MAPLE DUNES ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

POE & ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 ■ Wichita KS 67208 ■ 316/685-4114 ■ Fax 316/685-4444

OFFICE COPY
DO NOT REMOVE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	236.00'	156.69'	81.38'	153.83'	S18°57'07"W	38°02'28"
2	50.00'	217.90'	71.82'	82.07'	N37°06'11"W	249°41'31"
3	151.22'	243.31'	157.11'	217.90'	S45°09'46"E	92°11'19"
4	172.00'	113.07'	58.68'	111.04'	N71°14'11"W	37°39'53"
5	252.00'	287.31'	161.55'	272.00'	N19°44'31"W	65°19'27"
6	216.00'	236.83'	131.90'	225.15'	N58°31'14"E	62°49'18"
7	50.00'	217.58'	71.85'	82.08'	N70°40'49"W	249°40'04"
8	150.94'	124.81'	66.22'	121.29'	S39°12'08"E	47°22'35"
9	249.00'	272.91'	151.94'	256.75'	S59°26'50"W	64°40'29"
10	371.00'	79.98'	40.15'	79.83'	S06°44'39"W	12°21'06"
11	371.00'	184.05'	93.96'	182.17'	S13°38'38"E	28°25'28"
12	181.83'	148.98'	78.95'	144.84'	S00°14'17"W	46°56'33"
13	50.00'	219.78'	69.01'	80.98'	N30°21'52"W	251°51'09"
14	50.00'	227.58'	58.75'	76.18'	N25°59'48"W	260°47'35"
15	255.00'	2.42'	1.21'	2.42'	S87°02'17"W	00°32'34"
16	255.00'	160.62'	83.08'	157.98'	S85°21'16"W	36°05'26"
17	241.00'	54.71'	27.47'	54.59'	N73°16'11"E	13°00'23"
18	197.00'	79.67'	40.39'	79.13'	S68°11'17"W	23°10'21"
19	337.00'	253.55'	133.12'	247.61'	S49°24'37"E	43°06'30"
20	400.00'	67.38'	33.77'	67.30'	N65°08'20"W	09°39'04"
21	50.00'	216.37'	74.21'	82.93'	N74°38'08"W	247°56'24"
22	134.00'	192.95'	117.52'	176.71'	S59°51'21"E	82°30'02"
23	280.00'	83.53'	42.06'	83.22'	S87°26'25"W	17°05'34"
24	178.00'	158.65'	104.27'	179.95'	N65°37'28"E	60°43'27"
25	50.00'	157.08'	4111698.58'	100.00'	S88°55'12"W	180°00'05"
26	50.00'	231.94'	53.82'	73.27'	N62°44'09"E	265°46'55"
27	269.79'	72.33'	36.40'	72.10'	S62°12'35"E	15°53'30"
28	220.00'	142.48'	73.84'	140.00'	N72°49'02"W	37°06'26"
29	279.00'	25.55'	12.78'	25.54'	S88°44'52"E	05°14'47"
30	127.00'	129.92'	71.29'	124.33'	S64°34'08"W	58°36'47"
31	199.00'	209.20'	115.43'	199.70'	N31°11'48"W	60°14'31"
32	100.00'	28.12'	14.16'	28.03'	S06°58'37"W	16°06'50"
33	167.00'	210.49'	121.82'	196.83'	N21°04'28"W	72°13'00"

LINE	DIRECTION	DISTANCE
100	S02°15'26"E	21.00'
101	N89°55'53"E	212.00'
102	N00°04'07"W	147.89'
103	N00°04'07"W	218.00'
104	N89°55'53"E	245.47'
105	S52°24'14"E	107.71'
106	S12°55'12"W	84.99'
107	S89°55'53"W	187.10'
108	S74°29'10"W	21.00'
109	S62°53'25"E	123.57'
110	S27°06'35"W	94.46'
111	S27°06'35"W	28.91'
112	S88°12'56"E	54.00'
113	N66°17'27"W	21.00'
114	S13°23'59"W	21.00'
115	N76°36'01"W	103.56'
116	S23°14'00"E	65.32'
117	N66°46'00"E	39.27'
118	S79°46'22"W	51.66'
119	N56°36'01"E	76.64'
120	S27°51'22"E	59.89'
121	S27°51'22"E	33.14'
122	S70°57'52"E	91.90'
123	S78°53'38"W	24.21'
124	S71°23'40"W	21.00'
125	S84°00'48"E	97.50'
126	S19°50'40"W	21.00'
127	S54°15'50"E	103.36'
128	S01°04'48"E	99.52'
129	N88°37'45"E	29.16'
130	N88°37'45"E	81.22'
131	N86°07'28"W	89.58'
132	S61°18'49"E	165.69'
133	S61°18'49"E	13.42'
134	N35°15'45"E	172.05'
135	S01°04'48"E	213.57'
136	S01°04'48"E	35.77'
137	N15°02'02"E	55.88'

Bench Mark #1 City of Wichita std. disk on headwall at Northeast corner of 135th & Maple, 34' Northeast of Southwest corner of Section 24-T27S-R2W.
Elevation 150.20

Bench Mark #2 City of Wichita std. disk at Southwest corner of 135th and Rolling Hills Drive, 1/4 mile South of Central, 47' East of CL 135th, 31' South of CL Rolling Hills Drive, 14' South of South curb line.
Elevation 161.88

Bench Mark #3 City of Wichita std. disk on Southeast corner of East hubguard of RCB under Forestview, 86' North of CL Maple.
Elevation 135.58

Scale 1" = 100'

Sheet No. 1 of 2

MAPLE DUNES ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2/6/97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 2/7/97

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting "MAPLE DUNES ADDITION" to Wichita, Kansas, being that part of the Southwest Quarter of Section 24, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas, lying south of the Rainbow Lakes West 3rd Addition also described as follows:

Beginning at the Southwest corner of the Southwest Quarter of said Section 24, thence N00°04'07"W on the West line of said Southwest Quarter, 1461.26 feet to the South line of Douglas; thence N89°55'53"E, 244.00 to the East line of Angela; thence N00°04'07"W along the East line of Angela, 250.00 feet to the P.C. of a curve; thence on a curve to the right having a radius of 236 feet and a central angle of 38°02'28", a distance of 156.69 feet along the East line of Angela to the PC of said curve; thence N37°58'23"E, 19.12 feet on the East line of Angela; thence S52°01'37"E, 2542.09 feet on the Southerly line of Rainbow Lakes West Third Addition; thence S00°11'20"E, 264.47 feet more or less along the West line of Rainbow Lakes Third Addition to the South line of said Southwest Quarter; thence S88°55'12"W, 2308.89 feet to the point of begining.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this ____ day of _____ , 1996.

Poe and Associates of Kansas, Inc.

Kenny E. Hill, Vice President
L.S. 984

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, streets and reserves. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. Reserve A shall permit drainage, entry monuments, lighting, landscaping, irrigation, walks, walls, sanitary sewers and utilities confined to easements. Reserve B shall permit, entry monuments, lighting, landscaping, irrigation, walls, sanitary sewers and utilities confined to easements. Reserve C shall permit drainage, entry monuments, lighting, landscaping, irrigation, walks, walls, recreation facilities and ponds, sanitary sewers and utilities confined to easements. Reserve D shall permit a swimming pool and related recreational facilities, lighting, landscaping, irrigation, walks, walls, sanitary sewers and utilities confined to easements. Reserve E shall permit, recreation path, landscaping, irrigation, walks, walls, sanitary sewers and utilities confined to easements. Utilities may cross the wall easement. The reserves are to be owned and maintained by a property owners association its successors and assigns. The minimum low opening elevation for the homes built on Lots 54 through 65, Block 2 shall be 137.0 (City of Wichita Datum). All abuters' rights of access to or from Maple Street over and across the South line of Lots 1 and 2, Block 5 and Reserve A, B and C except for one opening to the East 135 feet of said Lot 1 and except for two openings to said Lot 2 and all abutters' rights of access to or from 135th Street West over and across the West line of Lots 1 and 2, Block 5, Reserve E, Block 1 and Block 3 except for one opening in the North 135 feet of said Lot 1 and one opening to said Lot 2, are hereby granted to the City of Wichita.

Blk 5

K. Todd Allam Construction, LLC

_____
Sharon A. Prestwood

_____
K. Todd Allam, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this ____ , day of _____ , 1996, by K. Todd Allam, President of K. Todd Allam Construction, LLC.

_____
Notary Public

My Appointment Expires:_____

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this ____ , day of _____ , 1996, by Sharon A. Prestwood.

_____
Notary Public

My Appointment Expires:_____

This plat of MAPLE DUNES ADDITION to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this ____ . day of _____ . 1997

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____
Susan Osborne – Lowes, Chairman

_____
Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ . day of _____ . 1997

_____
Bob Knight, Mayor

_____
Pat Burnett, Deputy City Clerk

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

_____
Susan E. Crockett – Spoon, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ A.M.-P.M. on the ____ . day of _____ . 1997

_____
Pat Kettler, Register of Deeds

_____
Ed Resa, Chief Deputy

- Plat ext. Acc. to Lot-Fit RIES
- Dated 1997
- Dis- County Clerk
- Δ
- Dedicate etc.
- Co. Clerk
- Ok
- Angles & Cir. act ack
- Ct. Reserve used = ROE
- R.O.W. for Maple
- Rec. draw of Ins. & Covs

POE & ASSOCIATES OF KANSAS, INC.

5940 E. Central Suite 200 ■ Wichita KS 67208 ■ 316/685-4114

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

February 13, 1997

FILE COPY

Attn.: Kenny E. Hill
Poe and Associates
5940 E. Central
Wichita, KS 67208

Re: S/D 96-69 -MAPLE DUNES ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 13, 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 February 7, 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,

Don Losew
Senior Planner

DL:lfb

cc: K. Todd Allam Construction Company, P. O. Box 116, Wichita, KS 67201
Sharon A. Prestwood, 1200 Pebble Creek Drive, Euless, TX 76040
Katie Clasen, 11305 Valley Hi Drive, Wichita, KS 67209
Mike Lindebak, City Engineer, Mail Stop 1-71

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

February 7, 1997

Poe and Associates
Attn: Kenny E. Hill
5940 E. Central
WICHITA, KS 67208

Re: S/D 96-69 MAPLE DUNES ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 6, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Prior to this plat being forwarded to the City Council, the applicant shall have had this site annexed to the City of Wichita and obtained approval for the proposed zone change for Lots 1 and 2, Block 5 (this zone change has been approved).

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

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

D. The applicant shall guarantee the paving of the proposed interior streets. These paving guarantees shall also provide for sidewalk along one side of Maple Dunes/Douglas, Burton and Angela (east side so as to connect with sidewalk along south side of Forestview).

E. The applicant is advised that if this site develops first off of 135th Street West, that this site will be subject to participating in the paving of this street.

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

G. 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.

H. 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.

I. In order to allow for the swimming pool use indicated for Reserve D, the applicant has submitted to Planning for review and approval, as specified in the Subdivision Regulations, a swimming pool site plan.

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

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 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.

L. On the final plat tracing, Angela, south of Douglas shall be shown as a Circle and not a Court.

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 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.

Q. On the final plat tracing, additional dimensions from lot corners shall be indicated to better locate the easement crossing the rear areas of Lots 1 through 4, Block 3.

R. In order to increase access to the Reserves of this Addition, particularly Reserve C and D (swimming pool) access easements shall be provided between certain of the lots adjacent to these Reserves. If necessary, the applicant should contact Planning to discuss particular locations.

S. Since Minimum Building Pad Elevations are being platted for certain lots, such requirements also need to be noted on the face of the plat. Typically, such minimum elevation requirements are at least referenced, just below the north arrow. The elevations may be listed or reference to the plattor's text at least made. These elevations need to be shown in both City datum and MSL. Also, as indicated by Engineering, such elevations need to be shown for the other lots adjacent to Reserve C (Lot 30, and Lots 47 through 53).

T. In regard to access controls as established in the plattor's text, the openings associated with Lots 1 and 2, should also include reference to Block 5.

U. On the final plat tracing, the reference to Reserve C along the northeast line of the plat (Lots 30 and 47 through 53, Block 2) shall be clearly indicated as the area lying between the lots and this plat's perimeter. The wording "Reserve C" should either be placed within this area, or an arrow extending from the present wording in this area.

V. On the final plat tracing, the reference to the "25 Util.Esm't and Bldg. Setback Line" along the northeast line of the plat shall further note that the Setback Line is a "Bldg. Setback Line for the City Service Pipeline." That is, the setback function of this line is not a platted setback but is rather a private matter controlled by the holder of the pipeline easement.

W. In terms of the signatures required for this plat, the following changes shall be made on the final plat tracings:

1. all dates shall be changed to 1997.
2. Deputy shall be deleted from the City Clerk's signature block.
3. The MAPC chairman shall be indicated as John C. Frye.
4. County signatures shall be indicated as:
   - James Alford, County Clerk
   - Larry Consolver, Register of Deeds
   - Michael D. Hurtt, Deputy Register of Deeds.

X. On the final plat tracing, additional dimensional information shall be provided for the width of the opening (right-of-way) of Maple Dunes at Maple Street and to describe Reserve B at that location.

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

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

AA. As requested by the City's Fire and GIS Departments on the final plat tracing, the street name Douglas shall be placed in the area of Lot 7, Block 2, with Maple Dunes shown from that point southward. The name Maple Dunes shall also be shown just north of the site's entrance off of Maple.

BB. Also, as noted by City Engineering, oil well equipment, including storage tanks are shown as encumbering easements on certain lots in this Addition. Prior to this plat being scheduled for City Council review, the applicant shall submit a letter indicating that all such structures, encumbrances, etc. have been removed from any area being platted as an easement.

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, February 13, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:lfb

Enclosure: Marked Copy of plat

cc: K. Todd Allam Construction Company, P. O. Box 116, Wichita, KS 67201
Sharon A. Prestwood, 1200 Pebble Creek Drive, Euless, TX 76040
Katie Clasen, 11305 Valley Hi Dr., Wichita, KS 67209
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

February 13, 1997

STAFF REPORT

(Final Plat Approved 2/6/97, Preliminary Plat Approved 10/24/96)

CASE NUMBER: S/D 96-69 - MAPLE DUNES ADDITION

OWNER/APPLICANT: K. Todd Allam Construction Company, P. O. Box 116, WICHITA, KS 67201

OWNER: Sharon A. Prestwood, 1200 Pebble Creek Drive, EULESS, TEXAS 76040

OTHER: Katie Clasen, 11305 Valley Hi Dr., WICHITA, KS 67209

SURVEYOR/ENGINEER: Poe and Associates, Attn: Kenny E. Hill, 5940 E. Central, WICHITA, KS 67208

LOCATION: North of Maple and east of 135th Street West

SITE SIZE: 60 Acres

NUMBER OF LOTS

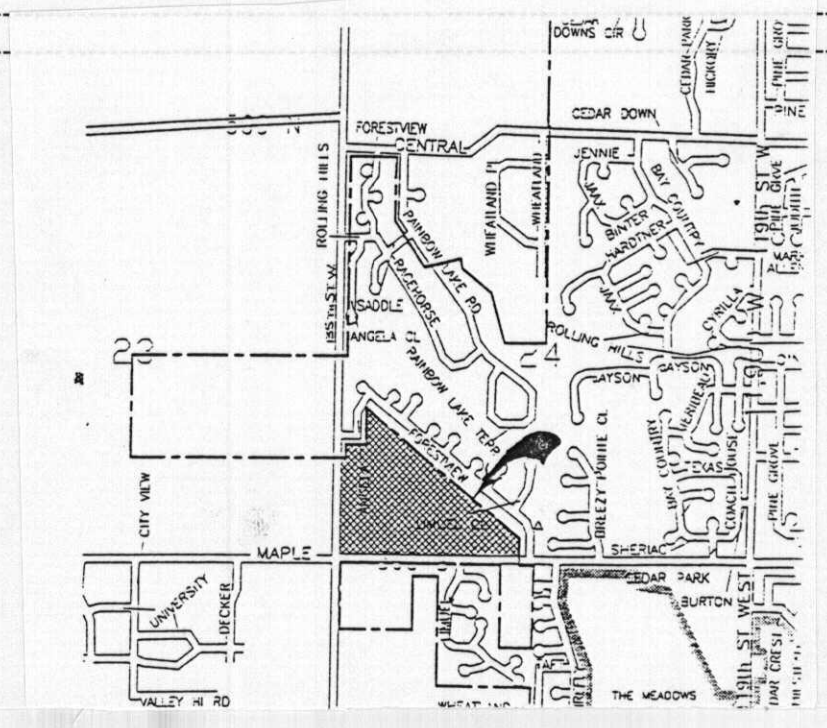
Residential:	132
Office:	
Commercial:	1
Industrial:	
Total:	133

MINIMUM LOT AREA: 7,500 Sq. Ft.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "SF-6" Upon annexation and "LC" (proposed portion)

VICINITY MAP:



STAFF COMMENTS:

A. Prior to this plat being forwarded to the City Council, the applicant shall have had this site annexed to the City of Wichita and obtained approval for the proposed zone change for Lots 1 and 2, Block 5 (this zone change has been approved).

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

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

D. The applicant shall guarantee the paving of the proposed interior streets. These paving guarantees shall also provide for sidewalk along one side of Maple Dunes/Douglas, Burton and Angela (east side so as to connect with sidewalk along south side of Forestview).

E. The applicant is advised that if this site develops first off of 135th Street West, that this site will be subject to participating in the paving of this street.

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G. 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.

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I. In order to allow for the swimming pool use indicated for Reserve D, the applicant has submitted to Planning for review and approval, as specified in the Subdivision Regulations, a swimming pool site plan.

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

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 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.

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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 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.

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   - Michael D. Hurtt, Deputy Register of Deeds.

X. On the final plat tracing, additional dimensional information shall be provided for the width of the opening (right-of-way) of Maple Dunes at Maple Street and to describe Reserve B at that location.

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

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

AA. As requested by the City's Fire and GIS Departments on the final plat tracing, the street name Douglas shall be placed in the area of Lot 7, Block 2, with Maple Dunes shown from that point southward. The name Maple Dunes shall also be shown just north of the site's entrance off of Maple.

BB. Also, as noted by City Engineering, oil well equipment, including storage tanks are shown as encumbering easements on certain lots in this Addition. Prior to this plat being scheduled for City Council review, the applicant shall submit a letter indicating that all such structures, encumbrances, etc. have been removed from any area being platted as an easement.