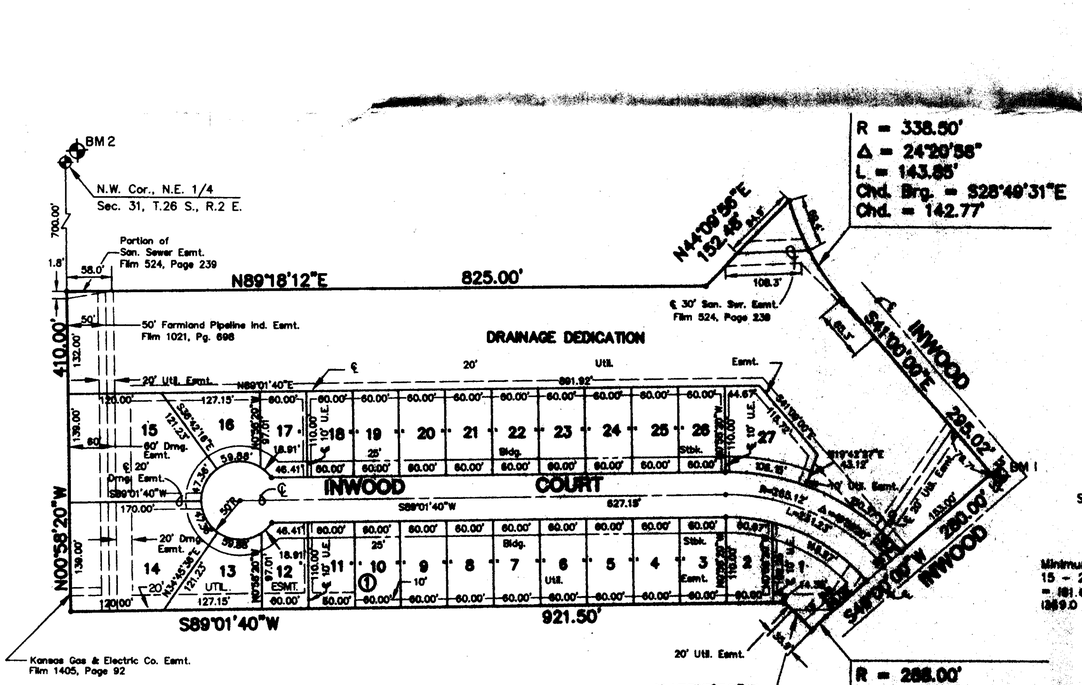
FINAL PLAT OF

LEEWOOD VILLAGE AT NORTHROCK SECOND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



BENCHMARKS

BM # 1 COW Bench Mark. NW cor. hubguard RCSC. South of 37th St. East of Governseur. Elev. = 183.25

BM # 2 COW Bench Mark. North parking. 33.9' North of ctr. line of 37th. West of Water Dept.conc. drive Elev. = 187.63

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 "LEEWOOD VILLAGE AT NORTHROCK SECOND", an addition to Wichita, Sedgwick County, Kansas, into lots, a block, and a street the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 45, Block 1, Leewood Village at Northrock, an addition to Wichita, Sedgwick County, Kansas.

All lots, blocks, streets, platted easements, building setbacks within the above described property are being recorded and replatted by virtue of KSA 12-513(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief the 22nd day of August, 1994.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
3500 N. Rock Road, Building #800
Wichita, Kansas 67226

KENNETH H. BENGTSON LICENSED 7238 KANSAS PROFESSIONAL ENGINEER

KENNETH H. BENGTSON REGISTERED LS-922 KANSAS LAND SURVEYOR

Know all men by these present 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 lots, a block, and a street the same to be known as "LEEWOOD VILLAGE AT NORTHROCK SECOND", an addition to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. The drainge dedication is hereby dedicated for drainage purposes. Easements for the construction and maintenance of drainage and public utilities as indicated on the accompanying plat, are hereby granted. Minimum pad elevations on Lots 15-27, inclusive, Block 1, shall be as indicated on the face of the plat.

LEEWOOD HOMES, INC.

Joe H. Lee, President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 22nd day of August, 1994, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Joe H. Lee, President of Leewood Homes, Inc., personally known to me 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.

Notary Public
Katheryn S. Bauman

KATHERYN S. BAUMAN NOTARY PUBLIC STATE OF KANSAS MY APPT. EXPIRES 1-24-95

My Appointment Expires: 1-24-95

We, BANK IV KANSAS, N.A., mortgagees on the above described property, do hereby consent to the plat of "LEEWOOD VILLAGE AT NORTHROCK SECOND".

BANK IV KANSAS, N.A.

Vice President - Timothy C. McGuigan

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 31st day of August, 1994, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Timothy C. McGuigan, Vice President for BANK IV, KANSAS, N.A., personally known to me 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.

Notary Public
Sheila L. Thrush

SHEILA L. THRUSH NOTARY PUBLIC STATE OF KANSAS MY APPT. EXPIRES 9-23-95

My Appointment Expires: Sept. 23, 1995

This plat of "LEEWOOD VILLAGE AT NORTHROCK SECOND" has been submitted to and approved by the Wichita - Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 11th day of August, 1994.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

James D. Miner, CHAIRMAN

Marvin S. Krout, SECRETARY

SEAL

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas this 5th day of September, 1994.

Elma Broadbent, MAYOR

Pat Burnett, DEPUTY CITY CLERK

THE CITY OF WICHITA SEDGWICK COUNTY, KANSAS

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

Susan E. Crockett-Spoon, COUNTY CLERK

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

This is to certify that this instrument was filed for the record at the Register of Deeds Office this _____ day of _____, 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

August 16, 1994

Mid-Kansas Engineering Consultants, Inc.
c/o Greg Allison, Agent
3500 N. Rock Road - #800
Wichita, KS 67226

Re: S/D 94-48 LEEWOOD VILLAGE AT NORTHROCK SECOND ADDITION - (Final Plat)

Dear Mr. Allison:

At the regular meeting of the Metropolitan Area Planning Commission on August 11, 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 August 5, 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 by DL

Don Losew
Senior Planner

DL:rh

cc: Leewood Homes, Inc., c/o Joe Lee, 6130 Legion, Wichita, KS 67204
Mike Lindebak, City Engineer

(phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

N. As indicated by the City's Fire Department representative, the length of this site's cul-de-sac, for safety purposes, should require that no parking be established at least in the area of the site's entrance from Ironwood and adjacent to the drainage dedication or immediately across the street from this area.

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

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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

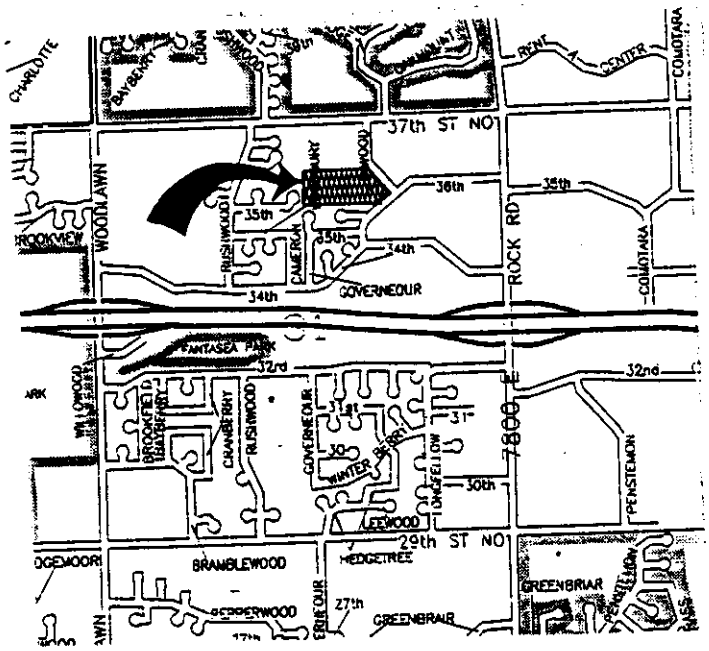
August 11, 1994

STAFF REPORT

(Final Plat Approved 8/4/94, Preliminary Plat Approved 7/7/94)

CASE NUMBER:	S/D 94-48 LEEWOOD VILLAGE AT NORTHROCK SECOND ADDITION
OWNER/APPLICANT:	Leewood Homes, Inc., c/o Joe Lee, 6130 Legion, Wichita, KS 67204
SURVEYOR/ENGINEER:	Mid-Kansas Engineering Consultants, Inc., c/o Greg Allison, Agent, 3500 N. Rock Road - #800, Wichita, KS 67226
LOCATION:	South of 37th Street North and west of Rock Road
SITE SIZE:	10.41 Acres
NUMBER OF LOTS	
Residential:	27
Office:	
Commercial:	
Industrial:	
Total:	27
MINIMUM LOT AREA:	6,445 square feet
CURRENT ZONING:	"AA"
PROPOSED ZONING:	"AA"

VICINITY MAP:



FILE COPY

NOTE: Since the preliminary plat was heard, the applicant has indicated they would like the Committee to reconsider placing the northern drainage way in a reserve (see Items G and H).

STAFF COMMENTS:

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

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

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

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

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

F. As requested by the applicant, drainage dedications may be indicated rather than Reserves on the final plat tracing.

G. 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.

H. As indicated by City Engineering, minimum building pad elevations will be required for the lots adjacent to the drainageway. Such elevations shall be indicated both in the plattor's text and on the face of the final plat tracing. It shall also be indicated if the elevation(s) are for the lowest opening or floor level. Both on-site and off-site benchmarks shall also be indicated.

I. The final plat tracing shall indicate the recording information for the Farmland Pipeline Ind. Easement shown on this plat. A copy of this easement shall also be submitted for the plat file.

Such recording information shall also be shown for the 30-foot sanitary sewer easement located over a northern portion of this plat.

J. On the final plat tracing, a distance shall be indicated from this site's northwest corner to the tiepoint (N.W. Cor., N.W. 1/4)

K. 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.

L. 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.

M. 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