

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 5/28/94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 5-27-94

BELLE TERRE THIRD ADDITION

SEDGWICK COUNTY, KANSAS.

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

State of Kansas) SS
Sedgwick County)

We, Baughman Company P.A., Surveyors in
aforesaid county and state do hereby certify that we have
surveyed and platted, "BELLE TERRE THIRD 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
beginning at the N.E. Corner of said N.E. 1/4; thence with
an assumed bearing of S 00°12'56" W along the east line of
said N.E. 1/4, 793.74 feet; thence N 89°47'04" W, 50 feet;
thence S 58°17'23" W, 204.74 feet; thence S 57°03'52" W,
503.83 feet; thence S 56°32'52" W, 266.66 feet to the S.E.
Corner of Belle Terre Addition, Wichita, Sedgwick County, Kansas;
thence N 33°27'08" W, 320.14 feet; thence N 00°12'56" E,
along the easterly line of said Addition, 1055.01 feet to a
point on the north line of said N.E. 1/4; thence S 89°59'54" E,
1045.01 feet to the point of beginning.

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

Baughman Company, P.A.

Surveyor
Gregory F. Severns

Know all men by these presents that we,
the undersigned owners, have caused the land described in
the surveyors certificate to be platted into Lots, Blocks,
Streets and Reserves to be known as "BELLE TERRE THIRD
ADDITION", Sedgwick County, Kansas. Reserves "A", "C", "D",
& "F" are hereby reserved for entry monuments, sidewalks,
landscaping, berms, and utility purposes as confined to
easements. Reserves "B" & "E" are hereby reserved for a
guard house, landscaping, streets, and utility purposes.
Reserves "G", "H", & "J" are hereby reserved for drainage,
sidewalks, landscaping berms, and utilities as confined to
easements. Reserve "I" & "K" are hereby reserved for floodway,
lakes, drainage, sidewalks, landscaping, gazebos, and utility
purposes as confined to easements. Reserves "A", "B", "C",
"D", "E", "F", "G", "H", "I", "J", & "K" 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 for drainage purposes
and the construction and maintenance of all public utilities.
The floodway easements are hereby reserved for floodway
purposes and shall be the responsibility of the homeowners
association until such time as the appropriate governing
body elects to assume the responsibility for maintenance
and improvements of the drainage. No buildings shall
be constructed on or within said floodway, nor shall any
fill, change of grade, creation of channel, or other work
be carried on without the permission of said appropriate
governing body. With such permission of said appropriate
governing body, additional improvements and/or activities
may be permitted within said floodway. The wall easements
are hereby granted as indicated for construction and main-
tenance of a privacy wall and utilities may cross the wall
easement. The streets are hereby dedicated to and for the
use of the public. All abutters rights of access to or from
Central Avenue over and across the north line of Lots
3 & 4, Blk. 1; Lots 1, 2, 3, 4, Blk. 2 and Reserves "A"
and "C", and all abutters rights of access to or from
159th Street E. over and across the east line of Lots
4 & 5, Blk. 2 and Reserves "D", "F", & "I" are hereby
granted to the appropriate governing body. The
Minimum Building Pad Elevation for the lowest opening
to the structures are as shown on the accompanying
plat.

Downing Development Company, L.L.C.

President
Gregory C. Downing

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged
before me, this _____ day of _____ 1994, by
Gregory C. Downing, President of Downing Development
Company, L.L.C. on behalf of Downing Development Company,
L.L.C.

My appointment Expires _____

Notary Public

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

Prairie State Bank

Vice-President
Randall D. Craven

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged
before me, this _____ day of _____ 1994, by
Randall D. Craven, Vice-President of Prairie State Bank on
behalf of the bank.

My appointment Expires _____

Notary Public

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

Dated this _____ day _____ 1994.
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 _____ 1994.

Chair
Betsy Gwin

Chairman Pro-Tem
Andrew L. Bias

Commissioner
Paul W. Hancock

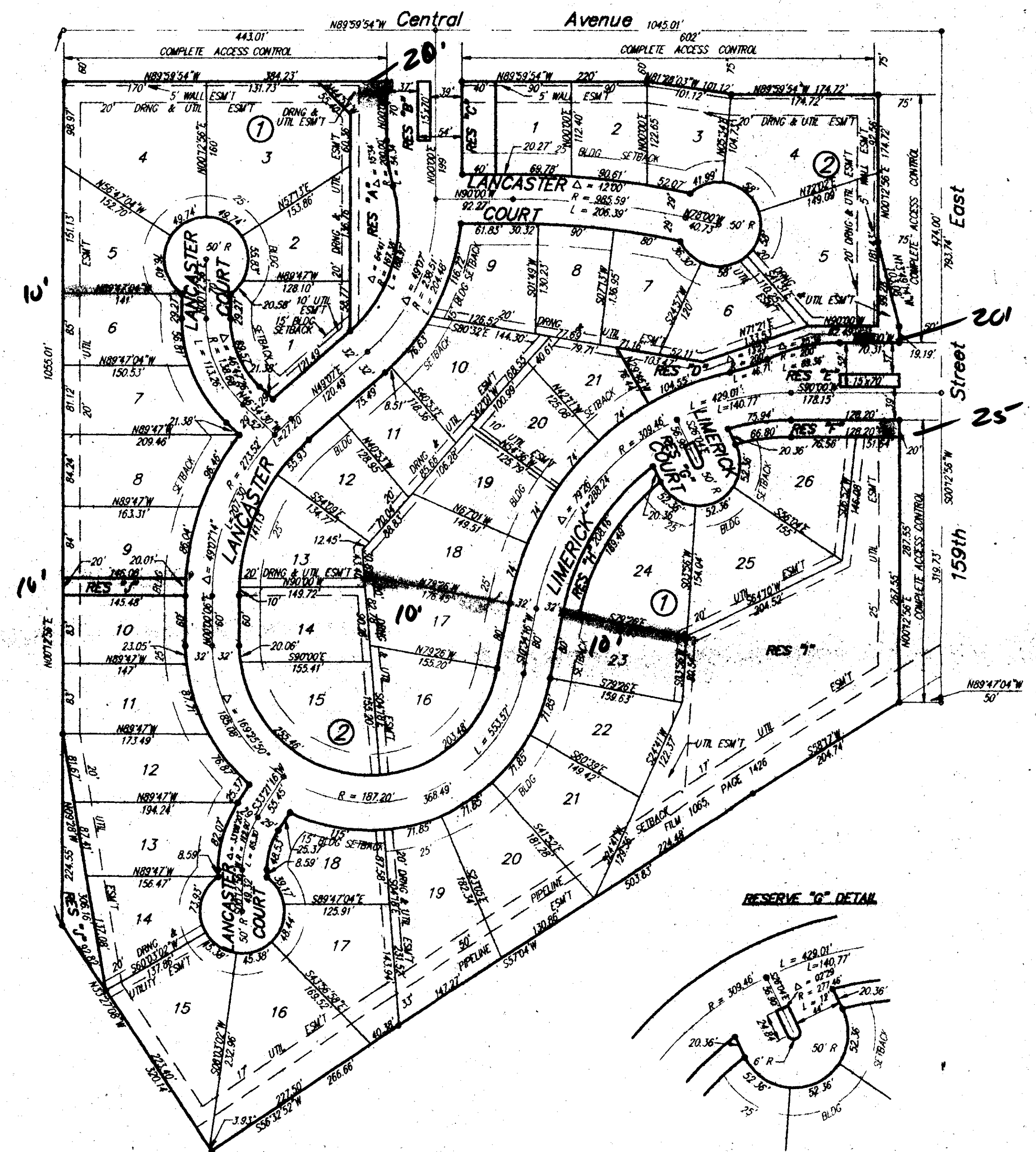
Commissioner
Thomas G. Winters

Commissioner
Mark F. Schroeder

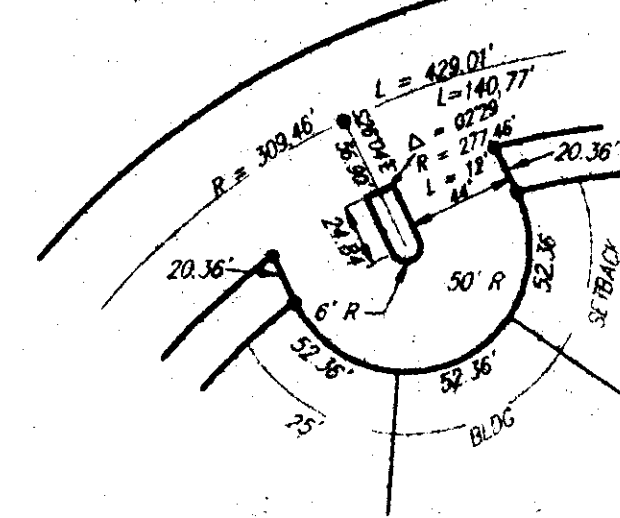
County Clerk
Susan E. Crockett-Spoon

Scale: 1" = 100'

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING OF STRUCTURE		
Lot & Block	Elevation	M.S.L.
4 & 5 - BLK 1	127.6	1315.0
6, 7, 8, 9, 10 - BLK 1	126.6	1314.0
11, 12, 13, 14, 15 - BLK 1	125.6	1313.0
21, 22, 23, 24, 25 - BLK 2	131.6	1319.0



RESERVE "G" DETAIL



KATE Esmit's

This plat approved and all dedications
shown hereon accepted by the City Council of the City of
Wichita, Kansas, this _____ day of _____ 1994.

Mayor
Elma Broadfoot

City Clerk
Pat Burnett

Entered on transfer record this _____ day
of _____ 1994.

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 _____ 1994, at _____ o'clock _____ M,
and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa



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 94-34 BELLE TERRE THIRD 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

- N. 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 maintenance of the "parking strip" area for Central and 159th Street East located between the plat's perimeter and the driving surfaces of these roads.
- O. 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.
- P. 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.
- Q. The applicant is advised that the guard house uses located in certain Reserves cannot be used to stop or prohibit the public from entering, driving into or in any means using the public streets in this Addition.
- R. Line 17 of the plat's text needs to be corrected by adding a space between the words "granted as".
- 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. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- W. Recording of the plat within 30 days after approval by the City Council.
- X. As requested by County Engineering, the applicant shall submit to the County square footages for the lots being platted.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-7

June 2, 1994

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

CASE NUMBER: S/D 94-34 BELLE TERRE THIRD 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: 23.05 Acres

NUMBER OF LOTS

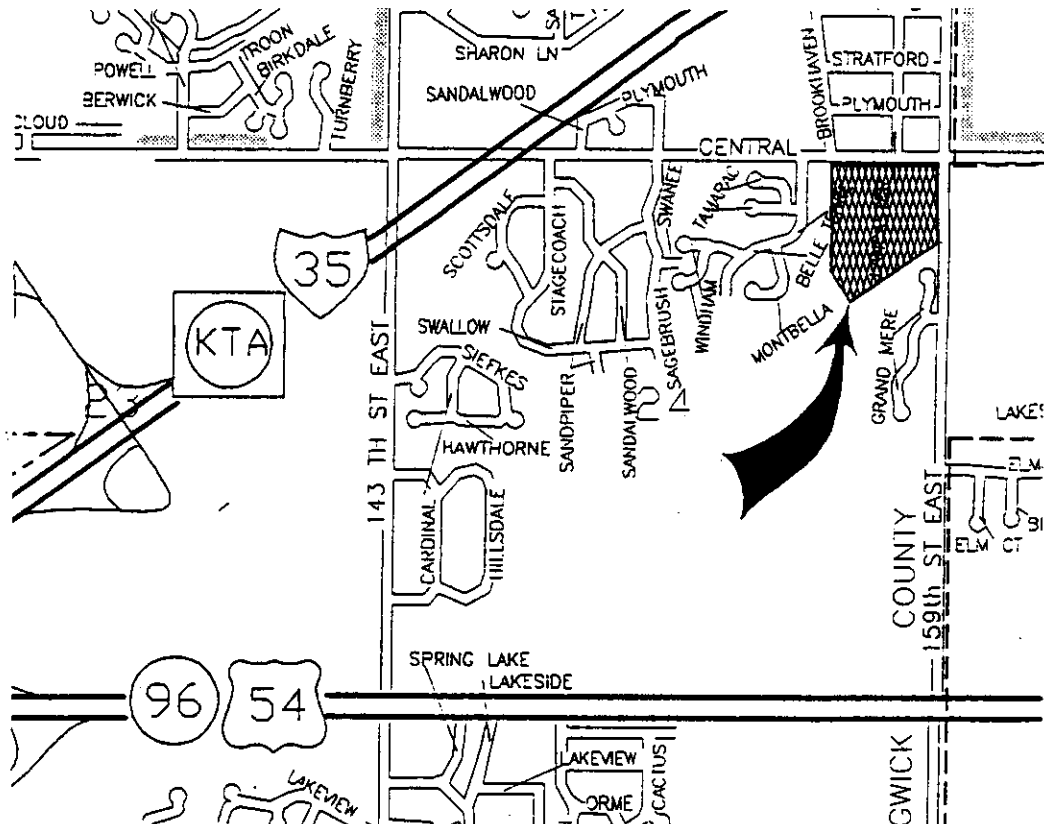
Residential:	47
Office:	
Commercial:	
Industrial:	
Total:	47

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: "R-1" County

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. Since this entire site is now being platted for conventional single-family development, the applicant shall submit a letter to Planning requesting that the County pass a resolution removing the conditional use (CU-353) located on a portion of this plat.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Since the water will be from Wichita, the applicant shall also submit an Outside-the-City water agreement.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalk along one side of Lancaster/Limerick.
- 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 a decel lane in Central to this site's entrance at Central.
- H. 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 submitted.
- I. In the Belle Terre additions to the west of this site, the pipeline easement, as shown on this plat, has been platted as Reserves. Not only does the Subdivision Regulations encourage the use of Reserves in these cases, but such a Reserve across the entire site would seem of potential benefit to the entire development. Further, the area to the south is expected to replat and a corresponding Reserve can be obtained at that time. The final plat tracing shall therefore plat the pipeline area shown on this plat as a Reserve.
- J. For the pipeline easement on this property, the final plat tracing shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- K. The applicant shall submit a copy of the instrument which establishes the Pipeline 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.
- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- M. On the final plat tracing, since the areas shown as Reserve "J" on this plat are not shown as being continuous, separate letters need to be used to designate each area. The platting text shall also be amended accordingly.