

BELLE TERRE SECOND ADDITION
SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company P.A., Surveyors in
Sedgwick County) state do hereby certify that we have
surveyed and plotted, "BELLE TERRE SECOND ADDITION", Sedgwick
County, Kansas and that the accompanying plat is a true and
correct exhibit of the property surveyed described as being
that part of the N.E. 1/4 of Sec. 24, Twp. 27-S, R-2-E of
the 6th P.M., Sedgwick County, Kansas, described as
commencing at the N.E. Corner of said N.E. 1/4; thence with
an assumed bearing of S00°12'56"W along the east line of
said N.E. 1/4, 793.74 feet; thence N89°47'04"W, 50 feet;
thence S58°17'23"W, 204.74 feet; thence S57°03'52"W,
503.83 feet; thence S56°32'52"W, 287.64 feet; thence
S56°53'41"W, 429.77 feet for a point of beginning; thence
S30°13'27"E, 185.87 feet; thence S01°49'37"E, 349.73
feet; thence S13°02'36"E, 384.49 feet; thence S00°01'34"E,
205 feet to a point on the south line of said N.E. 1/4;
thence S89°58'26"W, 1590 feet to the S.W. Corner of said
N.E. 1/4; thence N00°09'30"E, along the west line of said
N.E. 1/4, 1271.22 feet to the S.W. Corner of Belle Terre
Addition, Sedgwick County, Kansas; thence S89°59'54"E,
along the south line of said addition, 1288.62 feet; thence
S30°13'27"E, 209.15 feet to the point of beginning.

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

Gregory F. Severns
Surveyor

Know all men by these presents that we,
the undersigned owner, have caused the land described in
the surveyors certificate to be platted into Lots, Blocks,
Streets and Reserves to be known as "BELLE TERRE SECOND ADDITION",
Sedgwick County, Kansas. Reserves "A", "B", "C", and "J" are hereby
reserved for entry monuments, sidewalks, landscaping, berms, and utility
purposes as confined to easements. Reserves "F", "K", and "L" are hereby
reserved for sidewalks, landscaping, berms, streets, and utility purposes.
Reserves "D", "E", "H", and "I" are hereby reserved for sidewalks, landscaping,
open space, berms, drainage purposes, and utility purposes as
confined to easements. Reserve "G" is hereby reserved for side-
walks, landscaping, parks, gazebos, a recreation facility and related
uses, swimming pools, tennis courts, basketball courts, drainage purposes,
and utility purposes as confined to easements. Reserves "A", "B", "C", "D",
"E", "F", "G", "H", "I", "J", "K", and "L" shall be owned and maintained
by the homeowners association for the addition. 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 the construction and maintenance
of all public utilities. The streets are hereby dedicated to and
for the use of the public. The Minimum Building Pad Elevations
for the lowest opening to the structure are as shown on the
accompanying plat.

Downing Development Company, L.L.C.

Gregory C. Downing Member
Robert O. Large
Carol B. Large

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this 9th day of FEBRUARY, 1995, by Gregory C. Downing, Member
of Downing Development Company, L.L.C., on behalf of Downing Development
Company, L.L.C.

My appointment Expires 5/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this 10th day of FEBRUARY, 1995, by Robert O. Large and Carol
Large, husband and wife.

My appointment Expires 5/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

We, the undersigned, holders of mortgages
on the above described property do hereby consent to the
plat of "BELLE TERRE SECOND ADDITION", Sedgwick County, Kansas.

BANK IV KANSAS, N.A.

JIM FAITH
SENIOR VICE-PRESIDENT

State of Kansas) SS The foregoing instrument acknowledged
Sedgwick County) before me, this 15th day of August, 1995, by
JIM FAITH, SENIOR VICE-PRESIDENT OF BANK IV KANSAS, N.A. on
behalf of the bank.

My appointment Expires 12/16/95

SANDY KELLER
Notary Public

This plat of BELLE TERRE SECOND ADDITION,
Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.

Dated this 2nd day of June, 1994
Wichita-Sedgwick County Metropolitan Area
Planning Commission.

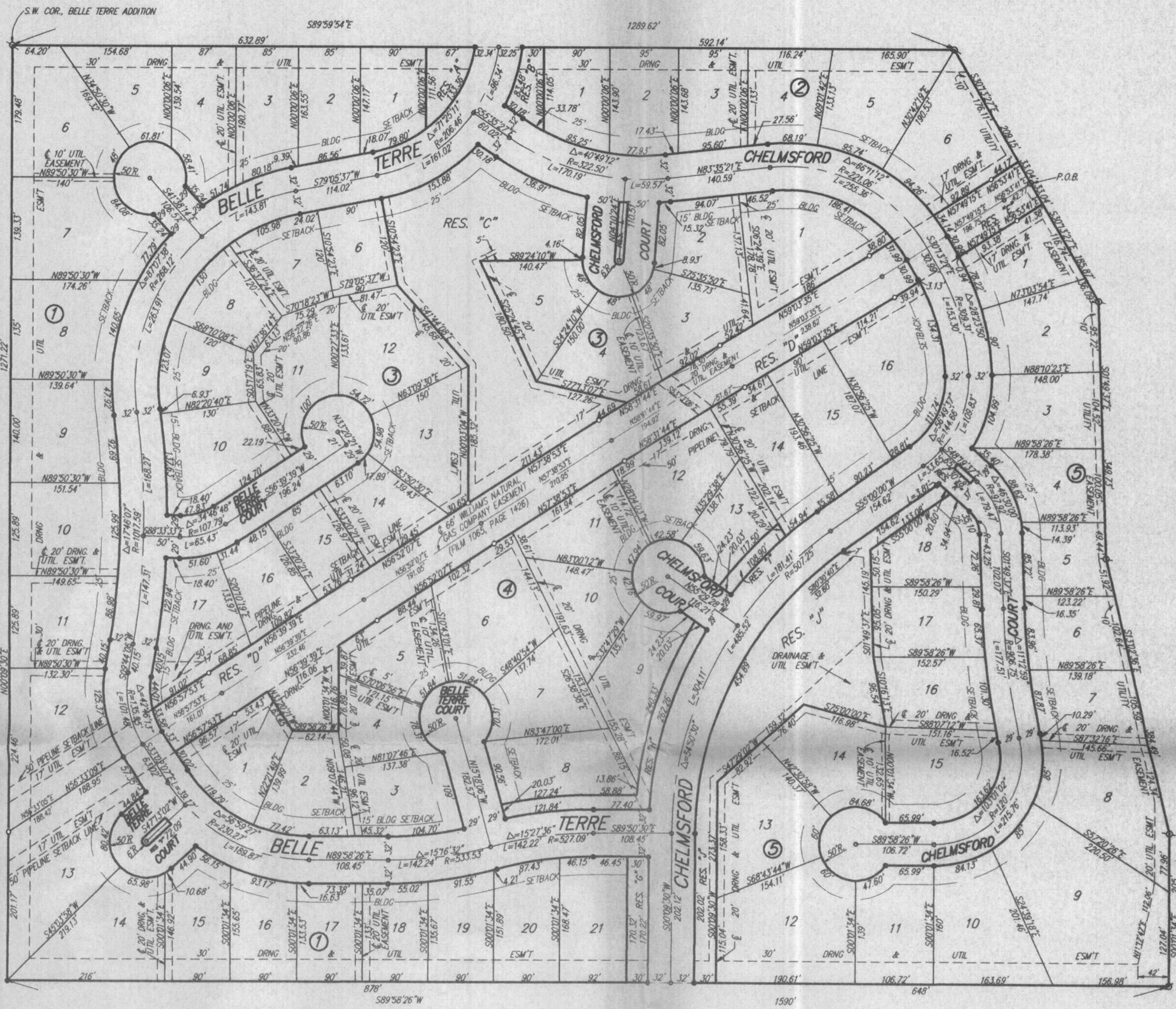
JAMES D. MINOR Chairman
Marvin S. Kraut Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of
Wichita, Kansas, this day of 1995.

Bob Knight Mayor
Pat Burnett City Clerk

This plat approved and all dedications
shown hereon accepted by the board of Commissioners of
Sedgwick County, Kansas, this day of 1995.

Mark F. Schroeder Chair
Thomas G. Winters Chairman Pro-Tem
Betsy Gwin Commissioner
Paul W. Hancock Commissioner
Melody Miller Commissioner
Susan E. Crockett-Spoon County Clerk



Entered on transfer record this day
of 1995.

Susan E. Crockett-Spoon
County Clerk

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 1995, at o'clock M, and is duly recorded.

Pat Kettler Register of Deeds
Ed Reso Deputy

BENCHMARK
R.R. Spike in H.L.P. located
approx. 35' southwest of the
intersec. of Central and 159th St. E.
Elev. = 1325.84 M.S.L.
Elev. = 133.44 City Datum

Table with 3 columns: Lot & Block, Elevation M.S.L., City Datum. Rows include 6-BLK 2, 1, 2-BLK 5, 3, 4-BLK 5, 5, 6-BLK 5, 7-BLK 5, 8, 9-BLK 5.

Scale: 1" = 100'
• = 1/2" Rebar w/ "Baughman" Cap (Set)
o = 1/2" Rebar w/ "Baughman" Cap (Found)
x = Nail in Cap in West Side of Tree (Found)

Copied from
Tracing 8/15/95

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 2, 1994

Baughman Company, P. A.
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-35 BELLE TERRE SECOND ADDITION - (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, June 2, 1994, 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 27, 1994.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Downing Development, Inc., 1124 Terradyne, Wichita, KS 67002
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230
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

May 27, 1994

Baughman Company, P. A.
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-35 BELLE TERRE SECOND ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 26, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

? A. As necessary, the applicant shall submit any needed easements or dedications for recording in order to establish an emergency access route to serve this site and guarantees or other acceptable assurances that any needed improvements such as an all weather driving surface will be installed and maintained, shall also be submitted.
Hand and but -? who, what, etc will be installed

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

— C. The applicant shall guarantee the extension of City water to serve the lots being platted. The applicant shall also submit an Outside-the-City water agreement since such water will be from the City of Wichita.
? as all? ment

D. The applicant shall guarantee any drainage improvements required by the platting of this property.
? w/ planning?

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

— F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall be for paving to the urban standard. This guarantee shall also provide for sidewalks along at least one side of Belle Terre/Chelmsford.

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

- ~~H.~~ As indicated by the Subdivision Committee, the final plat tracing may delete the area indicated as Reserve "E" thus allowing the pipeline easement to be part of the adjacent lots.
- ~~I.~~ Apparently a triangular area northeast of Lots 1 & 2, Block 4 is intended to be part of Reserve "C". The final plat tracing shall be drawn such that this area is clearly indicated as a part of the Reserve. As now shown, the area appears to be a separate area being neither part of the adjacent lots or the Reserve.
- ~~J.~~ Since Reserve "C" is intended to allow various structures, a 25-foot building setback shall be platted from the adjacent streets (Belle Terre & Chelmsford).

The applicant is advised that the listing of uses, such as for Reserve "C" does not in itself assure that such uses will be allowed. Rather, the County Permit agency needs to determine if such uses can be allowed based upon the area's existing zoning and any other applicable regulations.
- ~~K.~~ 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.
- ~~L.~~ 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.
- ~~M.~~ 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.
- ~~N.~~ The applicant shall submit a copy of the instrument which establishes the Williams Natural Gas Company Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- ~~O.~~ Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- ~~P.~~ On the final plat tracing, the table of minimum building pad elevations shall be corrected to indicate Block numbers rather than Block letters.
- ~~Q.~~ The final plat shall reference a tie point to a previously platted lot corner or section corner.

- ☒ R. 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.
- ☒ S. 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.
- ☒ T. 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.
- ☒ U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ☒ V. Recording of the plat within 30 days after approval by the City Council.
- ☒ W. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- ☒ X. Prior to submitting the final plat tracing, the applicant shall meet with County Engineering to verify the minimum building pad elevations to be shown for this plat.

Also, as requested by County Engineering, the applicant shall submit square footage figures for the lots being platted.

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, June 2, 1994 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: Downing Development, Inc., 1124 Terradyne, Wichita, KS 67002
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. **1-8**

June 2, 1994

STAFF REPORT
(Final Plat Approved 5/26/94)

CASE NUMBER: S/D 94-35 BELLE TERRE SECOND ADDITION

OWNER/APPLICANT: Downing Development, Inc., 1124 Terradyne, Wichita, KS 67002

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: South of Central Avenue and west of 159th Street East

SITE SIZE: 43.7 Acres

NUMBER OF LOTS

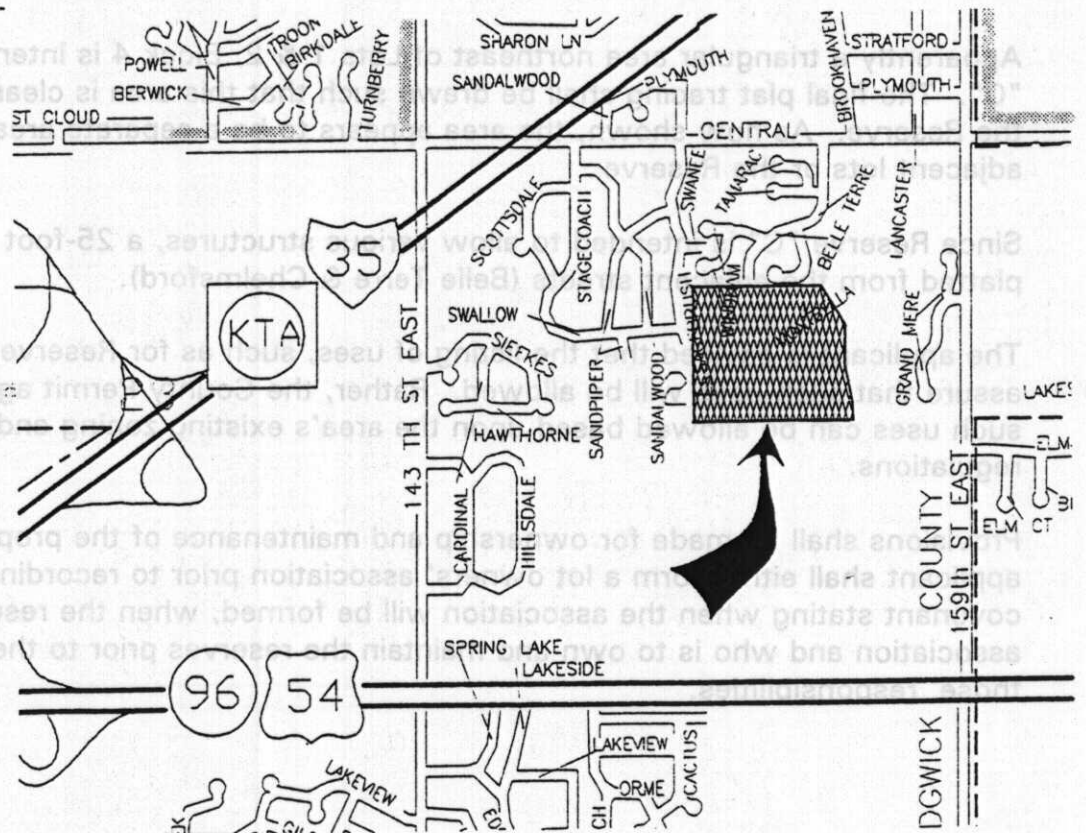
Residential:	78
Office:	
Commercial:	
Industrial:	
Total:	78

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: "R-1" County

PROPOSED ZONING: "AA" County (SCZ-642)

VICINITY MAP:



STAFF COMMENTS:

- A. As necessary, the applicant shall submit any needed easements or dedications for recording in order to establish an emergency access route to serve this site and guarantees or other acceptable assurances that any needed improvements such as an all weather driving surface will be installed and maintained, shall also be submitted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. The applicant shall also submit an Outside-the-City water agreement since such water will be from the City of Wichita.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall be for paving to the urban standard. This guarantee shall also provide for sidewalks along at least one side of Belle Terre/Chelmsford.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate both a City and County Certificate of Petitions shall be provided.
- H. As indicated by the Subdivision Committee, the final plat tracing may delete the area indicated as Reserve "E" thus allowing the pipeline easement to be part of the adjacent lots.
- I. Apparently a triangular area northeast of Lots 1 & 2, Block 4 is intended to be part of Reserve "C". The final plat tracing shall be drawn such that this area is clearly indicated as a part of the Reserve. As now shown, the area appears to be a separate area being neither part of the adjacent lots or the Reserve.
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- L. 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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S/D 94-35 - BELLE TERRE SEC .D ADDITION Final Plat
June 2, 1994 - Page 4

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