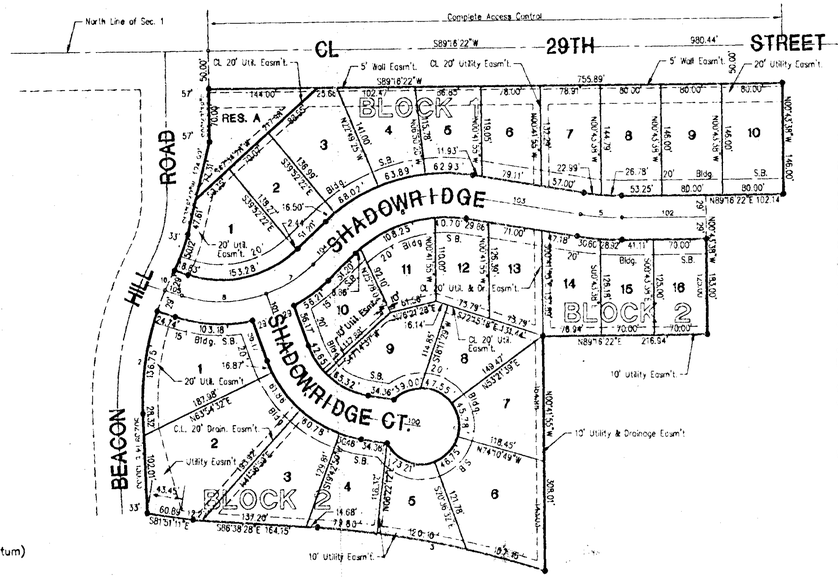


Scale 1" = 100'

BENCHMARKS
(City of Wichita Datum)

BM #1
City of Wichita Benchmark Disc, 5.5' E. and 37' N. of N 1/4 Corner Sec. 1-27-1E
Elev. 172.38

BM #2
NW Corner Concrete Gutter on Beacon Hill Road Median at 29th Street North
Elev. 162.93

LINE	DIRECTION	DISTANCE
100	N81°51'51"W	75.09'
101	N20°00'43"W	83.10'
102	S89°16'22"W	111.11'
103	S81°51'51"E	148.04'
104	S46°01'40"W	51.20'
105	S72°51'34"E	22.93'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	211.00'	51.41'	25.83'	51.29'	N20°17'32"E	13°57'40"
2	371.08'	165.81'	84.31'	164.44'	S10°08'50"W	25°36'08"
3	1222.50'	307.05'	154.34'	306.24'	N79°26'45"W	14°23'27"
4	130.00'	138.98'	76.96'	132.45'	S56°38'16"E	61°15'01"
5	325.00'	54.65'	27.39'	54.58'	S85°54'37"E	09°38'01"
6	200.00'	184.58'	99.45'	178.10'	S72°28'02"W	52°52'43"
7	175.00'	73.18'	37.13'	72.65'	N58°00'29"E	23°57'39"
8	175.00'	113.47'	58.81'	111.50'	N88°43'52"E	37°09'01"
9	50.00'	252.29'	35.60'	58.00'	N08°44'09"E	288°55'56"
10	371.08'	28.01'	14.01'	28.00'	S25°06'38"W	04°19'26"

REQUIRED MINIMUM BUILDING ELEVATIONS				
DESCRIPTION	MIN. FLOOR ELEV.		MIN. LOW OPENING ELEV.	
	CITY DATUM	M.S.L.	CITY DATUM	M.S.L.
BLOCK 1				
Lots 1-7	164.0	1351.4	164.0*	1351.4
Lots 8-10	—	—	164.0	1351.4
BLOCK 2				
Lots 1-8	164.0	1351.4	164.0*	1351.4
Lots 9-9	—	—	164.0	1351.4
Lots 10-13	164.0	1351.4	164.0*	1351.4
Lots 13-16	—	—	164.0	1351.4

* No building permits are to be issued for Lots 1 through 7, Block 1 or Lots 1 through 8 and Lots 10 through 12, Block 2, unless the lowest floor can be constructed above 164.0 City Datum (1351.4 M.S.L.) or unless the City of Wichita has received a letter of map revision from FEMA which will allow buildings to be constructed at the lowest opening listed in the accompanying table.

MEADOW OAKS 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing
1/31/96

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 "MEADOW OAKS 2ND ADDITION" to Wichita, Kansas, being a replat of Lot 1, Block 4 and Lots 110, 111, 112, 113, 114 and 115, Block 2 in Meadow Oaks Addition to Wichita, Kansas being more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of Section 1, Township 27 South, Range 1 East of the 6th P.M. Sedgwick County, Kansas thence S89°16'22"W on the North line of said Southwest Quarter for a distance of 980.44 feet; thence S 0°43'38"E for a distance of 50.00 feet to the Northwest corner of said Lot 1, Block 4 to the point of beginning; thence S00°43'38"E for a distance of 70.00 feet; thence S13°18'42"W for a distance of 124.92 feet; thence o a circular curve to the right having a radius of 211.00 feet and a central angle of 13°57'40" for an arc distance of 5 41 feet to a point of curve; thence on a circular curve to the left having a radius of 371.08 feet and a central angl of 29°55'38" for an arc distance of 193.82 feet; thence S02°39'14"E for a distance of 130.33 feet; thence S 51°11"E for a distance of 60.89 feet; thence S86°38'28"E for a distance of 164.15 feet; thence on a circular urve to the right having a radius of 1222.50 and a central angle of 14°23'27" for an arc distance of 307.05 feet; t nce N00°41'55"W for a distance of 308.01 feet to the Southwest Corner of Said Lot 111, Block 2; thence N89°16'2 E for a distance of 216.94 feet; thence N00°43'38"W for a distance of 183.00 feet; thence N89°16'22"E a distance of 102.14 feet; thence N00°43'38"W for a distance of 146.00 feet; thence S89°16'22"W for a d nce of 755.89 feet to the point of beginning. Vocation of the previously dedicated easements are by virtu of K.S.A. 12-512 (b).

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

Dated this 25TH day of JANUARY, 1996.



Kenny E. Hill, L.S. 984

KNOW ALL MEN BY THESE PRESEN

That we, the undersigned, have co d the land described in the Surveyor's Certificate to be platted into lots, blocks, streets and a reserve. Th treets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for onstruction and maintenance of drainage, utilities and a wall. Reserve A shall permit entry monuments Utilities may cross the wall easem e reserve is to be owned and maintained by a property owners association its successors and assigns. The min dscaping, fences, walls, utilities confined to easements and irrigation systems. Wichita Datum). Additional minimu low opening elevation for the homes built in this addition shall be 164.0 (City of the face of the plat. All abuters' ilding elevations are listed in the Required Minimum Building Elevation Table on through 10, Block 1 and Reserve A s of access to or from 29th Street North over and across the North line of Lots 3 s hereby granted to the City of Wichita.

3AH-inc.

Mathias Eck, President

STATE OF KANSAS, COUNTY OF SE CK: ss.

This instrument was acknowledged fore me on this 29th day of January, 1996, by Mathias Eck, President of 3AH-Inc.

Carol R. Barnes
Notary Public
CAROL R. BARNES

CAROL R. BARNES
Notary Public - State of Kansas
Appt. Expires 3-25-96

My Appointment Expires:

KNOW ALL MEN BY THESE PRESENTS:

That the State Bank of Colwich, holders of a mortgage on the property described in the Surveyor's Certificate, do hereby consent to the plat of Meadow Oaks 2nd Addition.

Frank A. Suellentrop, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 25, day of Jan, 1996, by Frank A. Suellentrop, President of State Bank of Colwich.

STEVEN SCHOENEKER
NOTARY PUBLIC
STATE OF KANSAS
My Appt Exp. 8-24-98

Notary Public Steve Schoeneker

My Appointment Expires: 8-24-98

KNOW ALL MEN BY THESE PRESENTS:

That Critchfield Real Estate Limited Partnership 1985, a Kansas Limited Partnership, holders of a mortgage on the property described in the Surveyor's Certificate, do hereby consent to the plat of Meadow Oaks 2nd Addition.

Edward C. Hill, Agent

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 25th day of January, 1996, by Edward C. Hill, Agent for Critchfield Real Estate Limited Partnership 1985, a Kansas Limited Partnership.

NANCY N. PRUITT
Notary Public - State of Kansas
My Appt. Expires 6-11-97

Notary Public Nancy N. Pruitt

My Appointment Expires: June 11, 1997

This plat of MEADOW OAKS 2ND ADDITION to Wichita, Kansas has been submitted to and approved by the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this 17th day of August, 1995

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Susan Osborne - Howes, 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 _____, 1996.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this _____, day of _____, 1996.

Don Wright, 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 _____, 1996.

Pat Kettler, Register of Deeds

Ed Rosa, Chief Deputy

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

Poe and Associates of Kansas, Inc.
434 N. Oliver
Wichita, KS 67208

Re: S/D 94-72 - MEADOW OAKS SECOND 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
Senior Planner

DL:rh
cc: Yung Design Group, 4912 East 29th Street North, Wichita, KS 67220
3-AH, Inc., 455 N. Maize, Wichita, KS 67212
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

Poe and Associates of Kansas, Inc.
434 N. Oliver
Wichita, KS 67208

Re: S/D 94-72 - MEADOW OAKS SECOND 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 City water to serve the lots being platted.

C. The applicant shall guarantee any drainage improvements including storm sewers, required by the platting of this property.

D. The applicant shall guarantee the paving of the proposed interior streets.

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

F. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also note that the homeowner is association will be responsible for maintaining the "parking strip" located between the north line of this plat and the paved surface of 29th Street North.

G. 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.

H. On the final plat tracing, the plattor's text shall note the platting of the wall easement and that utilities may cross this easement.

I. The plattor's text shall also note on the final plat tracing that the dedication of access control to 29th Street North from the abutting lots is to the City of Wichita rather than "the appropriate governing body". This site is already within Wichita.

J. Since this is a replat, proper reference to KSA 12-512(b) as amended, shall be noted in the surveyor's text as to the vacation of easements, setbacks, etc. The plat presently has placed this statement in the plattor's text.

K. Since minimum building pad-elevations are required for this Addition, such elevations shall also be noted on the face of the plat. These elevations shall be shown in both mean sea level and City Datum.

L. 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.

M. 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.

N 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

O. The final plat tracing shall indicate the utility easements requested by K.G.& E. which were indicated on the "marked" copy of the plat provided after approval of the preliminary plat.

P. Based on the platting binder, the final plat tracing shall provide for signatures (platting approvals) by both Critchfield Real Estates and the State Bank of Colwich as holders of mortgages on this site.

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.

S. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

T. On the final plat tracing, the Mayor's signature block shall indicate Bob Knight as Mayor.

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
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Yung Design Group, 4912 East 29th Street North, Wichita, KS 67220
3-AH, Inc., 455 N. Maize, Wichita, KS 67212
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

August 17, 1995

STAFF REPORT

(Final Plat Approved 8/10/95, Preliminary Plat Approved 10/13/94)

CASE NUMBER: S/D 94-72 MEADOW OAKS SECOND ADDITION

OWNER/APPLICANT: 3-AH Inc., 455 N. Maize, Wichita, KS 67212

SURVEYOR/ENGINEER: Yung Design Group, 4912 East 29th Street North, Wichita, KS 67220
and
Poe and Associates of Kansas, Inc., 434 N. Oliver, Wichita, KS 67208

LOCATION: East of Beacon Hill Road and south of 29th Street North

SITE SIZE: 8.69 Acres

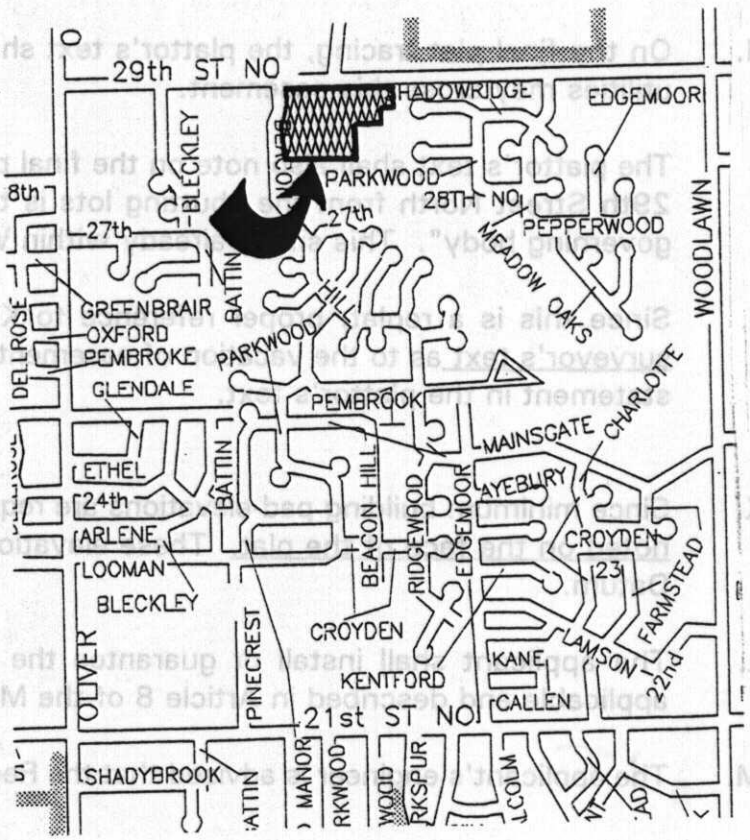
NUMBER OF LOTS
Residential: 26
Office:
Commercial:
Industrial:
Total: 26

MINIMUM LOT AREA: 7,675 sq. ft.

CURRENT ZONING: "AA" with DP-147

PROPOSED ZONING:

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 City water to serve the lots being platted.

C. The applicant shall guarantee any drainage improvements including storm sewers, required by the platting of this property.

D. The applicant shall guarantee the paving of the proposed interior streets.

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

F. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also note that the homeowner is association will be responsible for maintaining the "parking strip" located between the north line of this plat and the paved surface of 29th Street North.

G. 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.

H. On the final plat tracing, the plattor's text shall note the platting of the wall easement and that utilities may cross this easement.

I. The plattor's text shall also note on the final plat tracing that the dedication of access control to 29th Street North from the abutting lots is to the City of Wichita rather than "the appropriate governing body". This site is already within Wichita.

J. Since this is a replat, proper reference to KSA 12-512(b) as amended, shall be noted in the surveyor's text as to the vacation of easements, setbacks, etc. The plat presently has placed this statement in the plattor's text.

K. Since minimum building pad-elevations are required for this Addition, such elevations shall also be noted on the face of the plat. These elevations shall be shown in both mean sea level and City Datum.

L. 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.

M. 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.

N 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

O. The final plat tracing shall indicate the utility easements requested by K.G.& E. which were indicated on the "marked" copy of the plat provided after approval of the preliminary plat.

P. Based on the platting binder, the final plat tracing shall provide for signatures (platting approvals) by both Critchfield Real Estates and the State Bank of Colwich as holders of mortgages on this site.

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.

S. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

T. On the final plat tracing, the Mayor's signature block shall indicate Bob Knight as Mayor.