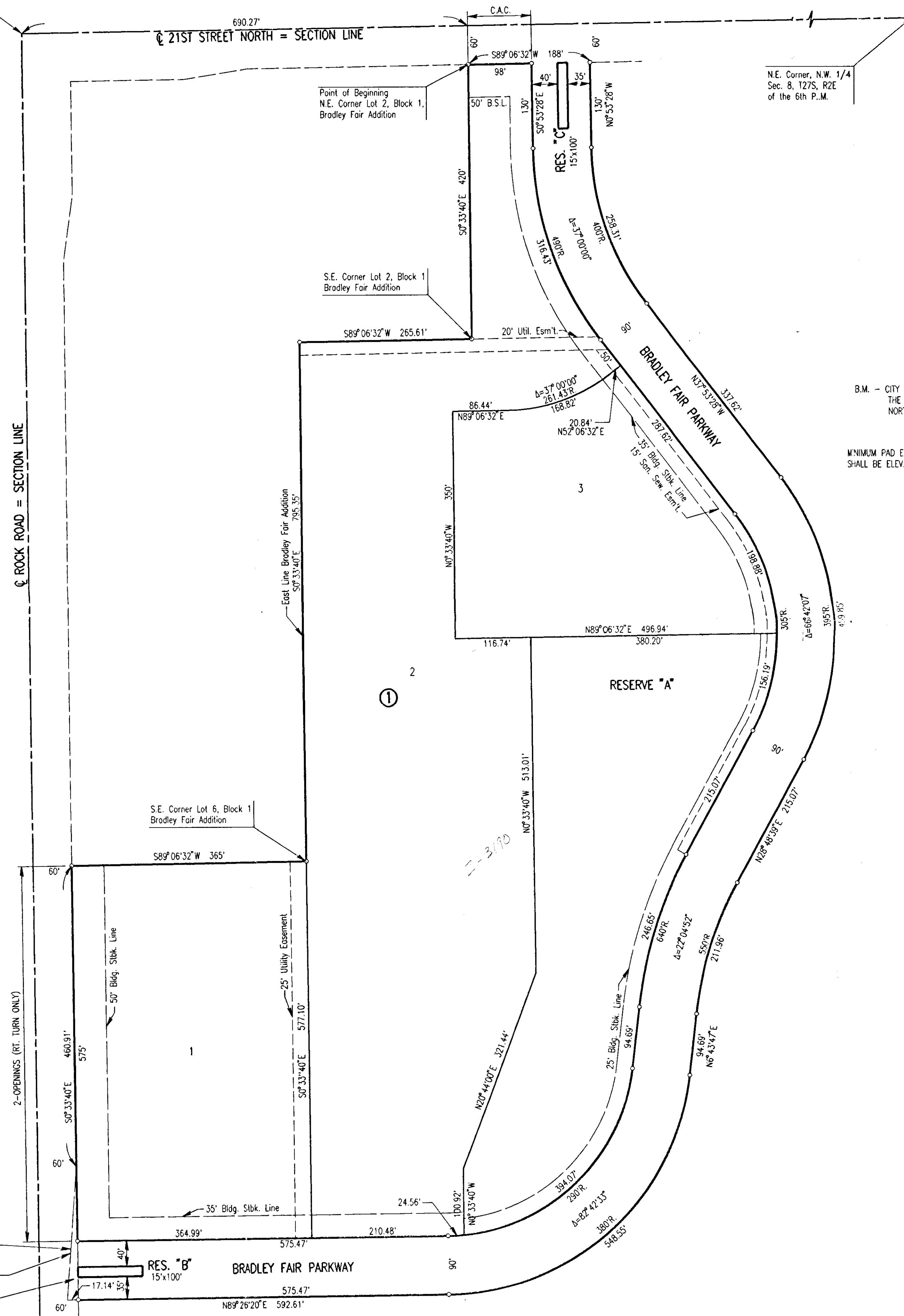


Copied from Plans
4/11/96

BRADLEY FAIR 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

N.W. Corner
Sec. 8, T27S, R2E
of the 6th P.M.

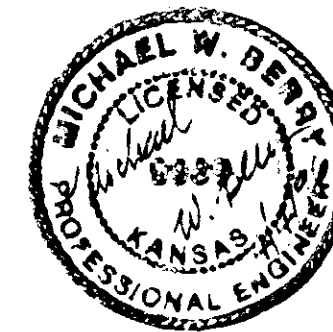


N.E. Corner, N.W. 1/4
Sec. 8, T27S, R2E
of the 6th P.M.

SCALE: 1"=100'

B.M. - CITY OF WICHITA B.M. DISC. 45' NORTH AND 48' EAST OF
THE INTERSECTION OF THE CENTERLINES OF 21ST STREET
NORTH AND ROCK ROAD.
ELEV. 214.568 CITY DATUM

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 2 AND 3, BLOCK 1,
SHALL BE ELEV. 202.00 CITY DATUM; ELEV. 1389.40 M.S.L.



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE
AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 11th DAY OF April, 1996,
I HAVE CAUSED TO BE SURVEYED AND PLATTED BRADLEY FAIR 2ND
ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND
STREETS THE SAME BEING A TRACT OF LAND IN THE NORTHWEST QUARTER OF
SECTION 8, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. DESCRIBED
AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 1, IN BRADLEY FAIR
ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE
BEARING S0°33'40"E ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF
420.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE BEARING
S89°06'32"W ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 265.61
FEET TO A POINT IN THE EAST LINE OF LOT 3, BLOCK 1, IN SAID BRADLEY
FAIR ADDITION; THENCE BEARING S0°33'40"E ALONG THE EAST LINE OF LOTS
3, 5, AND 6 IN SAID BLOCK 1, A DISTANCE OF 795.35 FEET TO THE
SOUTHEAST CORNER OF SAID LOT 6; THENCE BEARING S89°06'32"W ALONG THE
SOUTH LINE OF SAID LOT 6 A DISTANCE OF 365.00 FEET TO THE SOUTHWEST
CORNER OF SAID LOT 6; THENCE BEARING S0°33'40"E ALONG THE EAST RIGHT-
OF-WAY LINE OF ROCK ROAD A DISTANCE OF 460.91 FEET; THENCE CONTINUING
ALONG SAID RIGHT-OF-WAY BEARING S4°14'23"W A DISTANCE OF 204.81 FEET;
THENCE BEARING N89°26'20"E A DISTANCE OF 592.61 FEET TO THE P.C. OF A CURVE
TO THE LEFT HAVING A RADIUS OF 380.00 FEET; THENCE ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 82°42'33" AN ARC DISTANCE OF 548.55 FEET;
THENCE BEARING N0°43'47"E A DISTANCE OF 94.69 FEET TO THE P.C. OF A
CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET; THENCE ALONG SAID
CURVE THROUGH A CENTRAL ANGLE OF 22°04'52" AN ARC DISTANCE OF 211.96
FEET; THENCE BEARING N28°48'39"E A DISTANCE OF 215.07 FEET TO THE P.C.
OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.00 FEET; THENCE ALONG
SAID CURVE THROUGH A CENTRAL ANGLE OF 68°42'07" AN ARC DISTANCE OF
459.85 FEET; THENCE BEARING N37°53'28"W A DISTANCE OF 337.62 FEET TO
THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°00'00" AN ARC
DISTANCE OF 258.31 FEET; THENCE BEARING N0°53'28"W A DISTANCE OF
130.00 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF 21ST STREET
NORTH; THENCE BEARING S89°06'32"W ALONG SAID RIGHT-OF-WAY A DISTANCE
OF 188.00 FEET TO THE POINT OF BEGINNING.

EASEMENTS AS PER FILM 1346, PAGE 1826, FILM 1417, PAGE 684, AND FILM
1093, PAGE 22 AS SHOWN IN THIS PLAT ARE HEREBY VACATED BY VIRTUE OF
K.S.A. 12-512(B) AMENDED.

Michael W. Berry
MICHAEL W. BERRY, R.L.S. NO. 846
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

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 STREETS THE SAME TO BE KNOWN AS BRADLEY FAIR 2ND ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC
UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO
AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHTS-OF-ACCESS TO AND FROM 21ST STREET NORTH AND ROCK
ROAD OVER AND ACROSS THE NORTH LINE OF LOT 2, AND WEST LINE OF LOT 1
IN BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED
HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO ROCK ROAD AT 2
(TWO) LOCATIONS AS SHOWN, SAID LOCATIONS TO BE DETERMINED BY THE CITY
ENGINEER, OF THE CITY OF WICHITA, KANSAS.

RESERVE "A" IS HEREBY PLATTED FOR PARK, LAKES, DRAINAGE IMPROVEMENTS,
FOOT BRIDGES, RECREATIONAL FACILITIES, AND UTILITIES CONFINED TO
EASEMENTS.

RESERVES "B" AND "C" ARE HEREBY PLATTED FOR MEDIAN, LANDSCAPING,
LIGHTING, ENTRY MONUMENTS, VEHICULAR CROSSEOVERS, AND UTILITIES.

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 LANDOWNERS'
ASSOCIATION TO BE FORMED WITHIN BRADLEY FAIR 2ND ADDITION TO WICHITA,
SEDGWICK COUNTY, KANSAS.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 2 AND 3, BLOCK 1,
SHALL BE ELEV. 202.00 CITY DATUM; ELEV. 1389.40 M.S.L.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-
191 AND DP-201 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN
AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

OWNER: WILSON ESTATES

BY: R.G. Wilson
ROBERT G. WILSON, MANAGING PARTNER

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS 11th DAY OF April, 1996,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ROBERT
G. WILSON, MANAGING PARTNER OF WILSON ESTATES KNOWN TO ME TO BE THE
SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY
ACKNOWLEDGED THE EXECUTION OF THE SAME AS THE VOLUNTARY ACT AND DEED
OF SAID WILSON ESTATES IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY
HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley
GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Exp. Date: 12/31/97

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED THIS 28th DAY OF March, 1996.

Susan Osborne-Kemp
SUSAN OSBORNE-KEMPS, CHAIR

MARVIN S. KROUT
SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
DAY OF _____, 1996.

BOB KNIGHT
MAYOR

PAT BURNETT
DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1996.

SUSAN E. CROCKETT-SPOON
COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____,
1996.

PAT KETTLER
REGISTER OF DEEDS

ED RESA
DEPUTY

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
PHONE (316) 258-4421
FAX (316) 258-4390

March 28, 1996

Professional Engineering Consultants
c/o Rob Hartman
303 S. Topeka
WICHITA, KS 67202

RE: S/D 95-78 - Revision to Final Plat of the BRADLEY FAIR 2ND ADDITION

Gentlemen:

At the March 28, 1996 meeting of the Metropolitan Area Planning Commission (MAPC), your request to revise the above referenced plat was considered. The MAPC agreed that the Reserve area as originally platted within Bradley Fair Parkway's right-of-way could be revised as requested and shown on your revised plat. Except as necessary to reflect the above change, all conditions of approval as noted in the letter of January 18, 1996 are still in effect.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Wilson Estates, 200 Market Centre, 155 N. Market, WICHITA, KS 67206
Mike Lindebak, City Engineer

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

January 25, 1996

Professional Engineering Consultants
c/o Rob Hartman
303 S. Topeka
WICHITA, KS 67202

RE: S/D 95-78 - Final Plat of the BRADLEY FAIR 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 25, 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 January 18, 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 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:rh

cc: Wilson Estates, 200 Market Centre, 155 N. Market, WICHITA, KS 67206
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
3161 268-4421
FAX 3161 268-4390

January 18, 1996

*3/25/96 - see revised copy
of the final plat - MHA, IC
approved & elimination of
median / Reserve within Bradley
Fair Parkway.*

Professional Engineering Consultants
c/o Rob Hartman
303 S. Topeka
WICHITA, KS 67202

RE: S/D 95-78 - Final Plat of the BRADLEY FAIR 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 18, 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 is advised that Lot 2 will be composed of two parcels from DP-191. While most of this lot is shown in the CUP as involving a Parcel 8, the portion of Lot 2 between 21st Street and Lot 3 is a part of Parcel 5. Parcel 5, itself, will now be split between two lots, of two separate plats. Such situations provide a "potential" problem in interpreting the allocation of uses, square footages, number of buildings, setbacks, etc. to be allocated to the actual platted lots relative to what has been associated with the CUP's parcels.
- ☒ B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The applicant shall also guarantee any needed sanitary sewer relocations made necessary by this plat. Also, as requested by City Engineering, the applicant shall submit for recording, temporary easements for the sewer lines being relocated.
- ☒ 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. A cross-section map showing the paving of Bradley Fair Parkway should be submitted to City Engineering. This street is being platted with a right-of-way greater than that stated as necessary by the Subdivision Regulations. This guarantee shall also provide for sidewalk along both sides of this street. Engineering is requiring a map showing the cross-section paving of Bradley Fair Parkway.
- ☒ E. As indicated by CUP, DP-191, the following improvements shall be guaranteed:
 - 1. The construction of a raised median in Rock Road from Parcel 7 south, to form left-

turn storage lanes for Rock Road Court, Bradley Fair Parkway, and the entrance into Sundance Apartments. Said median shall be designed in conformance with the requirements of the City Traffic Engineer and applicant. A plan showing medians, left-turn lanes, and accel/decel lanes should be submitted to City Traffic Engineer.

2. The construction of a left-turn lane to serve Tara and the main entrance into Parcel 2 (Lot 2, Block 1 of the preliminary plat) as determined necessary by the City Traffic Engineer. Said turn lanes shall be designed in conformance with the requirements of the City Traffic Engineer and applicant.
3. The construction of a deceleration lane to serve all parcel (lot) openings on 21st Street North and Rock Road as determined necessary by the City Traffic Engineer. These decel lanes shall be designed in conformance with the requirements of the City Traffic Engineer.
4. Traffic signalization at Rock Road and Bradley Fair Parkway shall be provided by the developer. This improvement will be held until such time as conditions warrant the improvement.

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

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

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.

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 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.

K. As indicated by the CUP, the applicant shall submit for recording, with the final plat tracing, a cross-lot circulation agreement.

L. 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.

11/10/95

January 18, 1996

Page 3

- M. The applicant is reminded that a sidewalk plan as noted in the CUP will be required at the time of site development. This in addition to those sidewalks required along Bradley Fair Parkway.
- N. 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.)
- O. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.

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, January 25, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Wilson Estates, 200 Market Centre, 155 N. Market, WICHITA, KS 67206
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

January 25, 1996

STAFF REPORT

(Final Plat Approved 1/18/96, Preliminary Plat Approved 12/7/95)

CASE NUMBER: S/D 95-78 BRADLEY FAIR 2ND ADDITION

OWNER/APPLICANT: Wilson Estates, 200 Market Centre, 155 N. Market, WICHITA, KS 67206

SURVEYOR/ENGINEER: Professional Engineering Consultants, c/o Rob Hartman, 303 S. Topeka, WICHITA, KS 67202

LOCATION: South of 21st Street North and east of Rock Road

SITE SIZE: 15.0 ± Acres

NUMBER OF LOTS

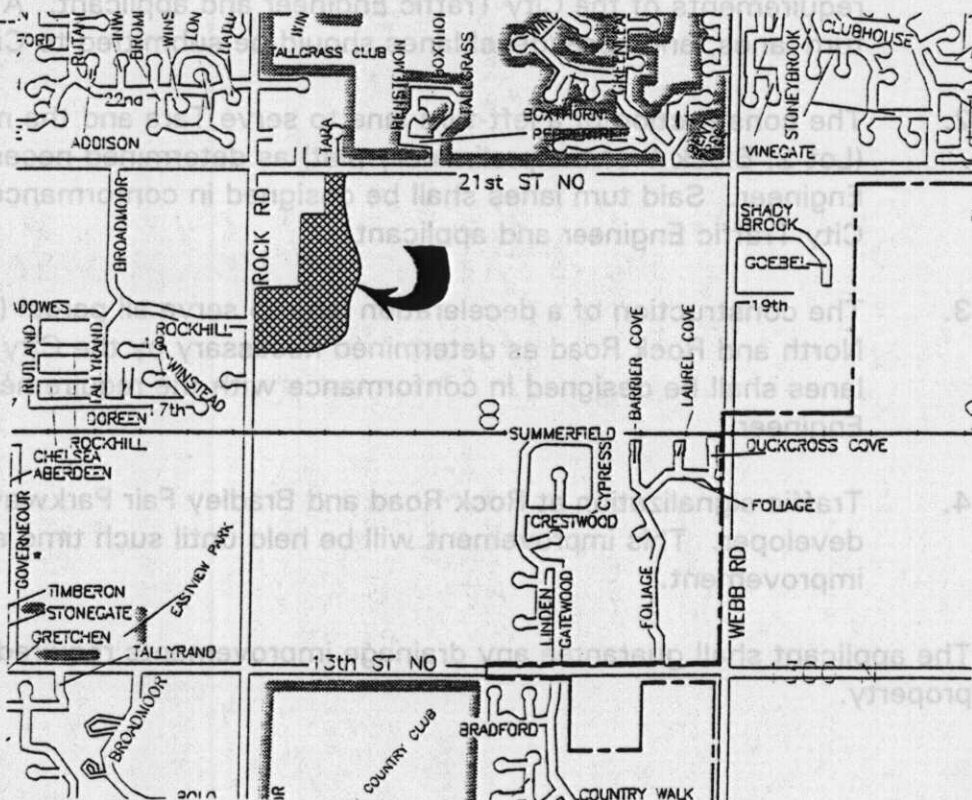
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 3.0 ± Acres

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" and "BB" (Z-3177)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant is advised that Lot 2 will be composed of two parcels from DP-191. While most of this lot is shown in the CUP as involving a Parcel 8, the portion of Lot 2 between 21st Street and Lot 3 is a part of Parcel 5. Parcel 5, itself, will now be split between two lots, of two separate plats. Such situations provide a "potential" problem in interpreting the allocation of uses, square footages, number of buildings, setbacks, etc. to be allocated to the actual platted lots relative to what has been associated with the CUP's parcels.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The applicant shall also guarantee any needed sanitary sewer relocations made necessary by this plat. Also, as requested by City Engineering, the applicant shall submit for recording, temporary easements for the sewer lines being relocated.
- 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. A cross-section map showing the paving of Bradley Fair Parkway should be submitted to City Engineering. This street is being platted with a right-of-way greater than that stated as necessary by the Subdivision Regulations. This guarantee shall also provide for sidewalk along both sides of this street. Engineering is requiring a map showing the cross-section paving of Bradley Fair Parkway.
- E. As indicated by CUP, DP-191, the following improvements shall be guaranteed;
 - 1. The construction of a raised median in Rock Road from Parcel 7 south, to form left-turn storage lanes for Rock Road Court, Bradley Fair Parkway, and the entrance into Sundance Apartments. Said median shall be designed in conformance with the requirements of the City Traffic Engineer and applicant. A plan showing medians, left-turn lanes, and accel/decel lanes should be submitted to City Traffic Engineer.
 - 2. The construction of a left-turn lane to serve Tara and the main entrance into Parcel 2 (Lot 2, Block 1 of the preliminary plat) as determined necessary by the City Traffic Engineer. Said turn lanes shall be designed in conformance with the requirements of the City Traffic Engineer and applicant.
 - 3. The construction of a deceleration lane to serve all parcel (lot) openings on 21st Street North and Rock Road as determined necessary by the City Traffic Engineer. These decel lanes shall be designed in conformance with the requirements of the City Traffic Engineer.
 - 4. Traffic signalization at Rock Road and Bradley Fair Parkway shall be provided by the developer. This improvement will be held until such time as conditions warrant the improvement.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.

- G. The applicant shall guarantee construction of the storm sewers required by this plat.
- 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.
- 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 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.
- K. As indicated by the CUP, the applicant shall submit for recording, with the final plat tracing, a cross-lot circulation agreement.
- L. 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.
- M. The applicant is reminded that a sidewalk plan as noted in the CUP will be required at the time of site development. This in addition to those sidewalks required along Bradley Fair Parkway.
- N. 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.)
- O. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
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