Copied from Tracing 4/14/96

HORSESHOE LAKE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 14th DAY OF FEBRUARY, 1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED HORSESHOE LAKE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES, THE SAME BEING A REPLAT OF THAT PORTION OF NORTH LAKES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3, BLOCK 1, EXCEPT THAT PART PLATTED AS RESERVE "A" MERE RIDGE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; LOTS 1, 2 AND 3, BLOCK 2; AND LOT 1, BLOCK 3.

ALL THAT PORTION OF NORTH LAKES ADDITION TO WICHITA SEDGWICK COUNTY AS DESCRIBED ABOVE; SANITARY SEWER EASEMENT AS PER FILM 1456, PAGE 574; THAT PORTION OF TEMPORARY CUL-DE-SAC AS PER FILM 276, PAGE 1085; AND THE FLOODWAY AS PLATTED IN ABOVE DESCRIBED NORTH LAKES ADDITION ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b), AMENDED.

Michael W Berry
MICHAEL W. BERRY, R.L.S. NO. 946
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 CAUSE THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND RESERVES, THE SAME TO BE KNOWN AS HORSESHOE LAKE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, STREETS AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE 5 FOOT WALL EASEMENTS ALONG THE WEST LINES OF BLOCK 1, AND RESERVES "A", "C", "D" & "E"; THE NORTH LINE OF LOT 1, BLOCK 2 AND RESERVE "E", THE NORTH LINE OF LOTS 1 AND 2, BLOCK 3, AND THE NORTH LINE OF RESERVE "J" AS SHOWN, ARE HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

THE 5 FOOT FENCE EASEMENT ALONG THE WESTERLY AND NORTHERLY LINE OF BLOCK 3, AS SHOWN IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE FENCE. UTILITIES MAY CROSS THE FENCE EASEMENT.

RESERVE "A", "B", "C", "E", "G", "H", "I" AND "J" ARE HEREBY PLATTED FOR ENTRY MONUMENTS, LANDSCAPING, WALKS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A", "C", "D", "E", AND "J" SHALL ALSO PERMIT WALLS CONFINED TO EASEMENTS.

RESERVES "D", "F" AND "H" ARE HEREBY PLATTED FOR DRAINAGE, DRAINAGE STRUCTURES, LAKES, LANDSCAPING, RECREATIONAL FACILITIES, UTILITIES AND WALLS CONFINED TO EASEMENTS.

RESERVES "C", "D" AND "E" ARE ALSO PLATTED FOR PARKING EASEMENTS AS SHOWN.

RESERVES "A" THROUGH "J" 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 HORSESHOE LAKE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-75 AMENDED ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS

MINIMUM PAD (LOWEST OPENING) ELEVATION FOR THE FOLLOWING LOTS SHALL BE AS SHOWN BELOW:

LOTS	BLOCK	CITY DATUM	M.S.L.
1 THROUGH 8	1	137.0	1324.2
1 THROUGH 9	2	137.0	1324.2
10 THROUGH 14	2	136.0	1323.2
1 THROUGH 21	3	137.5	1324.7
1 THROUGH 18	4	137.5	1324.7

MINIMUM LOWEST FLOOR ELEVATION FOR THE FOLLOWING LOTS SHALL BE AS SHOWN BELOW:

LOTS	BLOCK	CITY DATUM	M.S.L.
1 THROUGH 8	1	133.3	1320.5
1 THROUGH 9	2	133.3	1320.5
10 THROUGH 14	2	132.3	1319.5
1 THROUGH 21	3	136.3	1323.5
1 THROUGH 18	4	136.3	1323.5

OWNER: BAREFOOT BAY DEVELOPMENT, INC.

BY: _____ VICE-PRESIDENT
JACK D. RITCHIE

OWNER: TELEPHONE EMPLOYEES CREDIT UNION

BY: _____ PRESIDENT
ROGER DORPINGHAUS

OWNER: RITCHIE ASSOCIATES INC.

BY: _____
JACK D. RITCHIE, C.E.O.

OWNERS:

_____ _____
JACK D. RITCHIE LOU ANN RITCHIE

_____ _____
KEVIN M. MULLEN NANCY MULLEN

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 15th DAY OF February, 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHIE, VICE PRESIDENT OF BAREFOOT BAY DEVELOPMENT, INC. 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 ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES Jan 15, 1997

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1-15-97

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 1st DAY OF April, 1996 BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ROGER DORPINGHAUS, PRESIDENT OF TELEPHONE EMPLOYEES CREDIT UNION 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 ACT AND DEED OF SAID CREDIT UNION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES Jan 15, 1997

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1-15-97

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 15th DAY OF February, 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHIE, CHIEF EXECUTIVE OFFICER OF RITCHIE ASSOCIATES INC., TO ME PERSONALLY KNOW 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 ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAD AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES Jan 15, 1997

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1-15-97

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 15th DAY OF February, 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHIE AND LOU ANN RITCHIE, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, AS THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES Jan 15, 1997

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1-15-97

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 15th DAY OF February, 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME KEVIN M. MULLEN AND NANCY MULLEN, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, AS THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES Jan 15, 1997

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1-15-97

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 17th DAY OF August, 1995.

_____, CHAIRMAN
SUSAN OSBORNE-HOWES

SEAL

_____, SECRETARY
MARVIN S. KROUT

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.

_____, MAYOR
BOB KNIGHT

_____, DEPUTY CITY CLERK
PAT BURNETT

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

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

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

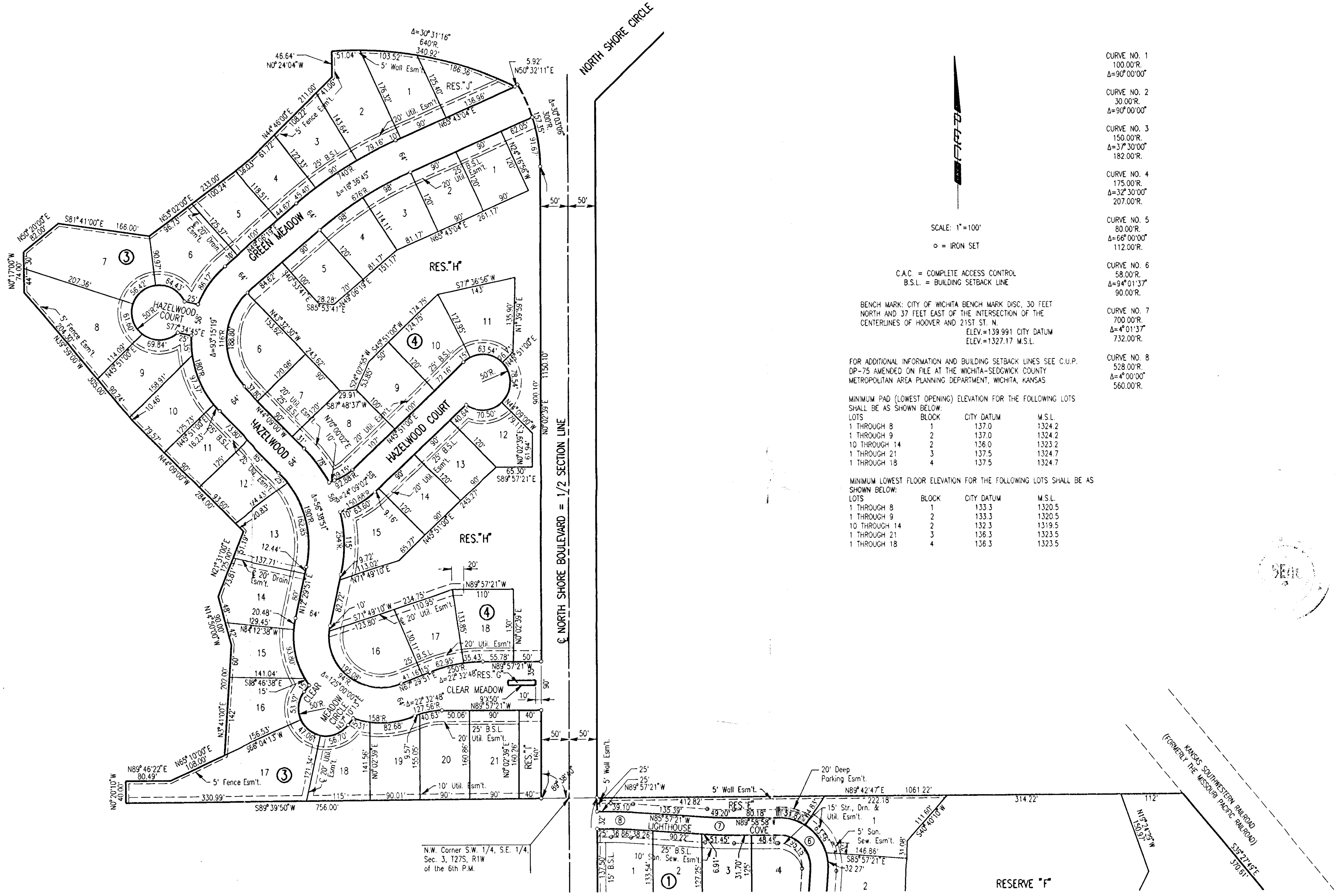
_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

HORSESHOE LAKE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing 4/11/96



SCALE: 1" = 100'

o = IRON SET

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

BENCH MARK: CITY OF WICHITA BENCH MARK DISC, 30 FEET NORTH AND 37 FEET EAST OF THE INTERSECTION OF THE CENTERLINES OF HOOVER AND 21ST ST. N.
ELEV.=139.991 CITY DATUM
ELEV.=1327.17 M.S.L.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-75 AMENDED ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS

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CURVE NO. 1
100.00'R.
Δ=90°00'00"

CURVE NO. 2
30.00'R.
Δ=90°00'00"

CURVE NO. 3
150.00'R.
Δ=37°30'00"
182.00'R.

CURVE NO. 4
175.00'R.
Δ=32°30'00"
207.00'R.

CURVE NO. 5
80.00'R.
Δ=66°00'00"
112.00'R.

CURVE NO. 6
58.00'R.
Δ=94°01'37"
90.00'R.

CURVE NO. 7
700.00'R.
Δ=4°01'37"
732.00'R.

CURVE NO. 8
528.00'R.
Δ=4°00'00"
560.00'R.

HORSESHOE LAKE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing
4/11/66

CLEAR MEADOW CIRCLE
CLEAR MEADOW
RES. "A"
RES. "B"
RES. "C"
RES. "D"
RES. "E"
RESERVE "F"
COVE
LIGHTHOUSE
LAKEWAY CIRCLE
N. NORTH SHORE BOULEVARD = 1/2 SECTION LINE
℄ 21ST STREET NORTH = SECTION LINE
KANSAS SOUTHWESTERN RAILROAD (FORMERLY THE MISSOURI PACIFIC RAILROAD)
N.W. Corner S.W. 1/4, S.E. 1/4, Sec. 3, T27S, R1W of the 6th P.M.
S.W. CORNER S.E. 1/4 SEC. 3, T27S, R1W OF THE 6TH P.M.
S.E. Corner S.E. 1/4 Sec. 3, T27S, R1W of the 6th P.M.
S.E. Corner S.W. 1/4, S.E. 1/4 Sec. 3, T27S, R1W of the 6th P.M.
C.A.C. 100'
ACCESS CONTROL EXCEPT 1 OPENING (RT. TURN ONLY) 230'
ACCESS CONTROL EXCEPT 1 OPENING (RT. TURN ONLY) 495'
COMPLETE ACCESS CONTROL 401.21'
ACCESS CONTROL EXCEPT 2 OPENINGS TO 21ST STREET DRIVE
COMPLETE ACCESS CONTROL TO 21ST STREET NORTH

SCALE: 1"=100'

○ = IRON SET

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

BENCH MARK: CITY OF WICHITA BENCH MARK DISC, 30 FEET NORTH AND 37 FEET EAST OF THE INTERSECTION OF THE CENTERLINES OF HOOVER AND 21ST ST. N.
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CURVE NO. 1
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30.00'R.
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Δ=4°01'37"
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528.00'R.
Δ=4°00'00"
560.00'R.

SEAL

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

August 17, 1995

P.E.C., P.A. S/D 95-45
c/o Gary Wiley
303 South Topeka
Wichita, KS 67202

Re: S/D 95-45 HORSESHOE LAKE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 17, 1995, 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 August 10, 1995.

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

Don Losew
Senior Planner

DL:rh

cc: Grandview, Inc., 8100 E. 22nd Street North - Building 1000, Wichita, KS 67226
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

August 10, 1995

P.E.C., P.A. S/D 95-45
c/o Gary Wiley
303 South Topeka
Wichita, KS 67202

Re: S/D 95-45 HORSESHOE LAKE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 10, 1995, 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 guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of water service to the lots being platted.

C. The applicant shall guarantee construction of any storm sewers or drainage improvements required by this plat.

D. The applicant shall guarantee the paving of the proposed interior streets. As requested by City Engineering, an agreement shall be provided regarding the paving of North Shore Boulevard in the area of this plat, that is, to address the distribution of specials for this improvement.

E. Per the C.U.P.: the applicant shall guarantee an accel/decel lane along the south line of Lots 10 and 11.

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

G. As noted in the CUP, cross-lot access agreements for Lots 10 and 11, and Lots 13 and 14 shall also be provided with the plat tracing for recording.

H. 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.

I. 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.

J. 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 or 32-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.

K. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

L. 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.

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 is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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.

O. On the final plat tracing, the surveyor's text shall correctly note the sanitary sewer easement being vacated and replatted. Based on the platting binder and separate instrument, Film 1456 instead of 1436 should be indicated.

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

Q. Recording of the plat within 30 days after approval by the City Council.

~~R.~~ On the final plat tracing, minimum pad elevations shall be noted in both MSL and City Datum. Also, since both sets of elevations (lowest floor and opening) as being shown are for the same elevations, only one such elevation needs to be indicated.

~~S.~~ As noted by Southwestern Bell, the final plat tracing shall indicate a 20-foot easement along the north line of Lot 10, Block 2.

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, August 17, 1995 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: Grandview, Inc., 8100 E. 22nd Street North - Building 1000, Wichita, KS 67226
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

August 17, 1995

STAFF REPORT

(Final Plat Approved 8/10/95, Preliminary Plat Approved 6/22/95)

CASE NUMBER: S/D 95-45 HORSESHOE LAKE ADDITION

OWNER/APPLICANT: Grandview, Inc., 8100 E. 22nd Street North - Building 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 South Topeka, Wichita, KS 67202

LOCATION: North of 21st Street North and east of Ridge

SITE SIZE: 61.95 Acres

NUMBER OF LOTS

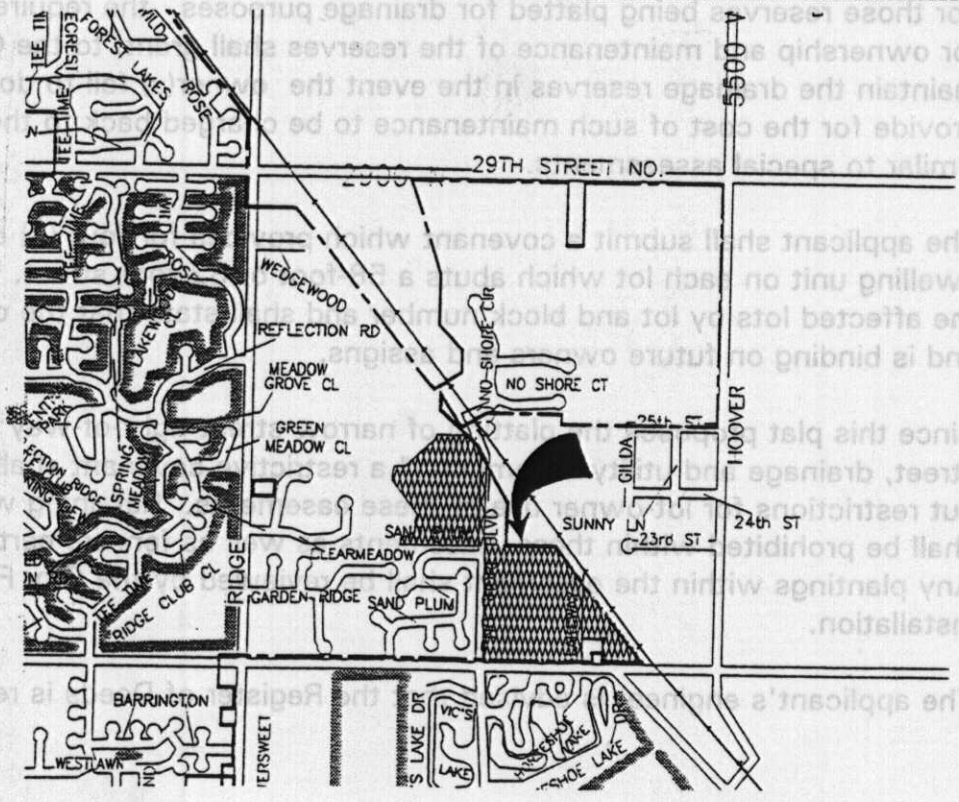
Residential:	56
Office:	
Commercial:	5
Industrial:	
Total:	61

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "R-5" Under CUP DP-75

PROPOSED ZONING: "R-5", "BB", "LC", and "C" (Z-3155)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

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

B. The applicant shall guarantee the extension of water service to the lots being platted.

C. The applicant shall guarantee construction of any storm sewers or drainage improvements required by this plat.

D The applicant shall guarantee the paving of the proposed interior streets. As requested by City Engineering, an agreement shall be provided regarding the paving of North Shore Boulevard in the area of this plat, that is, to address the distribution of specials for this improvement.

E. Per the C.U.P.: the applicant shall guarantee an accel/decel lane along the south line of Lots 10 and 11.

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

G. As noted in the CUP, cross-lot access agreements for Lots 10 and 11, and Lots 13 and 14 shall also be provided with the plat tracing for recording.

H. 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.

I. 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.

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K. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

L. 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.

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 is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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.

O. On the final plat tracing, the surveyor's text shall correctly note the sanitary sewer easement being vacated and replatted. Based on the platting binder and separate instrument, Film 1456 instead of 1436 should be indicated.

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

Q. Recording of the plat within 30 days after approval by the City Council.

R. On the final plat tracing, minimum pad elevations shall be noted in both MSL and City Datum. Also, since both sets of elevations (lowest floor and opening) as being shown are for the same elevations, only one such elevation needs to be indicated.

S. As noted by Southwestern Bell, the final plat tracing shall indicate a 20-foot easement along the north line of Lot 10, Block 2.