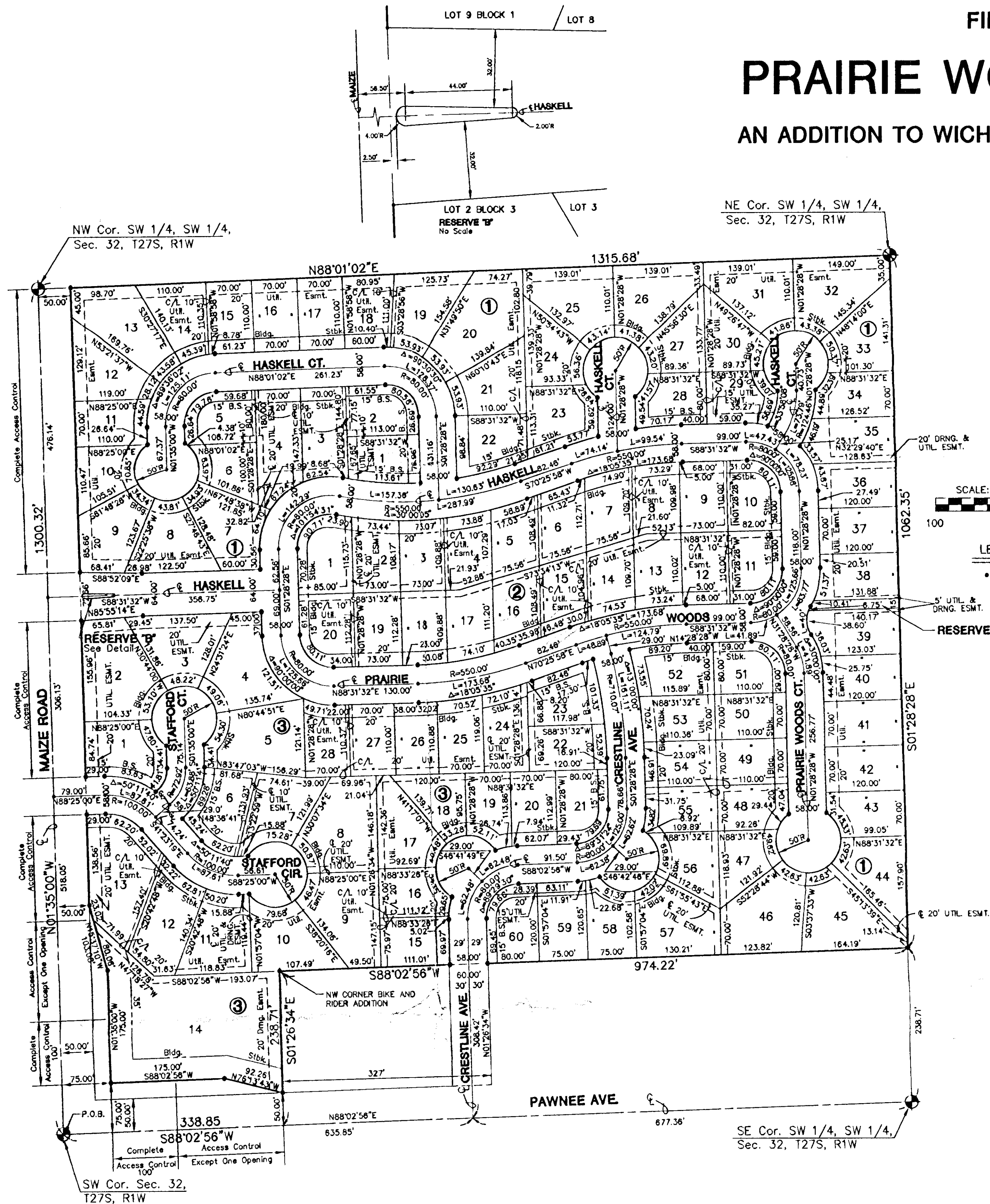


FINAL PLAT OF
PRAIRIE WOODS ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "PRAIRIE WOODS ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, blocks, streets, and reserves the same being accurately set forth in the accompanying plat and described herein:

The Southwest Quarter of the Southwest Quarter of Section 32, Township 27 South, Range 1 West, except the South 238.71 feet, thereof, but including the West 338.5 feet of the South 238.71 feet thereof, more particularly described as follows:

Beginning at the Southwest corner of said Southwest Quarter; thence N 01° 35' 00" W, 1300.32 feet along the West line to the Northwest corner of said Southwest Quarter; thence N 88° 01' 02" E, 1315.68 feet along the North line to the Northeast corner of said Southwest Quarter; thence S 01° 28' 28" E, 1062.35 feet along the East line of said Southwest Quarter to a point lying 238.71 feet North of the South line of said Southwest Quarter; thence S 88° 02' 56" W, 974.22 feet parallel with the South line of said Southwest Quarter to the Northwest corner of BIKE AND RIDER ADDITION, an addition to Sedgwick County, Kansas; thence S 01° 26' 34" E, 238.71 feet along the West line of said addition to a point lying on the South line of said Southwest Quarter; thence S 88° 02' 56" W, 338.85 feet along said South line to the point of beginning, except that which is dedicated as street right of way.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 16 day of February, 1994.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a lots, blocks, streets and reserves the same to be known as "PRAIRIE WOODS ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of drainage and utilities, are hereby granted to the city. The streets are hereby dedicated to and for the use of the public. Reserve A is platted for drainage and utilities, landscaping, sidewalks, and public access to the Pawnee Prairie Park. Reserve B is platted for entry monuments and landscaping. The reserves shall be owned and maintained by the homeowners association. All abutters right of access to or from Maize Road over and across the West line of PRAIRIE WOODS ADDITION are hereby granted to the City of Wichita, provided however that Lot 14, Block 3 shall have access to Maize Road at one location. All abutters right of access to or from Pawnee Avenue over and across the South line of Lot 14, Block 3 are hereby granted to the City of Wichita, provided however that Lot 14, Block 3 shall have access to Pawnee Avenue at one location.

Bradley K. Smisor
Bradley K. Smisor, Executive Vice President

STATE OF KANSAS)

) ss:

SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 16th day of February, 1994, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Bradley K. Smisor, Executive Vice President, Builders, Inc., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Beth A. Butler
Notary Public
BETH A. BUTLER
My appointment expires: February 5, 1999

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

Dated this 29th day of December, 1994.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

John W. McKay Jr.
John W. McKay Jr., Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 29th day of December, 1994.

Elma Broadfoot, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this 29th day of December, 1994.

Susan E. Crockett-Spoon, County Clerk

STATE OF KANSAS)

) ss:

SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 29th day of December, 1994.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 29, 1994

Mid-Kansas Engineering Consultants, Inc.
411 North Webb
Wichita, KS 67206

Re: S/D 94-78 - PRAIRIE WOODS ~~(LE SAVANE PARC)~~ ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 29, 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 December 22, 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 developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Builders, Inc., 1081 S. Glendale, Wichita, KS 67218
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

December 22, 1994

Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Re: S/D 94-78 PRAIRIE WOODS (~~LE SAVANE PARC~~) ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 22, 1994, 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 scheduled for City Council review, all of the site shall be annexed to the City of Wichita. This will allow the lot sizes now being platted. The plat shall be subject to any conditions of such annexation.
- ☒ B. Prior to this plat being scheduled for City Council review, the applicant shall also obtain a zone change to residential zoning ("AA" etc.) for any areas presently zoned "LC" but indicated as being platted for residential purposes [such a zone change (Z-3152) has been filed for this site].
- ☐ C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- ☐ D. The applicant shall guarantee the extension of City water to serve the lots being platted. As necessary, this guarantee shall include the extension of water lines in the perimeter streets (Pawnee and Maize) adjacent to this site. As appropriate, these guarantees may be combined with other existing guarantees.
- ☐ 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. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the paving of Crestline out to Pawnee. This guarantee shall include

FILED

sidewalks along at least one side for the streets presently named Haskell/Prairie Woods/Savane and Crestline. Also, if acceptable to City Engineering, the sidewalks proposed for Reserves A, B, & C may be included within the paving guarantees.

H. Guarantees shall be provided for the paving, adjacent to this site, of any unpaved perimeter street. Specifically, guarantees for paving to at least the equivalent of a two (2) lane residential street shall be provided for Pawnee from Maize to Crestline. It is recommended that the applicant attempt to obtain a valid guarantee all the way to Yellowstone, east of this site.

It should be noted that certain recent Additions adjacent to Pawnee have provided various guarantees for paving.

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

J. As this plat is indicating the use of off-site easements, such easements shall be created by separate instrument and submitted to Planning for processing with the final plat tracing (along north line of plat and across the Park's property to the southeast).

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. Further, this covenant shall indicate that the homeowners association will maintain the "Parking Strip", or unpaved areas between this plat's perimeter and driving surfaces for Maize and Pawnee.

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. As necessary off-site drainage easements will need to be provided for this site (across Park property to the northeast of the plat).

O. On the final plat tracing, to better indicate the areas of complete access control for Lot 14, Block 3, a 100-foot dimension should be shown for the two areas involved (to Maize and Pawnee).

P. On the final plat tracing, the MAPC signature block shall indicate the chairman as John W. McKay, Jr.

Q. *2 Don Morgan (H&E) called 2/27/95 - OK to delete 20' E-W easement along 10th, 14, 15*
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.

R. *- new fence - for just this east portion does not list*
According to the platting binder, two (2) separate blanket easements effect this site; a pipeline easement to Cities Services and a right-of-way easement to Sedgwick County Electric Cooperative Association Inc. Proof must be provided that these easements have been released. If the easements have been confined, proof needs to be provided that they do not in any way encroach the site. If the easements do impact this site, the easements shall be shown on the plat and this plat will be subject to our standard pipeline conditions.

S. 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.

T. 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.

U. 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.

V. The applicant is advised that various State and Federal requirements 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.

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

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, December 29, 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: Builders, Inc., 1081 S. Glendale, Wichita, KS 67218
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

December 29, 1994

STAFF REPORT

(Final Plat Approved 12/22/94, Preliminary Plat Approved 11/10/94)

CASE NUMBER: S/D 94-78 PRAIRIE WOODS (Previously Le Savane Parc)

OWNER/APPLICANT: Builders, Inc., 1081 S. Glendale, Wichita, KS 67218

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: On the northeast corner of Pawnee and Maize

SITE SIZE: 33.91 Acres

NUMBER OF LOTS

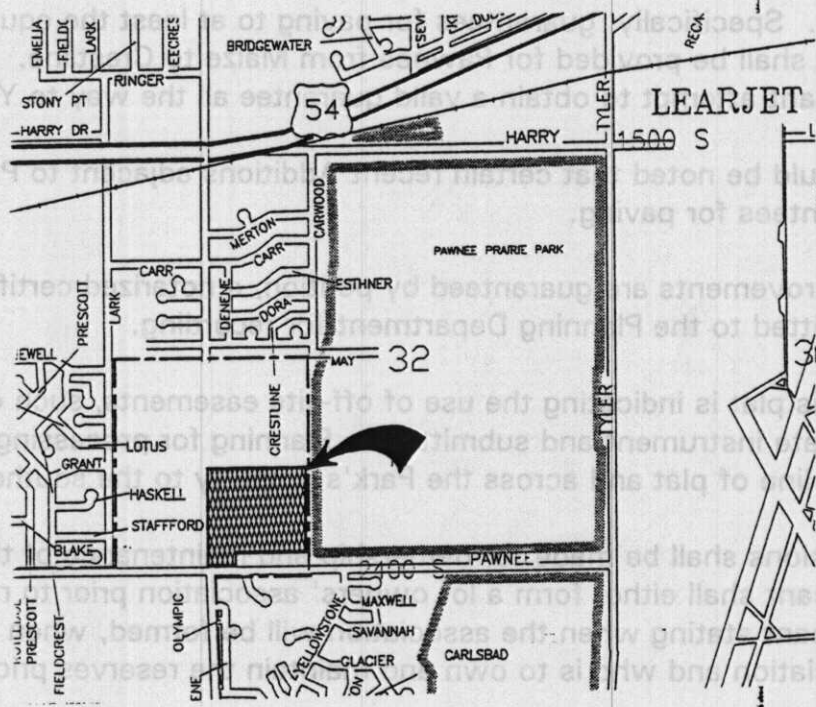
Residential:	107
Office:	
Commercial:	1
Industrial:	
Total:	108

MINIMUM LOT AREA: 7,700 sq. ft.

CURRENT ZONING: County "R-1" and "LC"

PROPOSED ZONING: City A, AA, and LC (Z-3152)

VICINITY MAP:



STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, all of the site shall be annexed to the City of Wichita. This will allow the lot sizes now being platted. The plat shall be subject to any conditions of such annexation.
- B. Prior to this plat being scheduled for City Council review, the applicant shall also obtain a zone change to residential zoning ("AA" etc.) for any areas presently zoned "LC" but indicated as being platted for residential purposes [such a zone change (Z-3152) has been filed for this site].
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. As necessary, this guarantee shall include the extension of water lines in the perimeter streets (Pawnee and Maize) adjacent to this site. As appropriate, these guarantees may be combined with other existing guarantees.
- 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. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the paving of Crestline out to Pawnee. This guarantee shall include sidewalks along at least one side for the streets presently named Haskell/Prairie Woods/Savane and Crestline. Also, if acceptable to City Engineering, the sidewalks proposed for Reserves A, B, & C may be included within the paving guarantees.
- H. Guarantees shall be provided for the paving, adjacent to this site, of any unpaved perimeter street. Specifically, guarantees for paving to at least the equivalent of a two (2) lane residential street shall be provided for Pawnee from Maize to Crestline. It is recommended that the applicant attempt to obtain a valid guarantee all the way to Yellowstone, east of this site.

It should be noted that certain recent Additions adjacent to Pawnee have provided various guarantees for paving.

- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. As this plat is indicating the use of off-site easements, such easements shall be created by separate instrument and submitted to Planning for processing with the final plat tracing (along north line of plat and across the Park's property to the southeast).
- 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. Further, this covenant shall indicate that the homeowners association will maintain the "Parking Strip", or unpaved areas between this plat's perimeter and driving surfaces for Maize and Pawnee.

- 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. As necessary off-site drainage easements will need to be provided for this site (across Park property to the northeast of the plat).
- O. On the final plat tracing, to better indicate the areas of complete access control for Lot 14, Block 3, a 100-foot dimension should be shown for the two areas involved (to Maize and Pawnee).
- P. On the final plat tracing, the MAPC signature block shall indicate the chairman as John W. McKay, Jr.
- Q. 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.
- R. According to the platting binder, two (2) separate blanket easements effect this site; a pipeline easement to Cities Services and a right-of-way easement to Sedgwick County Electric Cooperative Association Inc. Proof must be provided that these easements have been released. If the easements have been confined, proof needs to be provided that they do not in any way encroach the site. If the easements do impact this site, the easements shall be shown on the plat and this plat will be subject to our standard pipeline conditions.
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S/D 94-78 PRAIRIE WOODS ADDITION (Previously LeSavane Parc) Final Plat
December 29, 1994 - Page 4

- V. The applicant is advised that various State and Federal requirements 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.
- W. .Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).