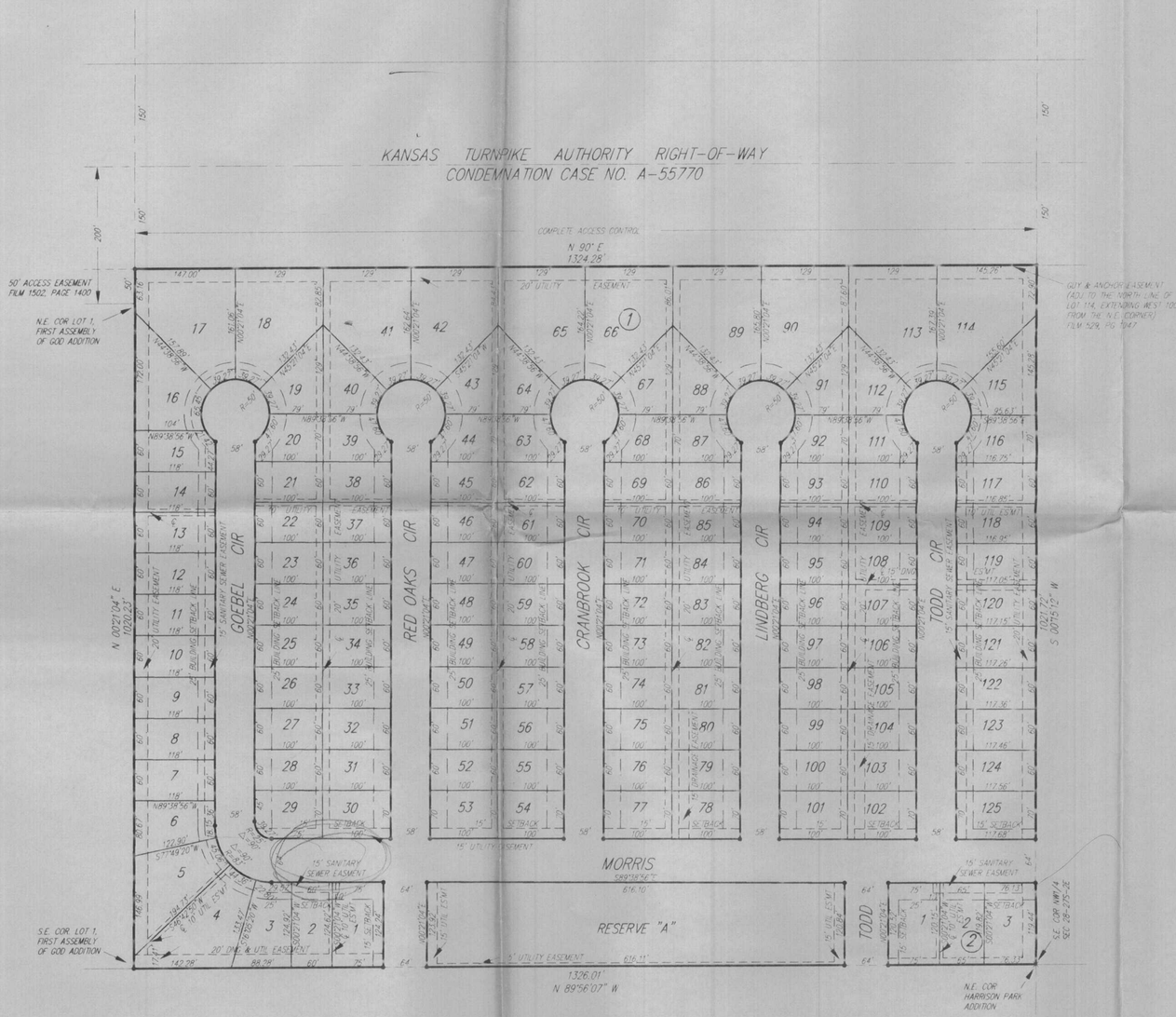
HARRISON PARK 2ND ADDITION

Copied from Tracing
8/1/96

WICHITA, SEDGWICK COUNTY, KANSAS.



SRB 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-8008 FAX 265-4621

SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

DWG FILE 00423PF-S.A.M.
PROJECT NO. 96A00423P

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 platted "HARRISON PARK 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The E1/2 of the NW1/4 of Sec. 28, Twp. 27-S, R-2E of the 6th P.M., Sedgwick County, Kansas, except that part condemned for Kansas Turnpike Authority Right-of-Way in Case No. A-55770 and except that part lying north of said Kansas Turnpike Right-of-Way.

Savoy, Ruggles & Bohm, P.A.

Date 5 July 96 _____ Surveyor
Mark A. Savoy R.L.S. #788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, Streets and a Reserve to be known as "HARRISON PARK 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for the construction and maintenance of all public utilities and for drainage purposes. The sanitary sewer easements are hereby granted for the construction and maintenance of sanitary sewers. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from the Kansas Turnpike Right-of-Way over and across the north line of Block 1 are hereby granted to the appropriate governing body. Reserve "A" is hereby reserved for drainage, drainage retension and recreational purposes. The ownership and maintenance of Reserve "A", shall be the responsibility of the Home Owners Association for the Addition.

_____ Stephen G. Miller
_____ Sally E. Miller
_____ Herley G. Miller
_____ Helen J. Miller

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this ____ day of _____ 1996, by Stephen G. Miller and Sally E. Miller, husband and wife and Herley G. Miller and Helen J. Miller, husband and wife.

_____ Notary Public
Judy E. Lashley
My App't. Exp _____

JUDY E. LASHLEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. _____

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "HARRISON PARK 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Garden Plain State Bank

_____ President
George D. Walden

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this ____ day of _____ 1996, by _____ of Garden Plain State Bank, on behalf of the Bank.

_____ Notary Public
Judy E. Lashley
My App't. Exp _____

JUDY E. LASHLEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. _____

This plat of "HARRISON PARK 2ND ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Commission, Wichita, Kansas.
Dated this 30th day of May 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Susan Osborne-Howes

SEAL

_____ Secretary
Marvin S. Krout

Consent is hereby given for the formation of sanitary sewer districts within the boundary of the plat by the Board of Sedgwick County Commissioners as they deem necessary to provide sanitary sewer service to this area.
This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, 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

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 _____ 1996, at ____ o'clock ____ M. and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

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

May 30, 1996

Savoy, Ruggles, & Bohm, P.A. S/D 96-16
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

RE: S/D 96-16, Final Plat of HARRISON PARK 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 30, 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 May 23, 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: Harrison Park Development, L.L.C., c/o Stephen G. Miller, President, 401 S. Keith, Wichita, KS 67209
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
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May 23, 1996

Savoy, Ruggles, & Bohm, P.A. S/D 96-16
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

RE: S/D 96-16, Final Plat of HARRISON PARK 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 23, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

Annexed - 3rd Pub. 7/9/96

A. Prior to this plat being submitted for City Council review, this site shall have been annexed to the City. Upon annexation, the site will be zoned "AA" (SF-6) which will allow the lot sizes being platted.

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

C. - see last sh. from Wmk Publica.
The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This site is indicated as being within the County's Four-Mile Creek Service Area, and guarantees shall be with the County.

D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along the south side of Morris and the west sides of Red Oak and Todd out to Lincoln Street.

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

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

G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As necessary, both a City and County Certificate of Petitions shall be provided.

H. 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.

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.

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. - still waiting from Surveyor
Based on the platting binder, a pipeline easement may be impacting this site, while an access easement is, as shown on the plat, apparently located on or adjacent to the site.

In regard to the pipeline, the agent needs to verify that it is off-site and therefore need not be shown on this plat. A copy of the document establishing the easement shall also be provided for the plat file.

For the access easement, while it is shown at the northwest corner of the site, the agent needs to verify that this easement does not effect the site, that is, that the lots on this plat are in no way impacted by this easement. A copy of this easement shall also be provided to Planning for the plat file.

L. - see review plat binder
Prior to this plat being released for recording, the applicant shall provide proof of the site's ownership is the entity shown on the final plat. The platting binder presently indicates that the site is in a number of undivided interests.

M OK per revised plat binder
Prior to the plat being released for recording, the applicant shall also provide proof that all applicable property taxes (2nd half of 1995) have been paid.

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. 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.

Q. 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.

R. As requested by County Engineering, the final plat tracing shall provide appropriate wording in the City's approval block noting agreement for the County to provide sewer service to this Addition (see Harrison Park 1st Addition for an example).

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

T. 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.

No copy of the plat is being returned to the applicant because insufficient copies of the revised final were provided by the agent.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 30, 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: Harrison Park Development, L.L.C., c/o Stephen G. Miller, President, 401 S. Keith, Wichita, KS 67209
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3

May 30, 1996

STAFF REPORT

(Final Plat Approved 5/23/96, Preliminary Plat Approved 4/4/96)

CASE NUMBER: S/D 96-16 HARRISON PARK 2ND ADDITION

OWNER/APPLICANT: Harrison Park Development, L.L.C., c/o Stephen G. Miller, President, 401 S. Keith, Wichita, KS 67209

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

LOCATION: East of Webb Road and north of Lincoln Street

SITE SIZE: 31 Acres

NUMBER OF LOTS

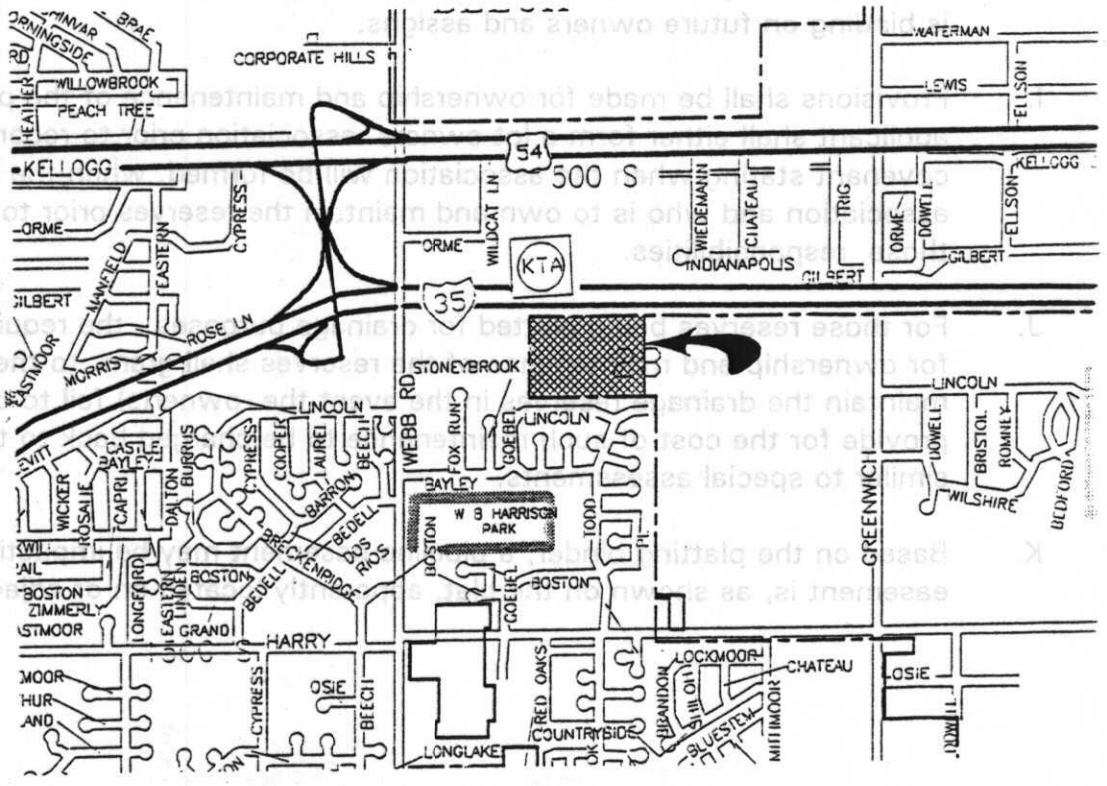
Residential:	128
Office:	
Commercial:	
Industrial:	
Total:	128

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "R-1" County

PROPOSED ZONING: "AA" City upon annexation

VICINITY MAP:



STAFF COMMENTS:

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

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This site is indicated as being within the County's Four-Mile Creek Service Area, and guarantees shall be with the County.

D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along the south side of Morris and the west sides of Red Oak and Todd out to Lincoln Street.

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H. 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.

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.

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