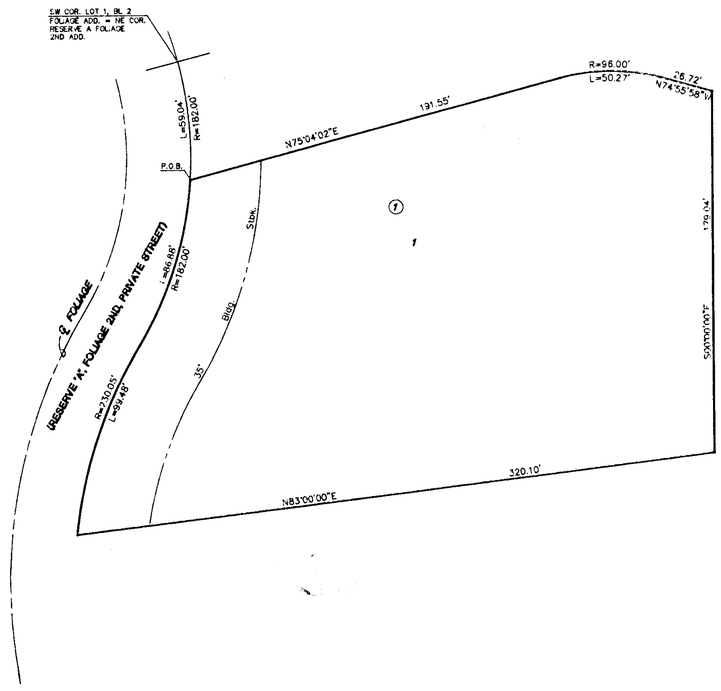
Copied from Tracing 11/14/97

FINAL PLAT

FOLIAGE 3RD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=40'

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 FOLIAGE 3RD ADDITION, an addition to Wichita, Sedgwick County, Kansas, into a lot, and a block, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Southwest corner of Lot 1, Block 2, Foliage Addition to Sedgwick County, Kansas a point on a curve to the right; thence along said curve 59.04 feet, said curve having a central angle of 11° 16' 46", a radius of 182.00 feet, and a long chord of 58.78 feet, bearing S 5° 38' 23" E, along the East Line of Reserve A, Foliage Second Addition to Sedgwick County, Kansas, to the point of beginning; thence N 75° 04' 02" E, 191.55 feet to a point on a curve to the right; thence along said curve 50.27 feet, said curve having a central angle of 30° 00' 00", a radius of 96.00 feet, and a long chord of 50.27 feet, bearing S 89° 55' 58" E; thence S 74° 55' 58" E, 26.72 feet; thence S 00° 00' 00" E, 179.04 feet; thence S 83° 00' 00" W, 320.10 feet to a point on a curve to the right; thence along said curve 99.48 feet, said curve having a central angle of 24° 46' 38", a radius of 230.05 feet, and a long chord of 98.71 feet, bearing N 18° 36' 51" E, along the East Line of Reserve A, Foliage Second Addition to Sedgwick County, Kansas, to a point on a curve to the left; thence along said curve 86.88 feet, said curve having a central angle of 27° 20' 58", a radius of 182.00 feet, and a long chord of 86.05 feet, bearing N 17° 19' 41" E, along the East Line of Reserve A, Foliage Second Addition to Sedgwick County, Kansas, to the point of beginning, said tract containing 1.21 acres more or less.

Easement found on Film 476 Page 288 within the described property is hereby vacated 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 14 day of January, 1997.

Kenneth H. Bengtson

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

Know all men by these presents that we the undersigned property owners of the land 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 a lot, and a block, the same to be known as FOLIAGE 3RD ADDITION, an addition to Wichita, Sedgwick County, Kansas.

Richard A. DeVore

Richard A. DeVore

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 14th day of January, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Richard A. DeVore, 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.

Katheryn S Bowman
Notary Public

KATHERYN S. BOWMAN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1-24-99

My appointment expires: 1-24-99

This plat of FOLIAGE 3RD ADDITION, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 19th day of December, 1996.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
John C. Frye

_____, 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

_____, City Clerk
Pat Burnett

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

_____, County Clerk
Susan E. Crockett-Spoon

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
Pat Kettler

_____, Deputy
Ed Resa

BENCHMARKS

BM#1 "□" CUT ON SOUTH END OF SOUTHWEST RETURN AT FOLIAGE DR. & FOLIAGE COVE
ELEV. = 192.41

— 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

December 19, 1996

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

Re: S/D 96-86 (One Step Combined Preliminary-Final Plat) FOLIAGE 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 19, 1996, 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 December 12, 1996.

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,

Don Losew

Don Losew
Senior Planner

DL:rh
cc: Richard A. Devore, 1199 E. Central, Wichita, KS 67201
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
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December 12, 1996

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

Re: S/D 96-86 (One Step Combined Preliminary-Final Plat) FOLIAGE 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 12, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall either guarantee the abandonment and relocation of sanitary sewer lines presently crossing this site or agree to not submit the plat tracing for approval until such a relocation is completed and approved by City Engineering.

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

C. Since access to this site is by a nonpublic, private street, the applicant shall provide proof that this plat will be allowed access to the private street adjacent to the site. The platting binder notes an access easement has been recorded apparently as regards such access. If this document provides such access, a recorded copy shall be submitted to Planning for the plat file.

D. On the final plat tracing, it shall be noted on the face of the plat, in parenthesis next to the street name Foliage, that this is a "(Reserve A, private street)".

E. The platting binder presently indicates that this site is in an ownership different than is being shown on the plat. Prior to this plat being released for recording, the applicant shall provide proof that the site is in the ownership of the party shown on the plat.

F. On the final plat tracing, Deputy shall be deleted from the City Clerk's signature block.

The applicant is also advised that if this plat is taken for recording to the County after December, dates and signature lines will need to be revised.

G. The applicant shall provide to Planning documentation of the location of easements listed in the platting binder. If located on this site, these easements shall be shown on the final plat tracing or proper reference to their vacation by this plat shall be made in the surveyor's or plattor's text.

H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

I. 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.)

J. 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.

K. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.

L. 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.

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

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

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, December 19, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Richard A. Devore, 1199 E. Central, Wichita, KS 67201
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-8

December 19, 1996

STAFF REPORT

(ONE STEP Combined Preliminary-Final Plat Approved 12/12/96)

CASE NUMBER: S/D 96-86 FOLIAGE 3RD ADDITION

OWNER/APPLICANT: Richard A. Devore, 1199 E. Central, Wichita, KS 67201

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

LOCATION: North of 13th Street North and west of Webb Road

SITE SIZE: 1.21 Acres

NUMBER OF LOTS

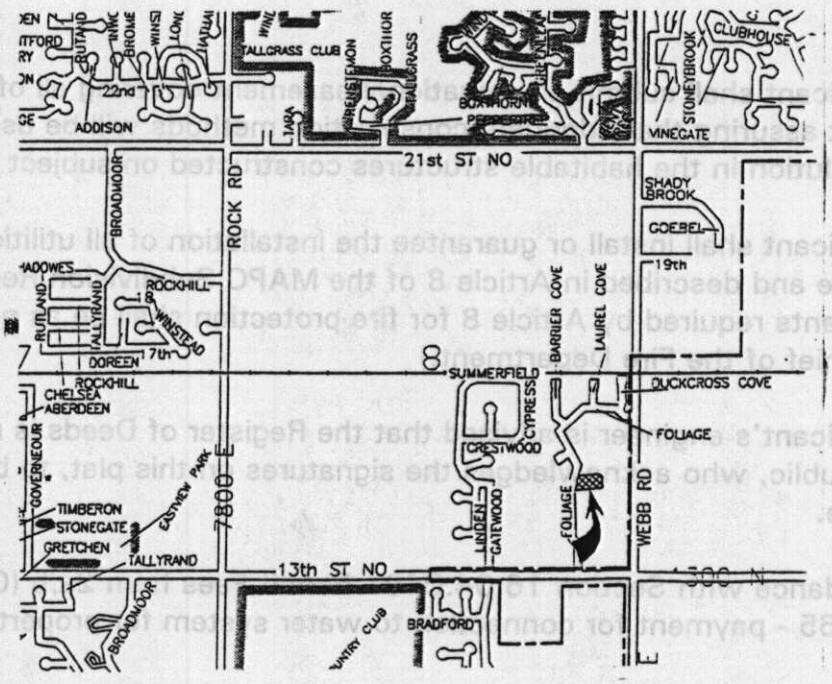
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.21. Acres

CURRENT ZONING: "SF-6"

PROPOSED ZONING: "SF-6"

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. The applicant shall either guarantee the abandonment and relocation of sanitary sewer lines presently crossing this site or agree to not submit the plat tracing for approval until such a relocation is completed and approved by City Engineering.

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

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The applicant is also advised that if this plat is taken for recording to the County after December, dates and signature lines will need to be revised.

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