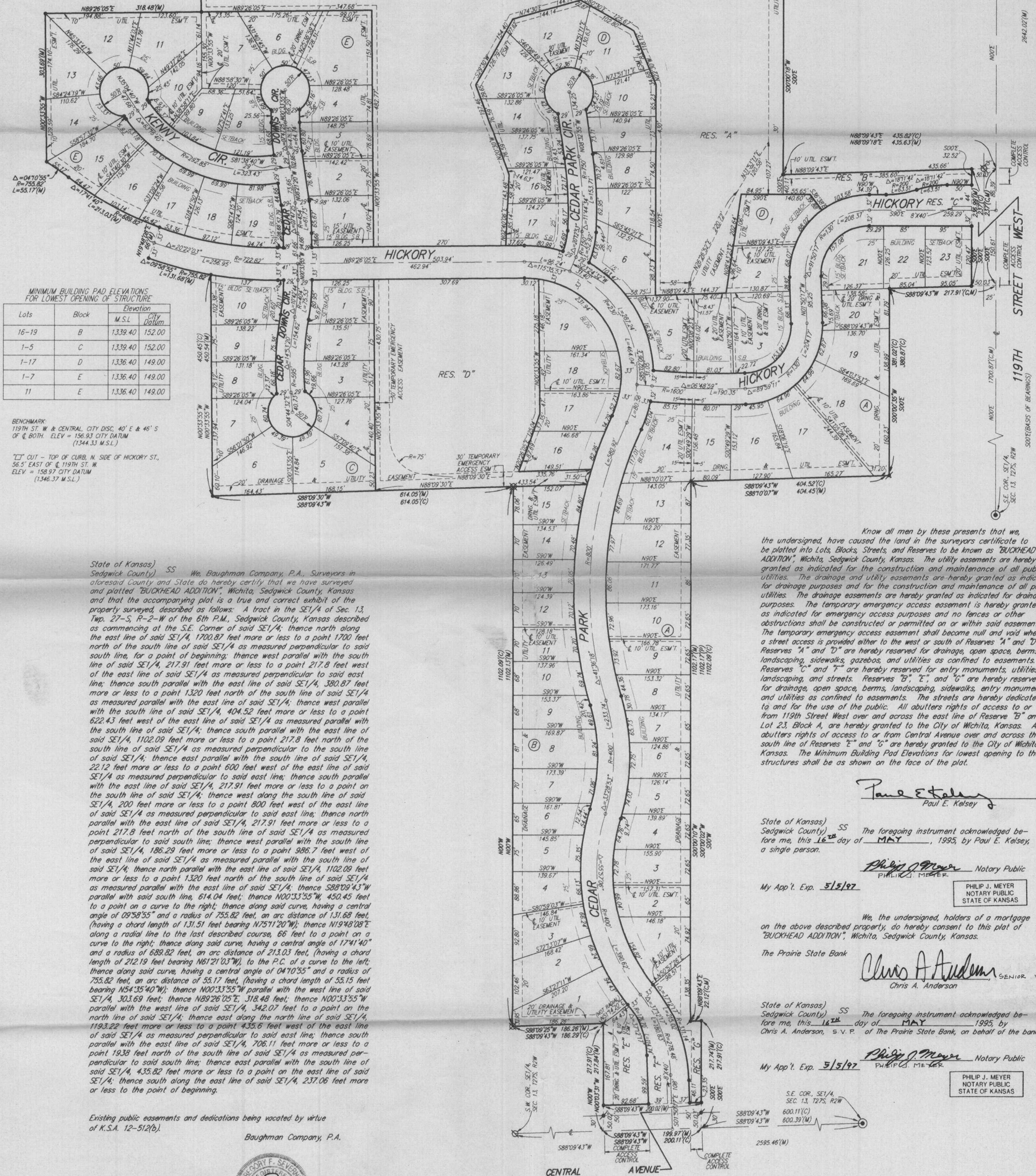


BUCKHEAD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from
Vacums
5/19/95

- SCALE: 1"=100'
- 100 0 100
- 1" IRON (FOUND)
#6 REBAR IN THIMBLE (FOUND)
#4 REBAR W/ "ARMSTRONG" CAP (FOUND)
1/2" IRON (FOUND)
3/4" IRON (FOUND)
#4 REBAR (FOUND)
#4 REBAR W/ "BAUGHMAN" CAP (SET)
60# NAIL IN OSAGE ORANGE TREE (SET)



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING OF STRUCTURE

Lots	Block	Elevation
16-19	B	1339.40 152.00
1-5	C	1339.40 152.00
1-17	D	1336.40 149.00
1-7	E	1336.40 149.00
11	E	1336.40 149.00

BENCHMARK:
119TH ST. W. & CENTRAL CITY DISC. 40' E & 46' S
OF Q. 119TH ST. W.
ELEV. = 136.93 CITY DATUM
(1344.33 M.S.L.)

"I" CUT - TOP OF CURB, N. SIDE OF HICKORY ST.
ELEV. = 158.97 CITY DATUM
(1346.37 M.S.L.)

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed
and plotted "BUCKHEAD ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: A tract in the SE 1/4 of Sec. 13,
Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas described
as commencing at the S.E. Corner of said SE 1/4; thence north along
the east line of said SE 1/4, 1700.87 feet more or less to a point 1700 feet
north of the south line of said SE 1/4 as measured perpendicular to said
south line, for a point of beginning; thence west parallel with the south
line of said SE 1/4, 217.91 feet more or less to a point 217.8 feet west
of the east line of said SE 1/4 as measured perpendicular to said east
line; thence south parallel with the east line of said SE 1/4, 380.87 feet
more or less to a point 1320 feet north of the south line of said SE 1/4
as measured parallel with the east line of said SE 1/4; thence west parallel
with the south line of said SE 1/4, 404.52 feet more or less to a point
622.43 feet west of the east line of said SE 1/4 as measured parallel with
the south line of said SE 1/4; thence south parallel with the east line of
said SE 1/4, 1102.09 feet more or less to a point 217.8 feet north of the
south line of said SE 1/4 as measured perpendicular to the south line
of said SE 1/4; thence east parallel with the south line of said SE 1/4,
22.12 feet more or less to a point 600 feet west of the east line of said
SE 1/4 as measured perpendicular to said east line; thence south parallel
with the east line of said SE 1/4, 217.91 feet more or less to a point on
the south line of said SE 1/4; thence west along the south line of said
SE 1/4, 200 feet more or less to a point 800 feet west of the east line
of said SE 1/4 as measured perpendicular to said east line; thence north
parallel with the east line of said SE 1/4, 217.91 feet more or less to a
point 217.8 feet north of the south line of said SE 1/4 as measured
perpendicular to said south line; thence west parallel with the south line
of said SE 1/4, 186.29 feet more or less to a point 986.7 feet west of
the east line of said SE 1/4 as measured parallel with the south line of
said SE 1/4; thence north parallel with the east line of said SE 1/4, 1102.09
feet more or less to a point 1320 feet north of the south line of said SE 1/4
as measured parallel with the east line of said SE 1/4; thence S88°09'43"W
parallel with said south line, 614.04 feet, thence N00°33'55"W, 450.45 feet
to a point on a curve to the right; thence along said curve, having a central
angle of 09°58'55" and a radius of 755.82 feet, an arc distance of 131.68 feet,
(having a chord length of 131.51 feet bearing N75°11'20"W); thence N19°43'08"E
along a radial line to the last described course, 66 feet to a point on a
curve to the right; thence along said curve, having a central angle of 17°41'40"
and a radius of 689.82 feet, an arc distance of 213.03 feet, (having a chord
length of 212.19 feet bearing N61°21'03"W), to the P.C. of a curve to the left;
thence along said curve, having a central angle of 04°10'55" and a radius of
755.82 feet, an arc distance of 55.17 feet, (having a chord length of 55.15 feet
bearing N54°35'40"W); thence N00°33'55"W parallel with the west line of said
SE 1/4, 303.69 feet; thence N89°26'05"E, 318.48 feet; thence N00°33'55"W
parallel with the west line of said SE 1/4, 342.07 feet to a point on the
north line of said SE 1/4; thence east along the north line of said SE 1/4,
1193.22 feet more or less to a point 435.6 feet west of the east line
of said SE 1/4 as measured perpendicular to said east line; thence south
parallel with the east line of said SE 1/4, 706.11 feet more or less to a
point 1938 feet north of the south line of said SE 1/4 as measured per-
pendicular to said south line; thence east parallel with the south line of
said SE 1/4, 435.82 feet more or less to a point on the east line of said
SE 1/4; thence south along the east line of said SE 1/4, 237.06 feet more
or less to the point of beginning.

Existing public easements and dedications being vacated by virtue
of K.S.A. 12-512(b).

Baughman Company, P.A.

Gregory F. Severns
Surveyor
5-16-95

This plat of "BUCKHEAD ADDITION", Wichita,
Sedgwick County, Kansas has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this 27th day of April, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into Lots, Blocks, Streets, and Reserves to be known as "BUCKHEAD
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 drainage purposes and for the construction and maintenance of all public
utilities. The drainage easements are hereby granted as indicated for drainage
purposes. The temporary emergency access easement is hereby granted
as indicated for emergency access purposes and no fences or other
obstructions shall be constructed or permitted on or within said easement.
The temporary emergency access easement shall become null and void when
a street access is provided either to the west or south of Reserves "A" and "D".
Reserves "A" and "D" are hereby reserved for drainage, open space, berms,
landscaping, sidewalks, gazebos, and utilities as confined to easements.
Reserves "C" and "F" are hereby reserved for entry monuments, utilities,
landscaping, and streets. Reserves "B", "E", and "G" are hereby reserved
for drainage, open space, berms, landscaping, sidewalks, entry monuments,
and utilities as confined to easements. The streets are hereby dedicated
to and for the use of the public. All abutters rights of access to or
from 119th Street West over and across the east line of Reserve "B" and
Lot 23, Block A, are hereby granted to the City of Wichita, Kansas. All
abutters rights of access to or from Central Avenue over and across the
south line of Reserves "E" and "G" are hereby granted to the City of Wichita,
Kansas. The Minimum Building Pad Elevations for lowest opening to the
structures shall be as shown on the face of the plat.

Paul E. Kelsey
Notary Public

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 16th day of MAY, 1995, by Paul E. Kelsey,
a single person.

Philip J. Meyer
Notary Public
PHILIP J. MEYER
STATE OF KANSAS

My App't. Exp. 5/5/97

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

The Prairie State Bank
Chris A. Anderson
Senior Vice-President

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 16th day of MAY, 1995, by
Chris A. Anderson, S.V.P. of The Prairie State Bank, on behalf of the bank.

Philip J. Meyer
Notary Public
PHILIP J. MEYER
STATE OF KANSAS

My App't. Exp. 5/5/97

Entered on transfer record this _____ day
of _____, 1995.

Susan E. Crockett-Spoon
County Clerk

State of Kansas) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 1995, at _____ o'clock _____ M.; and is duly recorded.

John W. McKay, Jr. Chairman
Bob Knight Mayor
Pat Burnett City Clerk
Ed Reso Deputy
Pat Kettler Register of Deeds



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

April 27, 1995

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: 94-79 BUCKHEAD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 27, 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 April 20, 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: Kelsey Development, Attn: Paul Kelsey, 11535 14th Street Cir N., Wichita, KS
67121
Mike Lindebak, City Engineer

SEDGWICK COUNTY



April 20, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: 94-79 BUCKHEAD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 20, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ☒ A. Prior to this plat being submitted to the City Council of Wichita for review, this property shall have been annexed to the City. This will allow the lot sizes being proposed by the plat.
- ☒ B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. As necessary this guarantee shall include any needed off-site extensions and the provision by separate instrument of any associated off-site easements.
- ☒ C. The applicant shall guarantee the extension of City water to serve the lots being platted. This site shall also participate in the extension of City water along Central.
- ☒ D. The applicant shall guarantee the paving of the proposed interior streets. As indicated on the plat, Cedar Park/Hickory will require paving to the collector street status. In regard to sidewalks, the paving guarantees shall include a sidewalk on both sides of Cedar Park/Hickory (a collector), one side of Hickory as it extends out to 119th Street West and one side of the looped street Firefly-Birch-Bay Country.
- ☒ E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- ☒ F. The applicant shall guarantee construction of the storm sewers required by this plat.
- ☒ G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ☒ H. In regard to street names, circles instead of courts should be used in nearly every case of a

WICHITA, KANSAS

cul-de-sac street. The two cul-de-sac streets noted as Cedar Down Ct. should for instance be named Circles. Also, this street should be called Cedar Downs, which agrees with the existing name in this area. In regard to Kenny, this street should be a circle.

J. 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. This covenant shall also provide for the homeowners' association to maintain the "parking strip" areas for Central and 119th Street West adjacent to the site.

K. 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.

L. In order to make the Reserves more accessible to the residents in the addition, it is recommended that additional access, such as an extension of the Reserves be provided in such locations as in the area of Lots 5 and 6 from Hickory to Reserve A.

M. For lots adjacent to the Lakes, the final plat tracing shall reference the required minimum building pad elevations in Mean Sea Level as well as City Datum. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plat's text.

N. Since this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).

O. 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.

P. If any of the Reserves are proposing structures, appropriate building setbacks shall be shown to adjacent streets.

Q. 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.)

R. 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.

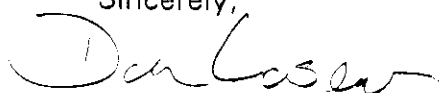
- R. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. 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.
- T. On the final plat tracing, the platlor's text shall be amended to note that streets are being dedicated to and for the use of the public.
- U. For Lots 1 & 2, Block D a 25-foot building setback to Hickory shall be platted.
- V. On the final plat tracing, the Mayor's signature block shall be appropriately revised.
- W. The applicant's agent needs to verify if certain items indicated in the platting binder effect the platting of this site. A drainage agreement, a Floodway Reserve agreement and a right-of-way agreement to Southwestern Bell are listed in the binder and the applicant needs to, if appropriate, address any conditions involving the platting of this site. Copies of these agreements shall be submitted to Planning for the plat file along with an explanation as to what the agreements involve.
- X. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- Y. Recording of the plat within 30 days after approval by the City Council.
- Z. The final plat shall indicate the utility easements requested by K.G.& E. Bell which is indicated on the enclosed "marked" copy of the plat.

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, April 27, 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: Kelsey Development, Attn: Paul Kelsey, 11535 14th Street Cir N., Wichita, KS 67121
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

April 20, 1995

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/2/95)

CASE NUMBER: S/D 94-79 BUCKHEAD ADDITION

OWNER/APPLICANT: Kelsey Development, Attn: Paul Kelsey, 11535 14th Street Cir N.,
Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North of Central Avenue and west of 119th Street West

SITE SIZE: 53.1 Acres

NUMBER OF LOTS

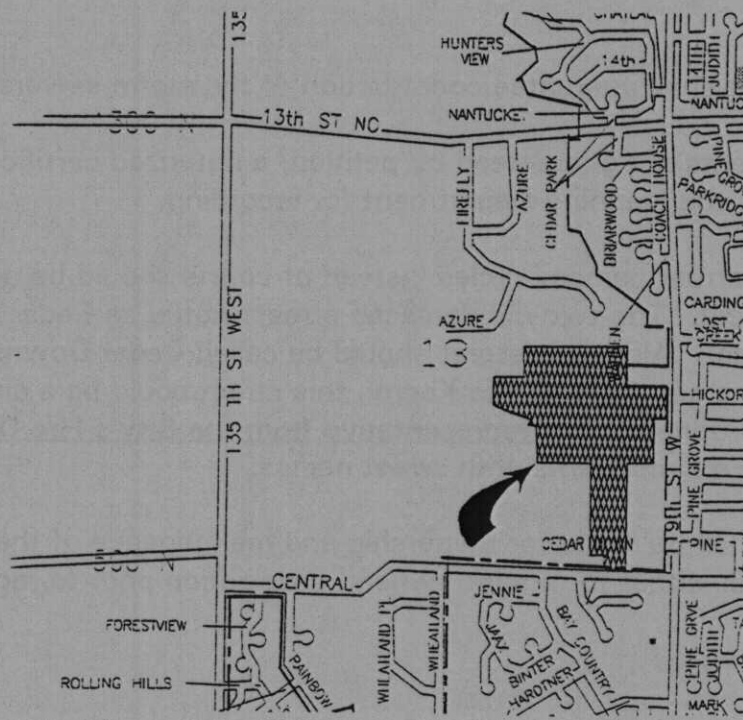
Residential:	88
Office:	
Commercial:	
Industrial:	
Total:	88

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: R-1

PROPOSED ZONING: AA (Upon Annexation)

VICINITY MAP:



NOTE: This site is presently located in the County and is under "R-1" zoning. Lot sizes, however, are being platted at a size requiring either a zone change to County "AA" zoning or for property intending to be annexed to Wichita. The site is adjacent to Wichita and will be using City services. Consequently, annexation of this property to Wichita will be required and is apparently being anticipated by the applicant. It should be noted that adjacent to this site both 119th Street and Central are paved. This final plat is only a portion of the originally approved preliminary plat. The overall preliminary plat involves an area of over 80 acres and proposed 167 residential lots.

STAFF COMMENTS:

- A. Prior to this plat being submitted to the City Council of Wichita for review, this property shall have been annexed to the City. This will allow the lot sizes being proposed by the plat.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. As necessary this guarantee shall include any needed off-site extensions and the provision by separate instrument of any associated off-site easements.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. Prior to submitting the final plat, the applicant was to meet with City Engineering to determine if or how this site should participate in the extension of City water along Central in particular as regards planned improvements and already existing guarantees. City Engineering needs to indicate any requirements in regard to such improvements.
- D. The applicant shall guarantee the paving of the proposed interior streets. As indicated on the plat, Cedar Park/Hickory will require paving to the collector street status. In regard to sidewalks, the paving guarantees shall include a sidewalk on both sides of Cedar Park/Hickory (a collector), one side of Hickory as it extends out to 119th Street West and one side of the looped street Firefly-Birch-Bay Country.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. In regard to street names, circles instead of courts should be used in nearly every case of a cul-de-sac street. The two cul-de-sac streets noted as Cedar Down Ct. should for instance be named Circles. Also, this street should be called Cedar Downs, which agrees with the existing name in this area. In regard to Kenny, this street could be a circle, but Cedar Downs Ct. could be more appropriate. The representative from the City's Fire Department should be prepared to also indicate any concerns with street names.
- 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. This covenant shall also provide for the homeowners' association to maintain the "parking strip" areas for Central and 119th Street West adjacent to the site.

- 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. In order to make the Reserves more accessible to the residents in the addition, it is recommended that additional access, such as an extension of the Reserves be provided in such locations as in the area of Lots 5 and 6 from Hickory to Reserve A.
- L. If this plat involves the platting of a floodway, the platting's text on the final plat shall reference the standard floodway language. City Engineering needs to confirm if a floodway is involved with this site.
- M. For lots adjacent to the Lakes, the final plat tracing shall reference the required minimum building pad elevations in Mean Sea Level as well as City Datum. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting's text.
- N. Since this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- O. 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.
- P. If any of the Reserves are proposing structures, appropriate building setbacks shall be shown to adjacent streets.
- Q. 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.)
- R. 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.
- S. 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.

- T. 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.
- U. On the final plat tracing, the plat's text shall be amended to note that streets are being dedicated to and for the use of the public.
- V. For Lots 1 & 2, Block D a 25-foot building setback to Hickory shall be platted.
- W. On the final plat tracing, the Mayor's signature block shall be appropriately revised.
- X. During review of the preliminary plat, numerous easements were requested by the Utilities. Such easements shall be provided on the final plat tracing.
- Y. The applicant's agent needs to verify if certain items indicated in the platting binder effect the platting of this site. A drainage agreement, a Floodway Reserve agreement and a right-of-way agreement to Southwestern Bell are listed in the binder and the applicant needs to, if appropriate, address any conditions involving the platting of this site. Copies of these agreements shall be submitted to Planning for the plat file along with an explanation as to what the agreements involve.
- Z. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- AA. Recording of the plat within 30 days after approval by the City Council.
- BB. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.