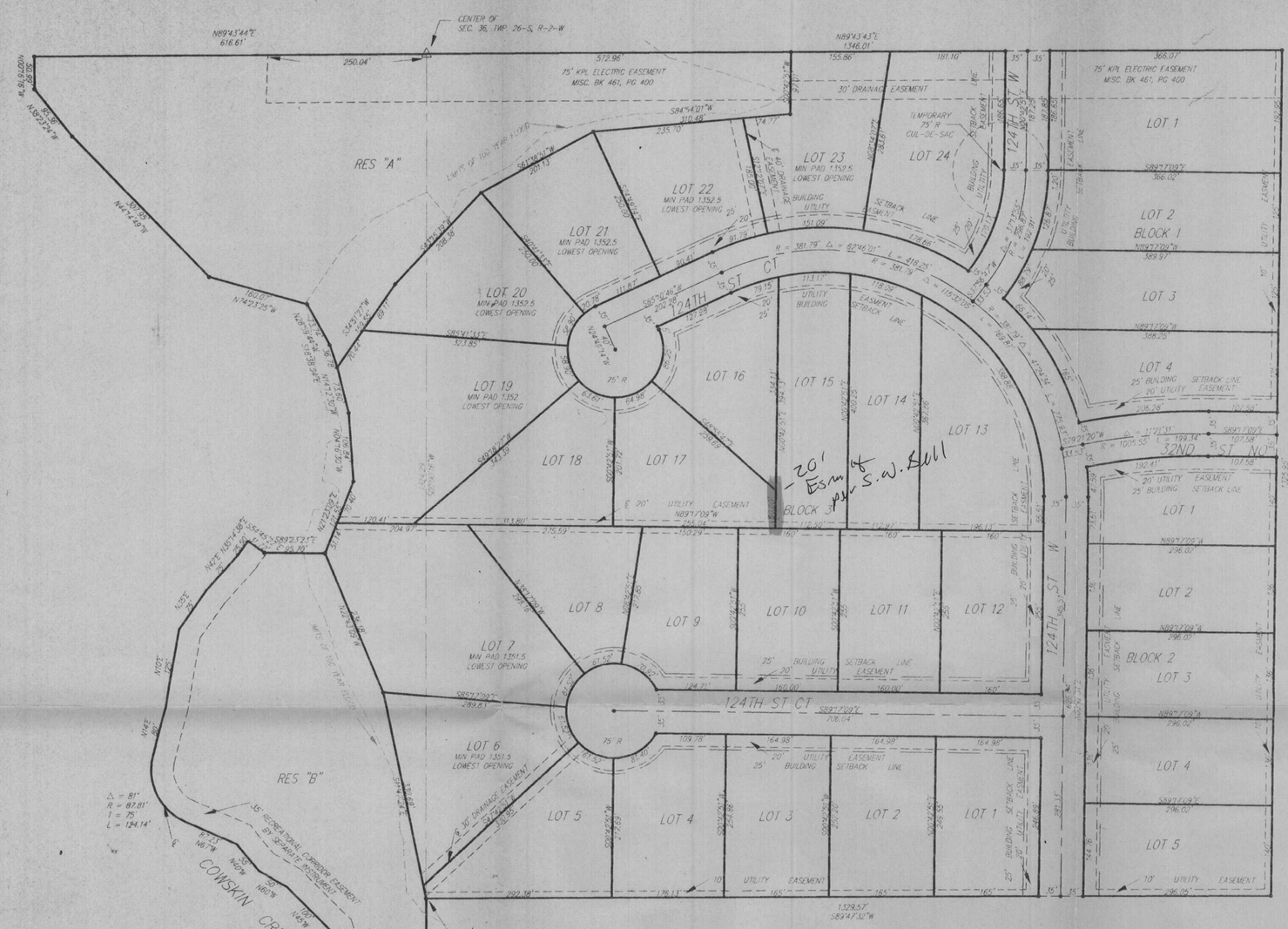


FINAL PLAT
CREEKSIDE ESTATES

OFFICE COPY
DO NOT REMOVE

SEDGWICK COUNTY, KANSAS. THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1/19/95 - SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 1-19-95

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have survey- and platted "CREEKSIDE ESTATES", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

All of the NW1/4 of the SE1/4 of Sec. 36, Twp. 26-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, and
that part of the SW1/4 of Sec. 36, Twp. 26-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at the N.E. Corner of said SW1/4; thence S00°00'16"W, along the east line of the NE1/4 of said SW1/4, 1,324.29 feet to the S.E. Corner of the NE1/4 of said SW1/4 and being the N.W. Corner of Lot 1, Block A, Balmoral Briar Addition to Sedgwick County, Kansas; thence S00°00'25"W, along the east line of the SE1/4 of said SW1/4 (and the west line of said Addition), 266.19 feet to the approximate center of the Cowskin Creek; thence northwesterly, along the approximate center of said Cowskin Creek, along the following chords and bearings; thence N55°W, 125.03 feet; thence N18°W, 150 feet; thence N45°W, 100 feet; thence N60°W, 50 feet; thence N40°W, 55 feet; thence N67°W, 87.23 feet to the P.C. of a curve to the right, having a radius of 87.81 feet and a central of 81°; thence northerly, along said curve, 124.14 feet to the P.T. of said curve; thence N14°E, 80 feet; thence N10°E, 125 feet; thence N35°E, 75 feet; thence N42°E, 75 feet; thence N35°14'36"E, 25.50 feet; thence S54°45'22"E at right angles to said Creek, 31.72 feet; thence S89°23'23"E, 95.70 feet; thence N21°23'09"E, 121.55 feet; thence N04°16'30"W, 106.84 feet; thence N14°12'30"W, 73.60 feet; thence N18°38'54"W, 36.78 feet; thence N28°59'44"W, 73.74 feet; thence N74°23'25"W, 160.07 feet; thence N44°14'49"W, 307.95 feet; thence N38°23'24"W, 95.36 feet; thence N00°16'16"W, 50.99 feet to the north line of said SW1/4; thence N89°43'44"E, along the north line of said SW1/4, 616.61 feet to the place of beginning.

Savoy, Ruggles & Bohm, P.A.

Date _____

_____ Surveyor
Mark A. Savoy

MININMUM PAD ELEVATIONS FOR LOWEST OPENING ARE AS SHOWN OF THE FACE OF THE PLAT

BENCH MARK
SEDGWICK COUNTY (29TH ST NO & 119TH ST W)
EON IN 16.7' S.W. OF SEC. COR (S.E. COR SE1/4, SEC. 35, TWP. 26-S, R-7-W
ELEV. = 1,361.03 M.S.L.

Know all men by the presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, Streets and Reserve's to be known as "CREEKSIDE ESTATES", Sedgwic County, Kansas. The streets are hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for droinage purposes. Minimum Pad Elevations for Lots 6, 7, 19, 20, 21, 22 and 23, Block 3, are as shown on the face of the plat. Reserve's "A" and "B" are hereby reserved for open space, drainage easements and as Floodway Reserve's. Reserve "A" shall be owned and maintained by the owners of Lots 19, 20, 21, 22 and 23, Block 3, and Reserve "B" shall be owned and maintained by the owners of Lots 6 and 7, Block 3. The owners of Reserve's "A" and "B" shall be responsible for the Reserves as floodways and without the permission of the appropriate governing body shall not allow any structures, change of grade, relocation of chanel of other work to be carried on without such permission.

Balmoral Briar, LLC

_____ President
Jerry Michaelis

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this ____ day of _____ 199__, by Jerry Michaelis, President of Balmoral Briar, LLC, on behalf of the corporation.

_____ Notary Public
My App't. Exp. _____

Entered on transfer record, this ____ day of _____ 199__

_____ County Clerk
Susan E. Crockett-Spoon

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____ 199__, at _____ o'clock__M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

This plat of "CREEKSIDE ESTATES", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____ 199__
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
James D. Miner

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the Board of Commissioners of Sedgwick County, Kansas, this ____ day of _____ 199__

_____ Chairman
Betsy Gwin

_____ Chairman Pro-Tem
Andrew L. Bias

_____ Commissioner
Thomas G. Winters

_____ Commissioner
Paul W. Hancock

_____ Commissioner
Mark F. Schroeder

_____ County Clerk
Susan E. Crockett-Spoon

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-8008 FAX 264-4621
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

DWG FILE 0016JPF-S.A.M.
PROJECT NO. 94F0016JP

SEDGWICK CO. .TY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 23, 1995

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

Re: S/D 94-75 - CREEKSIDE ESTATES ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on February 23, 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 January 19, 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. 9-25-95

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. 9-27-95 We have not received a detailed lot grading plan as of this date.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Balmoral Briar, LLC, Attn: Jerry Michaelis, 2307 McLean Blvd, Wichita, KS 67204
Ted Blick, Trustee, Union Township, 4655 North 119th Street West, Wichita, KS 67101
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 19, 1995

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

Re: S/D 94-75 CREEKSIDE ESTATES ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 19, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Based upon the Comprehensive Plan this site is in an area designated for "Suburban" type development. Under the suburban classification a lot size of one (1) acre is considered the appropriate minimum size. Such a lot size reflects both the intended rural character for such areas, but also the minimum size needed for the use of on-site sewer and water facilities. Several lots, however, are at or just above 40,000 square feet or just under one (1) acre. The majority of lots, though, exceed the one (1) acre criteria and it is recommended that approval of this plat be considered to indicate that it is substantially in compliance with the Comprehensive Plan.

- with limitations on development t/o. septic locations

B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Based upon the lot sizes being platted, approval for septic systems shall be required. The applicant is advised that the use of on-site facilities is to be considered only temporary for this site. City sewer and water may be available to this area in the near future.

C. The applicant shall submit petitions for the future extension of municipal water and sanitary sewer to this site. These petitions will be held until such time as such facilities are adjacent to or reasonably available to this site.

D. This area is both within 3-miles of the City of Wichita and is platting lot sizes which requires the guaranteeing of paving of the interior streets to the suburban paving standard. This guarantee shall also provide for a temporary cal-de-sac in the vicinity of lot 24, block 3.

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

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 County 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. Based upon the Comprehensive Plan, a recreational corridor is indicated along the Cowskin Creek located along the west line of this plat. As indicated on the plat, this corridor is being granted by separate instrument. This instrument shall be submitted to Planning for review and processing.

J. The applicant either in the plattor's text of the final plat tracing needs to cite the dedication of the temporary cul-de-sac and the conditions under which it would or will be vacated, or at least cite that it has been dedicated by separate instrument with such instrument submitted to Planning for processing with the plat.

K. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr., as Chairman.

L. As indicated in the platting binder, a mortgage is being held on this site by the Chisholm Trail State Bank. This party shall either be included as a signatory on the plat or proof submitted to Planning indicating that the mortgage has been released.

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.

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

P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c). to Mike Green (Guaranty Savings 9/25/95)

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

R. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

S. As requested by County Engineering, certain lots shall revise the indicated minimum building pad elevations. Further, the references to "lowest opening" shall be deleted. Also, in the plattor's text, permission to carry out activities in the floodway should be placed with the appropriate Engineer rather than "governing body".

Ted Blick to Survey

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 26, 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: Balmoral Briar, LLC, Attn: Jerry Michaelis, 2307 McLean Blvd, Wichita, KS 67204
Ted Blick, Trustee, Union Township, 4655 North 119th Street West, Wichita, KS 67101
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-4

METROPOLITAN AREA PLANNING COMMISSION

~~December 22, 1994~~
January 26, 1995

STAFF REPORT

(Final Plat Approved 1/19/95, Preliminary Plat Approved 10/13/94)

CASE NUMBER: S/D 94-75 CREEKSIDE ESTATES ADDITION

OWNER/APPLICANT: Balmoral Briar, LLC, Attn: Jerry Michaelis, 2307 McLean Blvd., Wichita, K 67204

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

LOCATION: 1/3-mile north of 29th Street North and 1/2-mile west of 119th Street West

SITE SIZE: 51.5 Acres

NUMBER OF LOTS

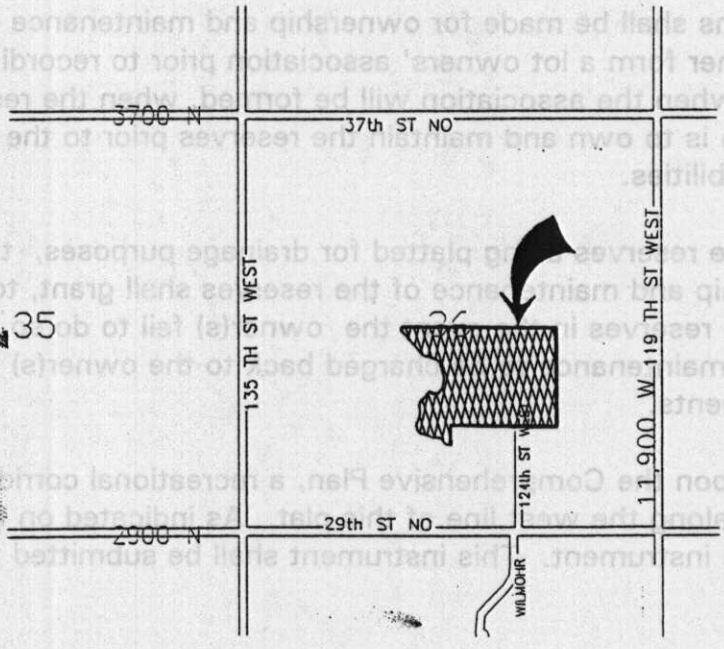
Residential:	33
Office:	
Commercial:	
Industrial:	
Total:	33

MINIMUM LOT AREA: 40,000 sq. ft.

CURRENT ZONING: "R-1 (and a very small portion of "R" in extreme northwest corner.)

PROPOSED ZONING: Same

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. Based upon the Comprehensive Plan this site is in an area designated for "Suburban" type development. Under the suburban classification a lot size of one (1) acre is considered the appropriate minimum size. Such a lot size reflects both the intended rural character for such areas, but also the minimum size needed for the use of on-site sewer and water facilities. Several lots, however, are at or just above 40,000 square feet or just under one (1) acre. The majority of lots, though, exceed the one (1) acre criteria and it is recommended that approval of this plat be considered to indicate that it is substantially in compliance with the Comprehensive Plan.

B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Based upon the lot sizes being platted, approval for septic systems shall be required. The applicant is advised that the use of on-site facilities is to be considered only temporary for this site. City sewer and water may be available to this area in the near future.

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D. This area is both within 3-miles of the City of Wichita and is platting lot sizes which requires the guaranteeing of paving of the interior streets to the suburban paving standard. This guarantee shall also provide for a temporary cal-de-sac in the vicinity of lot 24, block 3.

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