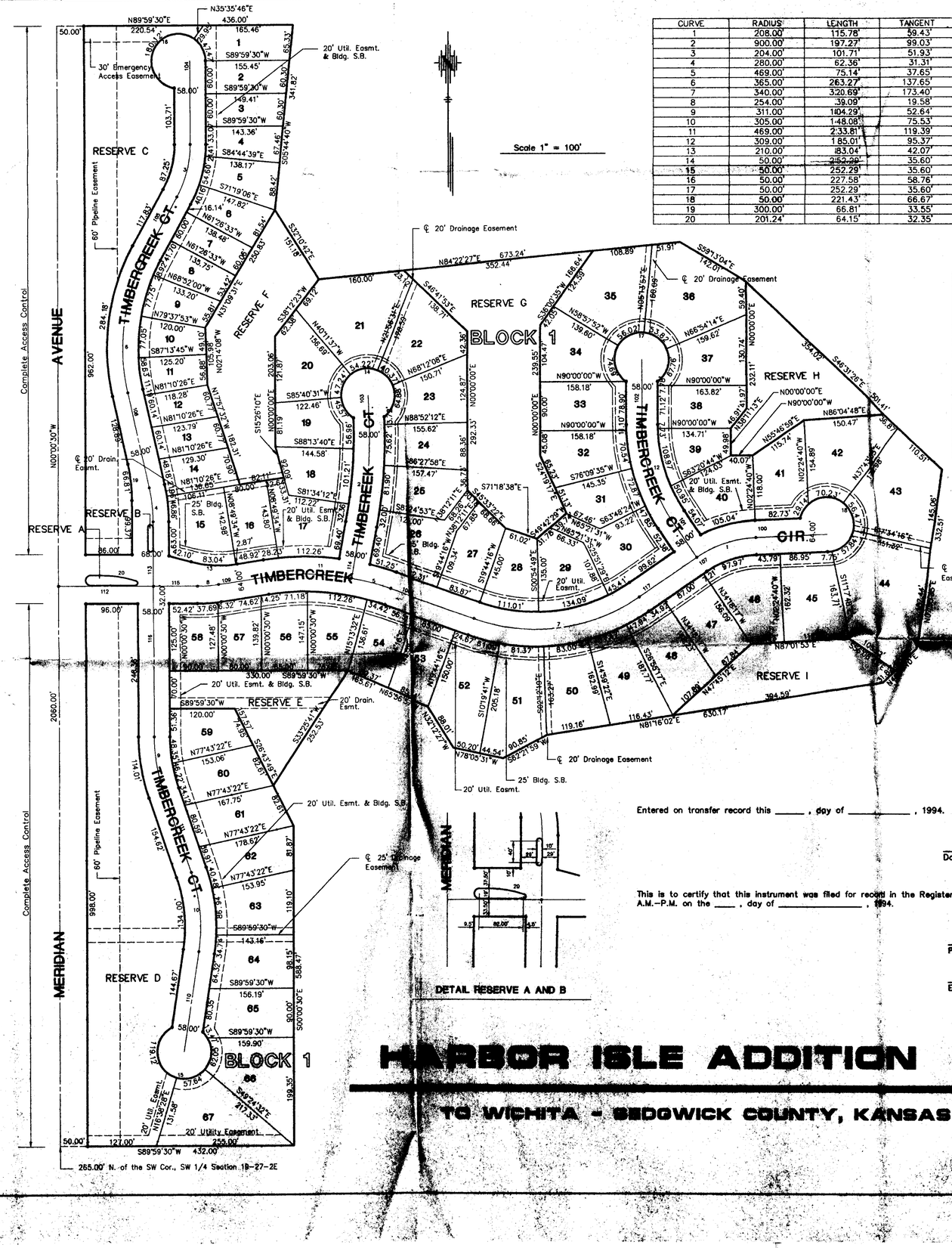


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	208.00'	115.78'	59.43'	114.29'	S71°38'32"W	31°53'37"
2	900.00'	197.27'	99.03'	196.88'	N04°16'46"E	12°33'32"
3	204.00'	101.71'	51.93'	100.66'	N14°18'29"E	28°33'57"
4	260.00'	62.36'	31.31'	62.23'	N06°23'19"W	12°45'38"
5	469.00'	75.14'	37.65'	75.05'	N74°51'06"W	09°10'44"
6	365.00'	263.27'	137.65'	257.60'	S07°53'40"W	41°19'35"
7	340.00'	320.69'	173.40'	308.94'	N82°43'00"E	54°02'33"
8	254.00'	39.09'	19.58'	39.05'	N85°34'58"E	08°49'04"
9	311.00'	1404.29'	52.64'	103.80'	S09°36'54"E	19°12'48"
10	305.00'	1-48.08'	75.53'	146.63'	N05°18'46"W	27°49'04"
11	469.00'	2-33.81'	119.39'	231.40'	N84°32'39"W	28°33'50"
12	309.00'	1 85.01'	95.37'	182.26'	S17°09'08"E	34°18'17"
13	210.00'	183.04'	42.07'	82.50'	S86°42'58"E	22°39'19"
14	50.00'	252.29'	35.60'	58.00'	S88°00'00"W	289°05'56"
15	50.00'	252.29'	35.60'	58.00'	S81°24'15"E	289°05'56"
16	50.00'	227.58'	58.78'	76.16'	S49°35'42"W	260°47'35"
17	50.00'	252.29'	35.60'	58.00'	N90°00'00"W	289°05'56"
18	50.00'	221.43'	66.67'	80.00'	N39°16'51"W	253°44'23"
19	300.00'	66.81'	33.55'	66.68'	N06°23'19"W	12°45'38"
20	201.24'	64.15'	32.35'	63.88'	N80°52'36"W	18°15'48"

LINE	DIRECTION	DISTANCE
100	N87°35'20"E	130.73'
101	S34°18'17"E	84.38'
102	N00°00'00"E	119.63'
103	N02°00'00"W	40.34'
104	N00°00'30"W	153.07'
105	N28°33'27"E	117.83'
106	N12°46'08"W	179.65'
107	N55°41'43"E	0.51'
108	S70°15'44"E	166.18'
109	N81°10'26"E	88.88'
110	N08°35'45"E	185.40'
111	N19°13'18"W	154.62'
112	S89°59'30"W	175.00'
113	N00°00'30"W	118.69'
114	N10°33'32"E	100.56'
115	S89°59'30"W	81.42'
116	N00°00'30"W	278.36'
117	N55°41'43"E	128.62'

NOTE:

The minimum low opening elevation for homes built in this addition shall be 134.0 (City of Wichita Datum)

BENCHMARKS

1. "□" cut on southwest corner of north headwall at Meridian Avenue and Milro. Elev. 139.85 (City of Wichita Datum)

Entered on transfer record this _____ , day of _____ , 1994.

Don Wright, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ , A.M.-P.M. on the _____ , day of _____ , 1994.

Pat Kettler, Register of Deeds

Ed Resa, Chief Deputy

HARBOR ISLE ADDITION

TO WICHITA - SEDGWICK COUNTY, KANSAS

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting "HARBOR ISLE ADDITION" to Wichita, Kansas, located in the Southwest Quarter of Section 19, Township 26 South, Range 1 East of the 6th P.M. Sedgwick County, Kansas being described as follows:

Beginning 265.00 feet N00°00'30"W of the Southwest corner of the Southwest Quarter of said Section 19 on the West line of said Southwest Quarter; thence N00°00'30"W for a distance of 2060.00 feet on the West line of said Southwest Quarter; thence N89°59'30"E for a distance of 436.00 feet; thence S05°44'40"W for a distance of 341.82 feet; thence S32°10'42"E for a distance of 151.18 feet; thence N84°22'27"E for a distance of 673.24 feet; thence S59°13'04"E for a distance of 142.01 feet; thence S46°31'26"E for a distance of 501.41 feet; thence S07°55'35"W for a distance of 332.51 feet; thence S46°03'10"W for a distance of 88.79 feet; thence S81°16'02"W for a distance of 630.17 feet; thence S62°21'59"W for a distance of 90.85 feet; thence N78°05'31"W for a distance of 94.74 feet; thence N32°12'27"W for a distance of 88.01 feet; thence N65°58'57"W for a distance of 165.61 feet; thence S33°25'41"W for a distance of 252.53 feet; thence S26°43'49"E for a distance of 82.61 feet; thence S00°00'30"E for a distance of 588.47 feet; thence S89°59'30"W for a distance of 432.00 feet to the point of beginning.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this ____ day of _____ , 1994.

Kenny E. Hill, L.S.

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into lots, blocks, streets and reserves. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. Reserves A and B shall permit entry monuments, lighting, landscaping, utilities confined to easements and irrigation systems. Reserves C, D and E shall permit entry monuments, lighting, utilities, fencing and walls, irrigation, sidewalks, landscaping lake extensions, and berms. Reserves F, G, H, and I shall be for drainage, drainage, recreation facilities and open space. The Emergency Access Reserve shall permit all uses allowed in Reserve C and also is for the construction of an all weather drive to be constructed, owned and maintained by a property owners association. All reserves are to be owned and maintained by a property owners association its successors and assigns. The minimum low opening elevation for the homes built in this addition shall be 134.0 (City of Wichita Datum). All abutting points of access to or from Meridian Avenue over and across the West line of Reserves C and D are hereby granted to the appropriate governing body. Vacation of the previously dedicated easements are by virtue of K.S.A. 12-512 (b).

Bachman Enterprises, Inc.

Brad C. Bachman, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this ____ , day of _____ , 1994.

Notary Public

My Appointment Expires _____

That the First National Bank of Centralia, holders of a mortgage on the property described in the Surveyor's Certificate, do hereby consent to the plat of Crystal Lakes Addition.

The First National Bank of Centralia

Bruce L. Bachman, President

This plat of HARBOR ISLE ADDITION to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this ____ , day of _____ , 1994.

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Christopher J. Goebel, Chairman

Marvin S. Krout, Secretary

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

Elma Broadfoot, Mayor

Pat Burnett, Deputy City Clerk

KC
Sheet for
Z-3119

FINAL Tue Dec 28 11:27:28 1993 Kenny Hill

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Bachman Enterprises, Inc., 1901 W. 13th Street, Wichita, KS 67203
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

January 14, 1994

Poe and Associates
Attn: Kenny Hill
434 North Oliver
Wichita, KS 67208

Bill Yung Design
Attn: Terry Smith
4912 E. 29th Street North
Wichita, Ks 67203

Re: S/D 93-20 HARBOR ISLE (CRYSTAL LAKE) - (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 13, 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 January 7, 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.

Z. The applicant is advised that as requested by the City's Fire Department 600 feet of No Parking will be posted along the north side of Timbercreek Circle, eastward from the west line of Lot 15, Block 1.

AA 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.

BB. 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.

CC. 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.

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

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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-2

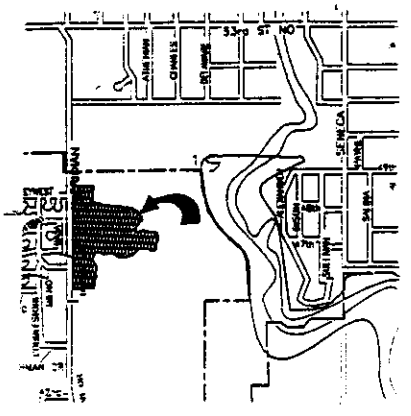
January 13, 1994

STAFF REPORT

(Final Plat Approved 1/6/94, Preliminary Plat Approved 9/2/93)

CASE NUMBER:	S/D 93-20 HARBOR ISLE (CRYSTAL LAKE) ADDITION
OWNER/APPLICANT:	Bachman Enterprises, Inc, 1901 W. 13th Street, Wichita, KS 67203
SURVEYOR/ENGINEER:	Yung Design Group, 4912 E. 29th Street North, Wichita, KS 67220 and Kenny Hill, Poe and Associates, 434 North Oliver, Wichita, KS 67208
LOCATION:	East side of Meridian, 1/2 mile south of 53rd Street North
SITE SIZE:	37.3 Acres
NUMBER OF LOTS	
Residential:	76
Office:	
Commercial:	
Industrial:	
Total:	76
MINIMUM LOT AREA:	7,200 sq. ft.
CURRENT ZONING:	"AA" and "LC"
PROPOSED ZONING:	"AA"

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. Both to reflect the actual development now being planned and to avoid the requiring of streets to be paved to the commercial standard, the applicant shall request a zone change to "AA" zoning for that portion of the plat presently zoned "LC". (At the time of this final plat submittal, no such zone change had yet been applied for.) This plat will be subject to approval of such a zone change and will not be scheduled for City Council review until approval of the zone change.

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. This guarantee shall include any water line extensions needed in Meridian.

D. The applicant shall guarantee the paving of the proposed interior streets.

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

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

G. The final plat tracing shall, as indicated to the Subdivision Committee during review of the final plat, plat additional lake area as Reserve around the lots now being shown.

H. 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 this parking strip or right-of-way area between this plat and Meridian's paved surface. Also, this covenant shall clearly indicate that the applicant will be responsible for the initial improvements needed in the emergency access easement located in the north end of Reserve C.

I. 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.

J. 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.

K. The applicant shall provide proof, by letter from the pipeline company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the easement or building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.

L. The final plat tracing shall indicate the recording information for the 60-foot gas line easement on this property.

M. 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.

N. Based upon the platting binder, at least two pipelines are noted as affecting this site. However, only one pipeline is shown. The applicant shall verify if an additional pipeline is located on this site and the final plat tracing shall show all such easements. Copies of the pipeline easements noted in the platting binder shall be submitted to Planning for the plat file. If any additional pipelines affect this particular site, the plat shall be subject to typical requirements for the platting of pipelines.

O. On the final plat tracing, the plattor's text shall either be amended by deleting references to utility easements in Reserves A & B, or easements if needed should be shown across these Reserves, or the Reserves should be indicated as allowing utilities, that is are platted for utilities with no reference made to being confined to an easement.

P. Unless not required by Cablevision, a utility easement shall be shown across the north 20-feet of Reserve D.

Q. On the final plat tracing, the plattor's text shall be amended by deleting the reference to any uses allowed in Reserve C, also being allowed within the area shown for the 30-foot emergency access easement. Walls, monuments, etc. should obviously not be implied as being allowed within this easement.

R. On the final plat tracing the apparent easements along the south line of Reserve C and in the center of Reserve D should be clearly labeled (utility, drainage, etc. easements).

S. On the final plat tracing, the references to minimum building elevations need to also be shown in mean sea level (MSL).

T. The tiepoint on the final plat tracing at the southwest corner of this Addition shall be corrected to indicate Township 26S (not 27) and Range 1E (not 2E).

U. On the final plat tracing, the MAPC signature block shall indicate James D. Miner as chairman.

V. On the final plat tracing, the County clerk Shall be indicated as Susan E. Crockett-Spoon.

W. As indicated by the platting binder property taxes of over $50,000 are due on this site from 1992 to 1993. This plat will not be released for recording until proof is provided that these taxes have been paid.

X. As requested by County Engineering , the applicant shall meet with Engineering to discuss the indicated relocation of the drainage easement on Lot 1. Prior to this plat being scheduled for City Council review, County Engineering will need to verify that an acceptable easement has been provided.

Y. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine if a minimum building elevation needs to be established for this plat in regard to groundwater elevations. If the groundwater levels at this site warrant it, a minimum building elevation at least four (4) feet higher than the groundwater level shall be established.