BAREFOOT BAY

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1993, I HAVE CAUSED TO BE SURVEYED AND PLATTED BAREFOOT BAY, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, STREETS, AND RESERVES, THE SAME BEING A TRACT OF LAND IN THE NORTH ONE-HALF OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE KANSAS SOUTHWESTERN RAILROAD (FORMERLY THE MISSOURI PACIFIC RAILROAD) WITH THE WEST LINE OF THE NE1/4 OF SAID SECTION 3, SAID POINT ALSO BEING 192.74 FEET NORTH OF THE SW CORNER OF SAID NE1/4; THENCE BEARING N39°27'49"W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 660.23 FEET; THENCE BEARING N50°32'11"E A DISTANCE OF 130.00 FEET; THENCE BEARING N0°03'54"E A DISTANCE OF 158.73 FEET; THENCE BEARING N25°56'06"W A DISTANCE OF 410.72 FEET; THENCE BEARING N0°03'54"E A DISTANCE OF 550.00 FEET; THENCE BEARING N89°47'30"E A DISTANCE OF 1945.00 FEET; THENCE BEARING S0°03'54"W A DISTANCE OF 1525.08 FEET; THENCE BEARING S44°47'30"W A DISTANCE OF 268.58 FEET; THENCE BEARING S0°12'30"E A DISTANCE OF 30.15 FEET; THENCE BEARING N89°51'02"W A DISTANCE OF 1202.09 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY OF THE KANSAS SOUTHWESTERN RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY BEARING N39°27'49"W A DISTANCE OF 84.88 FEET TO THE POINT OF BEGINNING.

_____
MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSE THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, STREETS, AND RESERVES, THE SAME TO BE KNOWN AS BAREFOOT BAY, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE 5 FOOT WALL EASEMENT ALONG THE SOUTH LINE OF RESERVE C AND LOT 41, BLOCK 1, IS PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR ALL LOTS SHALL BE 1325.4 M.S.L. OR 138.0 CITY DATUM.

RESERVE "A" IS HEREBY PLATTED FOR OPEN SPACE, ENTRY MONUMENTS, LANDSCAPING, IRRIGATION, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "B" IS HEREBY PLATTED FOR ENTRY MONUMENT, LANDSCAPING, AND IRRIGATION. RESERVE "C" IS HEREBY PLATTED FOR OPEN SPACE, ENTRY MONUMENTS, LANDSCAPING, IRRIGATION, AND WALLS, EMERGENCY ACCESS, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "D" IS HEREBY PLATTED FOR FLOODWAY, LAKE, OPEN SPACE, RECREATIONAL FACILITIES, AND LANDSCAPING. RESERVES "A" THROUGH "D" SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS' ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY A LANDOWNERS' ASSOCIATION TO BE FORMED WITHIN BAREFOOT BAY, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THE FLOODWAY WITHIN RESERVE "D" SHALL BE THE RESPONSIBILITY OF THE LANDOWNERS' ASSOCIATION UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY, PROVIDED FURTHER THAT NO STRUCTURE 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 THE APPROPRIATE ENGINEER.

OWNER: GRANDVIEW, INC.

BY: _____
JACK D. RITCHIE, VICE-PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHIE, VICE-PRESIDENT OF GRANDVIEW, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES _____

WE, RICH-MIX PRODUCTS, INC., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF BAREFOOT BAY, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY_____, PRESIDENT
HALE D. RITCHIE, JR.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME HALE D. RITCHIE, JR., PRESIDENT OF RICH-MIX PRODUCTS, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1993.

_____, CHAIRMAN
JAMES D. MINER

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1994.

_____, MAYOR
ELMA BROADFOOT

_____, DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1994.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

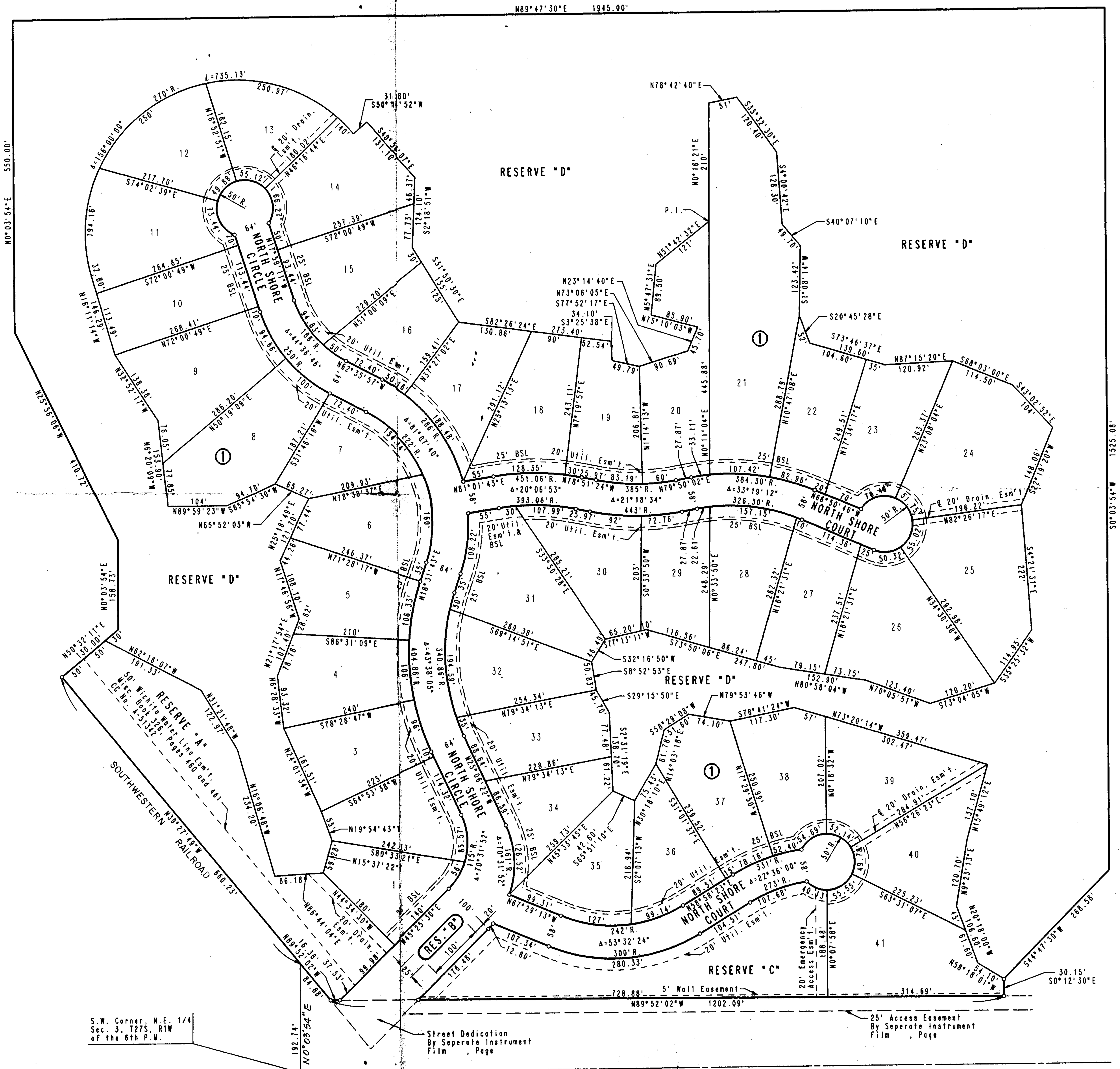
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1994.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

BAREFOOT BAY

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=100'

= IRON SET

BSL = BUILDING SETBACK LINE

B.M. - HOOVER AND 21ST STREET NORTH
CITY OF WICHITA BENCH MARK DISC,
30 FEET NORTH AND 37 FEET EAST OF
THE INTERSECTION OF THE CENTERLINE
OF BOTH.
ELEV.=139.991 CITY DATUM

P. 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.

Q. 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.

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

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

T. 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.

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 16, 1993 at **3:30** p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Yung Design Group, Attn: Terry Smythe, 4912 East 29th Street North - Suite One, Wichita, KS 67220
Grandview, Inc., c/o Ritchie Assoc., 8100 East 22nd Street North - Bldg. 1000, Wichita, KS 67226
Mike Lindebak, City Engineer

COPY

WICHITA — SEDGWICK COU...

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

December 10, 1993

Mr. Gary Wiley
P.E.C.
303 South Topeka
Wichita, KS 67202

Re: S/D 93-45 BAREFOOT BAY ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 9, 1993, 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 forwarded to the City Council, the applicant shall request and obtain annexation to Wichita and a zone change to "AA" One-family zoning. This plat shall be subject to any requirements of such an annexation and zone changes. (The required zone change is being submitted as a County Case (SCZ-660) and is scheduled to be heard by the MAPC 12/2/93).

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This shall also include any needed off-site improvements.

C. The applicant shall guarantee the extension of City water to serve the lots being platted. This shall also include any needed off-site improvements.

D. The applicant shall guarantee the paving of the proposed interior streets. To access this site, off-site improvements are being provided for North Shore Boulevard.

E. The applicant shall guarantee any drainage improvements required by the platting of this property. These guarantees may be included with the paving guarantees.

F. The applicant shall submit a letter from the Missouri Pacific Railroad indicating its

agreement to allow the street crossing proposed for this site.

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. This covenant shall also provide that the applicant will be responsible for the installation of the all weather driving surface required in the emergency access easement located along the east line of Reserve C. The maintenance of such improvements may be placed with the homeowner's association.

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 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.

I. 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.

J. The applicant shall submit a letter indicating that the buildings in Reserve D will be removed upon completion of this site's development or upon a request by the Office of Central Inspection.

K. On the final plat tracing, a reference shall also be placed on the face of the plat (sheet showing the lots) indicating that this site is subject to minimum building pad elevations as referenced in the plattor's text.

L. On the final plat tracing, the recording information for the off-site dedication of right-of-way, for North Shore, shall be shown. A recorded copy of this dedication shall be submitted for the plat file.

M. The plattor's text shall be amended on the final plat tracing to indicate that any activity within the floodway needs to be approved by the City rather than appropriate Engineer.

N. Prior to the release of the final plat tracing, the applicant shall provide proof that the property taxes noted in the platting binder have been paid.

O. 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.

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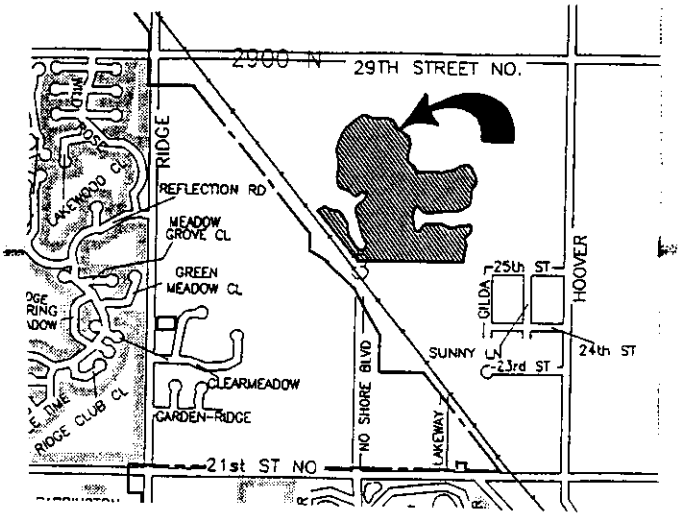
METROPOLITAN AREA PLANNING COMMISSION **AGENDA ITEM NO. 2-3**

December 16, 1993

STAFF REPORT
(Final Plat Approved 12/9/93, Preliminary Plat Approved 10/28/93)

CASE NUMBER:	S/D 93-45 BAREFOOT BAY
OWNER/APPLICANT:	Grandview Inc., c/o Ritchie Assoc., 8100 East 22nd Street North - Building 1000, Wichita, KS 67226
SURVEYOR/ENGINEER:	Yung Design Group, Attn: Terry Smythe, 4912 East 29th Street North - Suite One, Wichita, KS 67220
LOCATION:	One-half mile north of 21st Street North on North Shore Blvd.
SITE SIZE:	48 Acres Approximately
NUMBER OF LOTS	
Residential:	41
Office:	
Commercial:	
Industrial:	
Total:	41
MINIMUM LOT AREA:	26,400 sq. ft.
CURRENT ZONING:	"E", "R-1" (County)
PROPOSED ZONING:	"AA" (City upon annexation, SCZ-660)

VICINITY MAP:



STAFF COMMENTS:

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