FINAL PLAT

BRADFORD NORTH 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5-8-97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5-13-97

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and plotted "BRADFORD NORTH 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of the NE1/4 of Sec. 5, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at the N.E. Corner of said NE1/4; thence S00°21'34"W, 1042 feet; thence S89°14'54"W, 317 feet; thence N00°21'34"W, 134.18 feet; thence N57°13'30"W, 1643.33 feet to the north line of said NE1/4; thence N89°14'54"E, along the north line of said NE1/4, 1704.53 feet to the place of beginning and being a replat of Lot 18, Block 4, and Lot 1, Block 1, Bradford North, an Addition to Wichita, Sedgwick County, Kansas, together with all of Wedgewood Street Right-of-Way, adjacent to said Lots 1 and 18.

Savoy, Ruggles & Bohm, P.A.

Date _____

_____ Surveyor
Mark A. Savoy RLS #788

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets to be known as "BRADFORD NORTH 3RD ADDITION", Wichita, Sedgwick County, Kansas. Reserves "A", "B", "C", "D", "E" and "F" are hereby reserved for open space, landscaping, entry features, signage, irrigation, walls, entry monuments, walks, lighting, berms and utilities confined to easements. Reserves "A" and "B" are also reserved for street easements. The Reserves are to be owned and maintained by the Property Owners Association it successors and assigns. The wall easements are hereby granted as indicated for the construction and maintainence of walls. Utilities are allowed to cross the wall easement. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The Streets are hereby dedicated to and for the use of the public. Access Controls are hereby granted as indicated on the face of the plat.

AC = Dwg AC-1.dgn
3AH, INC.

_____ President
Mathias Eck

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____ 1997, by Mathias Eck, President of 3AH, Inc., on behalf of the corporation.

_____ Notary Public

My App't. Exp. _____

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "BRADFORD NORTH 3RD ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

_____ President
Frank A. Suellentrop

This plat of "BRADFORD NORTH 3RD 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 _____, 1997.

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 _____, 1997.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1997.

_____ 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 _____, 1997, at _____ o'clock __M. and is duly recorded.

_____ Register of Deeds
Larry Consolver

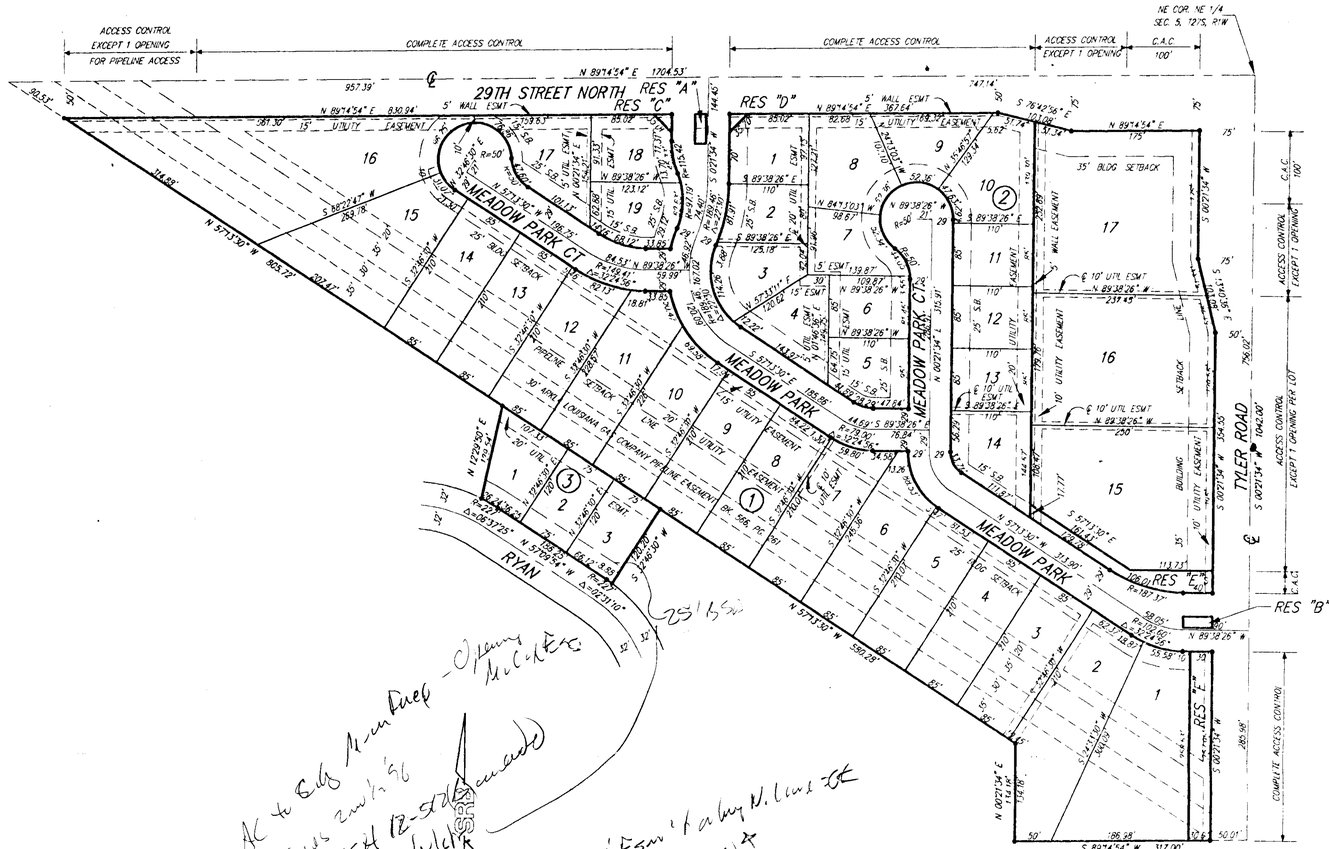
_____ Deputy
Michael D. Hurtt

State of Kansas)
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____ 1997, by Frank A. Suellentrop, President of State Bank of Colwich, on behalf of the corporation.

_____ Notary Public

My App't. Exp. _____



AC to 6/6 Mon Dwg
Tables 2nd Ed '96
- S.D. #SH 12-27-1
25' ASA Wall Details
Opening McCAFE
? Clarence
= CONTROL POINT
S.B. = BD Set RE Legend Adds N.A.
Iron Set
Add Utils, 15' Esmt's along N. Lines SE

BENCHMARK:
City of Wichita Std. disc @ Tyler Road and 29th Street North 32.3' S. and 30' E. of centerline both, 55.5' E. of PP, 9.2' SE of PP, 44.1' SE of section corner.
Elev. 178.04 (City Datum)

DWG FILE 00713PF
PROJECT NO. 97000713P

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-9008 FAX 264-4621
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

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

May 19, 1997

FILE COPY

Mark Savoy
Savoy, Ruggles & Bohm, P.A.
924 N. Main
Wichita, KS 67203

Re: S/D 97-25 - BRADFORD 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 15, 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 May 12, 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,

David L Yeamans for

Dale Miller
Chief Planner, Current Plans Division

DM:lfb

cc: 3AH, Inc., C/O Mathais Eck, President, 455 N. Maize Road, Wichita, KS 67212
Mike Lindebak, City Engineer, Public Works Department (1-71)

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

May 12, 1997

Mark Savoy
Savoy, Ruggles & Bohm, P.A.
924 N. Main
Wichita, KS 67203

Re: S/D 97-25 - BRADFORD 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 8, 1997, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

A. Prior to this plat being forwarded to the City Council for approval, all necessary zone changes shall have been obtained and this plat shall be subject to any relevant conditions of such a zone change. It should be noted that without such a zone change, the area now zoned "LC" would require preparation of a CUP and the platting and guaranteeing of improvements for commercial type uses. Zone changes have been filed and will be scheduled for the MAPC's 6/12/97 hearing date.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. As requested by City Engineering, a sewer layout plan shall also be provided to City Engineering. If sewer is planned along the north line of this plat, City Engineering indicates the need for a 20-foot easement.

C. The applicant shall guarantee the extension of City water to serve the lots being platted.

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

E. The applicant shall guarantee construction of the storm sewers required by this plat.

F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along one side (south side) of the through street (Meadow Park) running from Tyler to 29th Street North.

G. At the time of final plat review, the paving of Tyler Road for access to this site needs to be

resolved. **City Engineering** indicates that no guarantees involving paving of Tyler Road, south of 29th Street North, are required.

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

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. This covenant shall also provide for the home/lot owners association to maintain the "parking strip" areas located between the perimeter of this plat and the driving surfaces of both 29th Street North and Tyler Road.

J. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

L. On the final plat tracing, dimensions from lot corners shall be shown for lots 1 and 16 in Block 1 so as to better locate the easements along these lots' side property lines.

M. On the final plat tracing, the platter's text shall be revised to properly reference the dedication of access control. Specifically, the present wording should be expanded to note that the access control is being granted to the City of Wichita (as indicate in the face of the plat), with the location of openings to be approved by the City Engineer.

N. Since this plat is replatting or vacating and replatting various public reservations, the surveyor's text should reference KSA 12-512 (b) as amended.

O. On the final plat tracing, the building setback on Lots 1, 2, and 3, Block 3 shall be labeled.

Below the north arrow, the legend shall also note that S.B. is for the Building Setback. Also, if the "control point" stands for iron or rebar set, the legend should also note that for the dot symbol.

P. The applicant is reminded that all applicable property taxes must be paid before a plat can be recorded.

Q. 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.)

R. 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.

S. 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.

T. 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.

U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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

W. The representative from **City Engineering** indicated that the applicant's drainage plan has been approved and guarantees are required.

X. KG&E indicated the need for easements along Lots 15, 16 and 17.

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, May 15, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Dale Miller
Chief Planner, Current Plans Division

DL:lfb
Enclosure: Marked Copy of plat
cc: 3AH, Inc., C/O Mathais Eck, President, 455 N. Maize Road, Wichita, KS 67212
Mike Lindebak, City Engineer, Public Works Department (1-71)

AGENDA ITEM NO. 2-11

METROPOLITAN AREA PLANNING COMMISSION

May 15, 1997

STAFF REPORT
(Final Plat, Preliminary Plat-Approved 4/3/97)

CASE NUMBER: S/D 97-25 - BRADFORD NORTH 3RD ADDITION

OWNER/APPLICANT: 3AH, Inc., Mathais Eck, President, 455 N. Maize Road, Wichita, KS 67212

SURVEYOR/ENGINEER: Mark Savoy, Savoy, Ruggles & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: Southwest corner of 29th Street North, and Tyler Road.

SITE SIZE: 19.36 +/- Acres

NUMBER OF LOTS

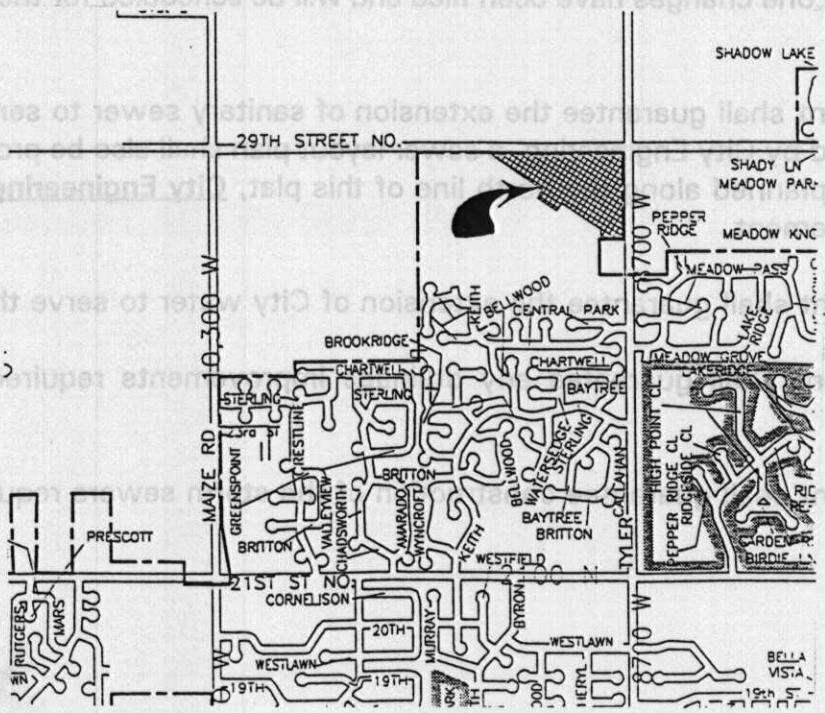
Residential:	36
Office:	
Commercial:	3
Industrial:	—
Total:	39

MINIMUM LOT AREA: 9,000 square feet

CURRENT ZONING: "LC" and "SF-6"

PROPOSED ZONING: "LC", "SF-6", and "TF-3" (Z-3234 and Z-3235)

VICINITY MAP:



NOTE: When the area to the south of this plat was being platted, a street connection was provided in order to connect that plat with this site in the event residential development was eventually planned for the area now being platted. That street connection was provided in the area now being platted as Lot 18, Block 1. This plat is, therefore, indicating its intention to not provide for any such integration of residential areas.

Also, when property to the east of Tyler Road platted (Northridge Lakes) the pipe line crossing that site, (the same as crosses this site), was included within a Reserve, rather than being allowed as part of platted lots. Such platting of pipeline areas as Reserves is intended to provide a greater degree of safety by preventing numerous lot owners from carrying out activities in such areas, but also such long Reserves can be used as recreational corridors it properly developed as part of an Addition. This plat, however, is proposing to place all of the pipeline easement, setbacks, etc. as portions of lots. For a number of lots, this is resulting in what appears to be large lots, but what are in essence extremely limited as usable area.

Further, this site will need to obtain a zone change in order to reflect the development now being planned. Typical "LC" zoning exists at the southwest corner of Tyler and 29th Street North. However, the applicant is indicating that a portion of this area is being platted for residential, "TF-3" uses. Consequently, all such residential areas need to be zoned to that classification, including those lots not now covered by "LC" zoning. For Lot 15 of Block 3, the southern one-third of that lot, does not have "LC" zoning and will, consequently, need an appropriate zone change for that portion of the lot.

STAFF COMMENTS:

A. Prior to this plat being forwarded to the City Council for approval, all necessary zone changes shall have been obtained and this plat shall be subject to any relevant conditions of such a zone change. It should be noted that without such a zone change, the area now zoned "LC" would require preparation of a CUP and the platting and guaranteeing of improvements for commercial type uses. Zone changes have been filed and will be scheduled for the MAPC's 6/12/97 hearing date.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. As requested by City Engineering, a sewer layout plan shall also be provided to City Engineering. If sewer is planned along the north line of this plat, City Engineering indicates the need for a 20-foot easement.

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G. At the time of final plat review, the paving of Tyler Road for access to this site needs to be resolved. **City Engineering** indicates that no guarantees involving paving of Tyler Road, south of 29th Street North, are required.

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