBED LOTS AND PORTION OF RESERVE "F" ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

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

JAMES P. MOORE REGISTERED LS-829 5-28-98 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, A BLOCK, AND A STREET THE SAME TO BE KNOWN AS BALTHROP 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE 5-FOOT WALL EASEMENT ALONG THE EAST AND NORTH LINES OF LOT 12, NORTH LINE OF LOT 13, PART OF THE EAST LINE AND NORTH LINE OF LOT 14 ALL IN BLOCK 1 AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM CENTRAL AVENUE AND GREENWICH ROAD, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOTS 12, 13, AND 14 SHALL EACH HAVE ACCESS TO CENTRAL AVENUE AT 1 (ONE) LOCATION AND LOT 14 SHALL ALSO HAVE ACCESS TO GREENWICH ROAD AT 1 (ONE) LOCATION AS SHOWN, SAID LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER, OF THE CITY OF WICHITA, KANSAS.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR LANDSCAPING ENTRY MONUMENTS, WALKS, DRAINAGE, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" AND "B" SHALL BE OWNED AND MAINTAINED BY ONE OR MORE HONEOWNER'S ASSOCIATIONS TO BE FORMED WITHIN BALTHROP 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

FOR ADDITIONAL INFORMATION AND SETBACK LINES, SEE PRESTON TRAILS C.U.P. DP-232 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

MINIMUM PAD ELEVATION (LOWEST OPENING) AS FOLLOWS:

BLOCK 1

LOTS 1 TROUGH 5 - ELEV.=176.6 CITY DATUM, 1364.00 M.S.L.
LOT 14 - ELEV.=178.6 CITY DATUM, 1366.00 M.S.L.

OWNER: PRESTON TRAILS, L.C.
BY: RITCHIE ASSOCIATES, INC., MANAGER

BY: Kevin M. Mullen
KEVIN MULLEN, PRESIDENT

OWNER: THE CECILIA BALTHROP LIVING TRUST

BY: John C. Balthrop
JOHN C. BALTHROP, TRUSTEE

BY: Cecilia Balthrop
CECILIA BALTHROP, TRUSTEE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

BE IT REMEMBERED ON THIS 30th DAY OF April, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME KEVIN MULLEN, PRESIDENT OF RITCHIE ASSOCIATES, INC., AND MANAGER OF PRESTON TRAILS, L.C. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION. IN TESTIMONY THEREOF I HAVE HERE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Karen L. Peterson, NOTARY PUBLIC

KAREN L. PETERSON
Notary Public - State of Kansas
My Appt. Expires 6-11-98

MY COMMISSION EXPIRES 6-11-98

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

BE IT REMEMBERED ON THIS 27th DAY OF May, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, JOHN C. BALTHROP AND CECILIA BALTHROP, TRUSTEES OF THE CECILIA BALTHROP LIVING TRUST, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID TRUST, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Deanna L. Houston, NOTARY PUBLIC

DEANNA L. HOUSTON
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 7-11-99

MY COMMISSION EXPIRES 7-11-99

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1998.

_____, CHAIRMAN
RICHARD LOPEZ

_____, SECRETARY
MARVIN S. KROUT

CONSENT IS HEREBY GIVEN FOR THE FORMATION OF SANITARY SEWER DISTRICT WITHIN THE BOUNDARY OF THIS PLAT BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS AS THEY DEEM NECESSARY TO PROVIDE SANITARY SEWER SERVICE TO SERVE THIS AREA.

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1998.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1998.

_____, 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 _____, 1998.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY

WICHITA -- SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4421
FAX (316) 268-4390

FILE COPY

March 13, 1998

Professional Engineering Consultants
303 S. Topeka
Wichita, KS 6202

Re: S/D 98-20 -- One-Step Final Plat of BALTHROP 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 12, 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 March 6, 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 four (4) 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, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Bill Simmons, 903 W. 58th Street South, Wichita, KS 67217
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

March 6, 1998

Professional Engineers Consultants
Attn Rob Hartman
303 S Topeka
Wichita KS 67202

Re: S/D 98-20 -- One-Step Final Plat of BALTHROP 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 5, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. This site is located in the County's Four Mile Creek sewer system and will be served by the County. The applicant shall provide a guarantee to the County for the extension of sanitary sewer.

County Engineering has requested language added to the City of Wichita plattor's text block which will consent to the creation of a County sewer district within City limits. A sanitary sewer layout is also requested.

The applicant shall provide a guarantee to the City for the extension of City water to serve the lots being platted. **City Engineering** needs to comment on the situation involving existing guarantees for this site and requirements for providing new or revised guarantees. ***A respread agreement for special assessments needs to be submitted.***

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 along with the acceptability of the minimum building pad elevations depicted on the plat. ***The drainage plan is approved.***

D. The applicant shall guarantee the paving of the proposed interior street - Bristol Court.

E. In accordance with the Amendment to the CUP, the applicant shall guarantee a left-turn lane

in Greenwich Road. Traffic Engineering needs to comment on the need for other improvements. ***A County project incorporates a left-turn lane on Greenwich and this guarantee is no longer needed.***

F. In accordance with the Amendment to the CUP, cross-lot circulation agreements will be needed for the commercial lots to assure internal vehicular movement between parcels.

G. The plat depicts three access openings along Central - one per lot - in accordance with the CUP Amendment. One opening along Greenwich Road is depicted on the plat in accordance with the CUP Amendment.

H. 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.

I. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating all applicable property taxes have been paid.

J. 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.

K. 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, 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.

L. A CUP Certificate shall be submitted to Planning Staff for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-232) and its special conditions for development on this property.

M. 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.)

N. 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.

O. 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.

P. 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.

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

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

S. 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.

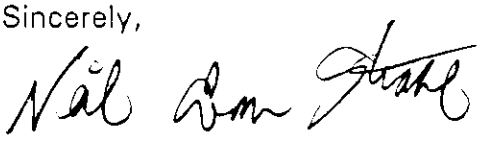
T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

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, March 12, 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

cc: Preston Trails, L.C. and Cecilia Balthrop Trust, 8100 E. 22nd St. North, #1000, 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

AGENDA ITEM NO. 3-9

METROPOLITAN AREA PLANNING COMMISSION

March 12, 1998

STAFF REPORT
(One-Step Final Plat-Approved 3/5/98)

CASE NUMBER: S/D 98-20 - BALTHROP 2ND ADDITION

OWNER/APPLICANT: Preston Trails, L.C. and Cecilia Balthrop Trust, 8100 E. 22nd St. North, #1000, Wichita, KS 67226

SURVEYOR/ENGINEER: Professional Engineers Consultants, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: North side of Central, East side of Greenwich Road

SITE SIZE: 13.7 acres

NUMBER OF LOTS

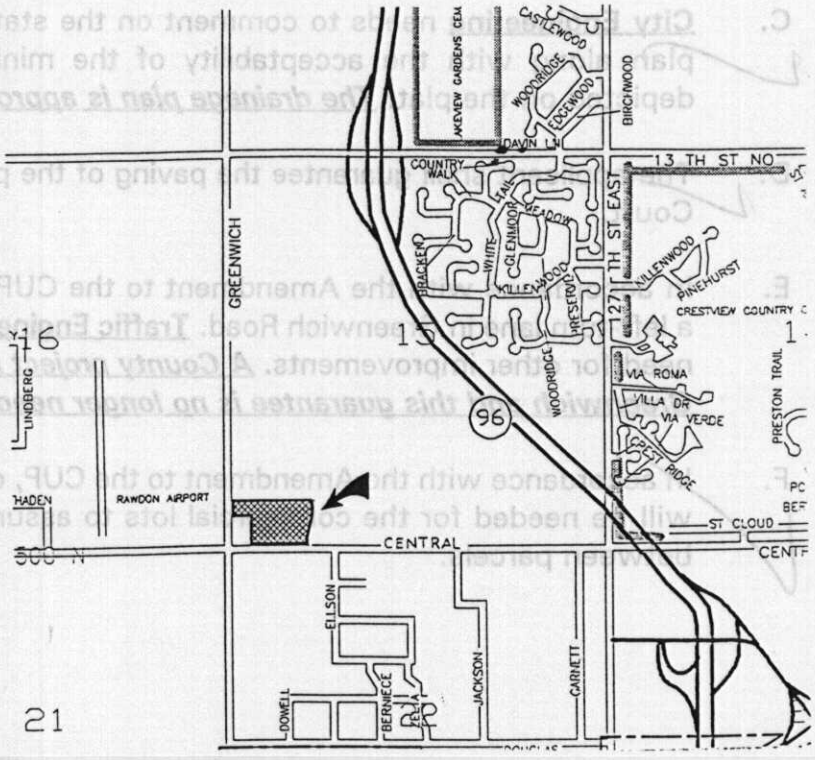
Residential:	11
Office:	
Commercial:	3
Industrial:	
Total:	14

MINIMUM LOT AREA: 12,000 sq. ft.

CURRENT ZONING: LC, Limited Commercial, and SF-6, Single Family (Reserves A and B)

PROPOSED ZONING: Same

VICINITY MAP



Note: This site was annexed February 1998, and is a replat of three lots in the Balthrop Addition. The plat is governed by DP-232, an Amendment to the Preston Trails Commercial Community Unit Plan, which was approved by the MAPC on February 12, 1998 subject to replatting. The CUP amendment permitted duplexes in the 11 lots platted in Block 1.

STAFF COMMENTS:

A. This site is located in the County's Four Mile Creek sewer system and will be served by the County. The applicant shall provide a guarantee to the County for the extension of sanitary sewer.

County Engineering has requested language added to the City of Wichita plattor's text block which will consent to the creation of a County sewer district within City limits. A sanitary sewer layout is also requested.

The applicant shall provide a guarantee to the City for the extension of City water to serve the lots being platted. City Engineering needs to comment on the situation involving existing guarantees for this site and requirements for providing new or revised guarantees. *A respread agreement for special assessments needs to be submitted.*

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 along with the acceptability of the minimum building pad elevations depicted on the plat. *The drainage plan is approved.*

D. The applicant shall guarantee the paving of the proposed interior street - Bristol Court.

E. In accordance with the Amendment to the CUP, the applicant shall guarantee a left-turn lane in Greenwich Road. Traffic Engineering needs to comment on the need for other improvements. *A County project incorporates a left-turn lane on Greenwich and this guarantee is no longer needed.*

F. In accordance with the Amendment to the CUP, cross-lot circulation agreements will be needed for the commercial lots to assure internal vehicular movement between parcels.

G. The plat depicts three access openings along Central - one per lot - in accordance with the CUP Amendment. One opening along Greenwich Road is depicted on the plat in accordance with the CUP Amendment.

H. 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.

I. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating all applicable property taxes have been paid.

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K. 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, 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.

L. A CUP Certificate shall be submitted to Planning Staff for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-232) and its special conditions for development on this property.

M. 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.)

N. 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.

O. 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.

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

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

S. 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.

T. 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.