

This plat of MEADOW OAKS 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 \_\_\_\_\_, 1993.

WICHITA SEDGWICK COUNTY METROPOLITAN  
AREA PLANNING COMMISSION

Lorenza Breckenridge Jr., 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 \_\_\_\_\_, 1993.

F.M. Ojile, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 1993.

Susan E. Crockett-Spoon, 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 \_\_\_\_\_, 1993.

Pat Kettler, Register of Deeds

Ed Resa, Chief Deputy

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING     | DELTA      |
|-------|---------|---------|---------|---------|-------------|------------|
| 100   | 50.00'  | 252.29' | 35.60'  | 58.00'  | S89°18'05"W | 289°05'56" |
| 101   | 150.00' | 109.46' | 57.29'  | 107.04' | N20°12'21"E | 41°48'33"  |
| 102   | 180.00' | 42.10'  | 21.14'  | 42.00'  | S38°58'24"E | 13°23'59"  |
| 103   | 50.00'  | 252.29' | 35.60'  | 58.00'  | N44°19'37"E | 289°05'56" |
| 104   | 50.00'  | 252.29' | 35.60'  | 58.00'  | N39°49'53"W | 289°05'56" |
| 105   | 110.00' | 23.16'  | 11.62'  | 23.12'  | S45°51'49"E | 12°03'51"  |
| 106   | 139.00' | 94.94'  | 49.40'  | 93.10'  | S20°15'54"E | 39°07'58"  |
| 107   | 185.00' | 63.36'  | 31.99'  | 63.05'  | N42°05'04"W | 19°37'20"  |

| LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|
| 1    | N32°16'24"W | 27.81'   |
| 2    | N32°16'24"W | 39.37'   |
| 3    | N41°06'38"E | 72.74'   |
| 4    | N45°40'23"W | 194.08'  |
| 5    | N00°41'55"W | 235.99'  |
| 6    | N50°10'07"E | 90.53'   |
| 7    | N39°49'53"W | 101.20'  |
| 8    | N51°53'44"W | 125.77'  |
| 9    | N39°49'53"W | 199.04'  |
| 10   | N00°41'55"W | 217.60'  |

MEADOW OAKS 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 "MEADOW OAKS ADDITION" to Wichita, Kansas, being  
described as follows:

That part of the Northwest Quarter and the West Half of the Northeast Quarter in Section 1, Township 27 South,  
Range 1 East of the 6th P.M. Sedgwick County, Kansas, lying North and East of Beacon Hill Addition and The  
Courts II Addition, more particularly described as follows:

Beginning at the Northeast corner of the West Half of the Northeast Quarter of said Section 1; thence S00°  
41' 55"E for a distance of 2338.66 feet to a point on the North line of The Courts II Addition; thence N49°  
37' 53"W for a distance of 287.71 feet; thence on a circular curve to the right having a radius of 2512.18  
feet and a central angle of 9° 48' 00" an arc distance of 429.69 feet; thence N39° 49' 53"W for a distance  
of 745.07 feet; thence on a circular curve to the left having a radius of 1342.85 feet and a central angle of  
22° 16' 00" an arc distance of 521.87 feet; thence N62° 05' 53"W for a distance of 325.06 feet; thence on  
a circular curve to the left having a radius of 1222.50 feet and a central angle of 24° 32' 35" an arc distance  
of 523.67 feet; thence N86° 38' 28"W for a distance of 164.15 feet; thence N81° 51' 11"E for a distance of  
60.89 feet; thence N02° 39' 14"W for a distance of 130.33 feet; thence on a circular curve to the right  
having a radius of 371.08 feet and central angle of 29° 55' 36" an arc distance of 193.82 feet; thence on a  
circular curve to the left having a radius of 211.00 feet and a central angle of 13° 57' 40" an arc distance  
of 51.41 feet; thence N13° 18' 42"E for a distance of 124.92 feet; thence N 00° 43' 38" E for a distance  
of 120.00 feet to a point of the North line of said Northeast Quarter; thence N 89°16' 22" E for a distance  
of 980.44 feet to the Northwest corner of said Northwest Quarter; thence N 89° 11' 45" E for a distance of  
1324.57 feet more or less to the point of beginning.

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 1993.

Kenny E. Hill, L.S.

KNOW ALL MEN BE 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. A 5  
foot wall easement as shown is platted for the construction and maintenance of a private wall. Utilities may  
cross the 5 foot wall easement. Reserves A, B, C, and D are to permit utilities and drainage landscaping,  
irrigation systems, sidewalks and other similar recreation improvements. Reserve B also permit guard houses and  
entry monuments. Reserve A also permits entry monuments and gazebos. All reserves are to be owned  
maintained by a property owners association its successors and assigns. All abutters' rights of access to or from  
29th Street North over and across the North line of Blocks 1, 2 and 4 or Reserves A and B are hereby granted  
to the appropriate governing body.

Critchfield Real Estate, LP

3-AH, Inc.

Stephen N. Critchfield, President

Jay Russell, Vice President

East Wichita M.B. Fellowship and the Southern  
District Conference of the Mennonite Brethren  
Churches

Gorden Bergman, Pastor

STATE OF KANSAS, COUNTY OF SEDGWICK : ss

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 1993, by  
Jay Russell, Vice President of 3-AH, Inc.

Notary Public

My Appointment Expires: \_\_\_\_\_

STATE OF KANSAS, COUNTY OF SEDGWICK : ss

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 1993, by  
Stephen N. Critchfield, President of Critchfield Real Estate LP.

Notary Public

My Appointment Expires: \_\_\_\_\_

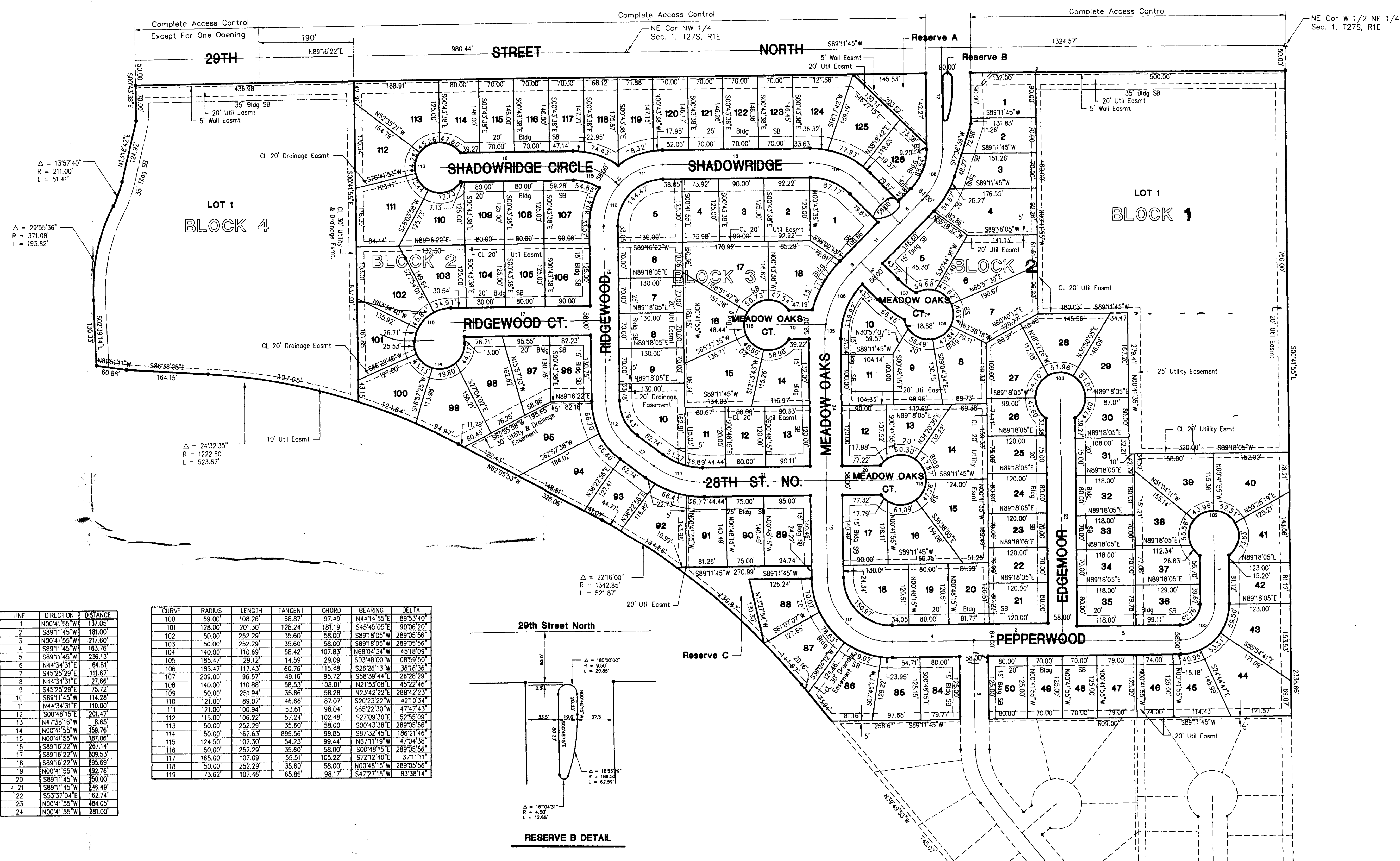
STATE OF KANSAS, COUNTY OF SEDGWICK : ss

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 1993, by  
Gorden Bergman, Pastor of the East Wichita M.B. Fellowship and the Southern District Conference of the  
Mennonite Brethren Churches.

Notary Public

My Appointment Expires: \_\_\_\_\_





# MEADOW OAKS ADDITION

**TO WICHITA, SEDGWICK COUNTY, KANSAS**

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

Poe and Associates  
434 North Oliver  
Wichita, KS 67208

May 21, 1993

Re: S/D 93-27 MEADOW OAKS ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 20, 1993, 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 14, 1993.

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: 3-AH, Inc., 515 North Ridge Road, Wichita, KS 67212  
Bill Yung Design, 4912 East 29th Street North, Wichita, KS  
67220  
Critchfield Real Estate, L.P., 14324 Wakanda Ct., Wichita, KS  
67230  
Mennonite Brethren Churches, 1631 N. Callahan, Wichita, KS  
67212  
Mike Lindebak, City Engineer

- T. On the final plat tracing, the word Block and the associated numbers shall be more boldly or distinctly indicated.
- U. In terms of street names, the suffix Circle should be used in the following cases; Pepperwood east of Edgemoor and Edgemoor north of Pepperwood. The following street name changes shall also be made: Ridgewood Ct. to Parkwood Ct. and Charlotte to Meadow Oaks Ct.
- V. On the final plat tracing, the Mayor's signature block shall be amended to indicate Elma Broadfoot as Mayor.
- W. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- X. 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- BB. Recording of the plat within 30 days after approval by the City Council.
- CC. Prior to this plat being submitted to the City Council review, the applicant shall submit to Engineering and obtain approval of a revised drainage plan.
- DD. On the final plat tracing, minimum building pad elevations shall be established for lots adjacent to the drainageway along this plat's south line. These minimum pad elevations shall be shown on the face of the plat and referenced in the plat's text. It shall be indicated if these elevations are for the lowest opening or level. Both on-site and off-site benchmarks shall also be indicated.

**METROPOLITAN AREA PLANNING COMMISSION**

May 20, 1993

**STAFF REPORT**  
(Final Plat Approved 5/13/93)

**CASE NUMBER:** S/D 93-27 - MEADOW OAKS ADDITION

**OWNER/APPLICANT:** 3-AH, Inc., 515 North Ridge Road, Wichita, KS 67212  
Critchfield Real Estate, L.P., 14324 Wakanda Ct., Wichita, KS 67230  
Mennonite Brethren Churches, 1631 N. Callahan, Wichita, KS 67212

**SURVEYOR/ENGINEER:** Poe and Associates, 434 North Oliver, Wichita, KS 67208

**LOCATION:** South of 29th Street North and east of Oliver

**SITE SIZE:** 53 acres

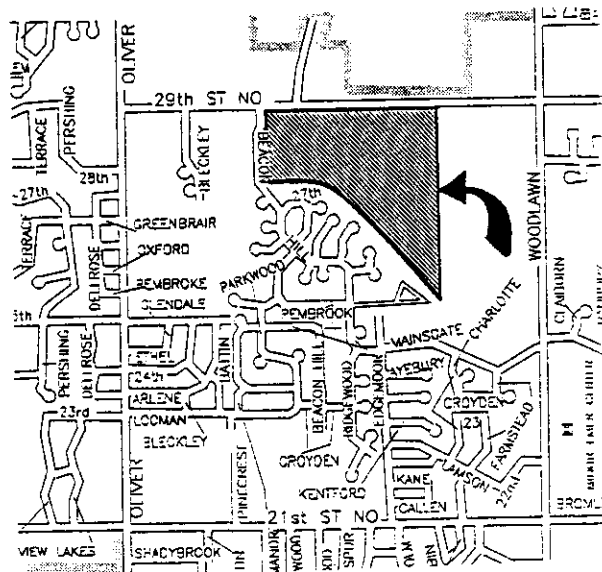
**NUMBER OF LOTS**  
Residential: 236  
Office:  
Commercial:  
Industrial:  
Total: 236

**MINIMUM LOT AREA:** 7,200 sq. ft.

**CURRENT ZONING:** "AA" DP-147

**PROPOSED ZONING:**

**VICINITY MAP:**





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 the paving of the proposed interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. As indicated by General Provision 18 of DP-147, the applicant shall guarantee a decel lane in 29th Street North for the major entrance into this Addition, at Meadow Oaks. Traffic Engineering needs to indicate if any additional traffic improvements need to be guaranteed.
- G. As indicated by a sidewalk plan, approved for this area by the Subdivision Committee in 1986, and based upon General Provision 11 of DP-147, a sidewalk system is to be provided across this site. Specifically, sidewalk is to be guaranteed along one side of Meadow Oaks (west) from 29th Street southward to Pepperwood. This sidewalk is then to continue westward through Reserve C and cross the adjacent drainage channel, and eastward along Pepperwood (south side) until in the vicinity of Lots 41, 42, or 43, it was to enter a pedestrian access easement between two of these lots so as to extend to the east line of the plat. Guarantees for this sidewalk system may be part of the paving petition.

In order to accommodate the above sidewalk, a pedestrian easement needs to be granted and shown somewhere in the vicinity of Lots 41, 42, and 43, Block 2 and the platting text shall note the granting of such an easement. Required covenants for this Addition shall also indicate that the Addition's homeowners' association will be responsible for maintaining the sidewalk in this easement.

- H. Both on the CUP and the approved plat the streets now being indicated as Shadowridge/Ridgewood/28th Street North were indicated as being platted with a 64-foot right-of-way. Based on the number of lots directly and indirectly accessing these streets, the present Subdivision Regulations would also require that these streets be platted at the 64-foot standard. The final plat shall therefore indicate these streets at the 64-foot right-of-way standard.

- I. Unless a cemetery is intended for Lot 1, Block 1, an amendment to the CUP will be needed to allow any such use as a church or apartments at this location. Further, no access is shown to this site except what would be allowed from 29th street North. However, this plat and the CUP are both indicating complete access control to 29th Street North across this lot's north property line. Assuming that the applicant does desire access to this lot from 29th Street North, the applicant will need to amend the CUP to allow for such access and the final plat shall also reflect such an access request. That is, the face of the plat and the plat's text will need to indicate the access being allowed to this lot.
- J. Because of the single point of entrance into this site, from 29th Street North, both the CUP and Preliminary Plat indicated a 20-foot wide emergency access easement entering this site from 29th Street North, at the northeast corner of the Addition. However, that area was originally indicated as most likely being platted with single family lots, with an interior street within a short distance of 29th Street North. This plat is now showing one large lot at that location and no nearby interior street.

The need for such an emergency access easement is, though, still as great. Such an easement shall therefore be provided somewhere in the area of Lots 113 through 115, Block 2, running from 29th street North to Shadowridge Circle. The plat's text shall also reference this easement and covenants shall be provided indicating that the homeowners association will be responsible for maintaining this access easement. As indicated in the Subdivision Regulations, the applicant shall submit any needed guarantee for the installation of a driving surface, gates, fences, etc. required for such an easement.

If, however, as indicated by the applicant, the western portion of Block 2 and all of Block 4 is to be replatted into one-family lots with Ridgewood (Parkwood) extending westward to Beacon Hill, the above indicated easement may be created as a temporary easement and by separate document. This separate document shall note that the access easement will take effect and become permanent and be installed, if and when 60 or more lots in this addition are developed, provided however, that if the above replatting and extension of Ridgewood (Parkwood) does occur prior to that time, that such easement is no longer needed and automatically shall terminate. Such temporary easement needs to be submitted to Planning for review and subsequently recorded by the applicant with the recording information shown on the final plat tracing.

- 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. This covenant shall also provide that the homeowners association will be responsible for maintaining the "parking strip" or open space area between this site's north property line and the paved surface of 29th Street North. Also, the previously noted requirements for a pedestrian or sidewalk easement and the emergency access easement may be provided for in this covenant.

- 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. On the final plat tracing since an opening is being indicated to 29th Street from a portion of Lot 1, Block 4, the word "complete" shall be deleted from the face of the plat. This access should also be noted in the plat's text. As now written, the text indicates that all lots have complete access control to 29th Street.
- O. On the final plat tracing, Beacon Hill adjacent to the west line of Lot 1, Block 4 shall be indicated. The center line of this street shall be labeled, with street right-of-way also indicated.
- P. On the final plat tracing, and as indicated by the CUP, 25-foot building setbacks were to be indicated for the frontages of all lots adjacent to streets with 64-foot rights-of-way. This includes the 64-foot streets requested above; also any 64-foot streets already shown on this plat, such as Pepperwood. Corner lots may indicate a 15-foot building setback for the intended sideyard.
- Q. Since Reserves A and B are indicated as being platted for structures, a 25-foot building setback shall be indicated to 29th Street North. Reserve A shall also indicate a sideyard setback to Meadow Oaks.
- R. The applicant is advised that the guardhouse being indicated for Reserve B cannot be used in any way to inhibit public access into or out of this Addition. That is, Meadow Oaks is being platted as a public street and such access cannot be interfered with.
- S. On the final plat tracing, the centerline of 29th Street North shall be labeled (CL).