WICHITA SEDGWICK COUNTY
W SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

May 26, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 88-32 - BRUSH CREEK 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 26, 1988, 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 20, 1988.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew

Donald Losew
Junior Planner

DL:dlk

cc: Brush Creek Communities, a joint venture, c/o Steward Properties, 400 N. Woodlawn, Wichita, KS 67206

FILE COPY

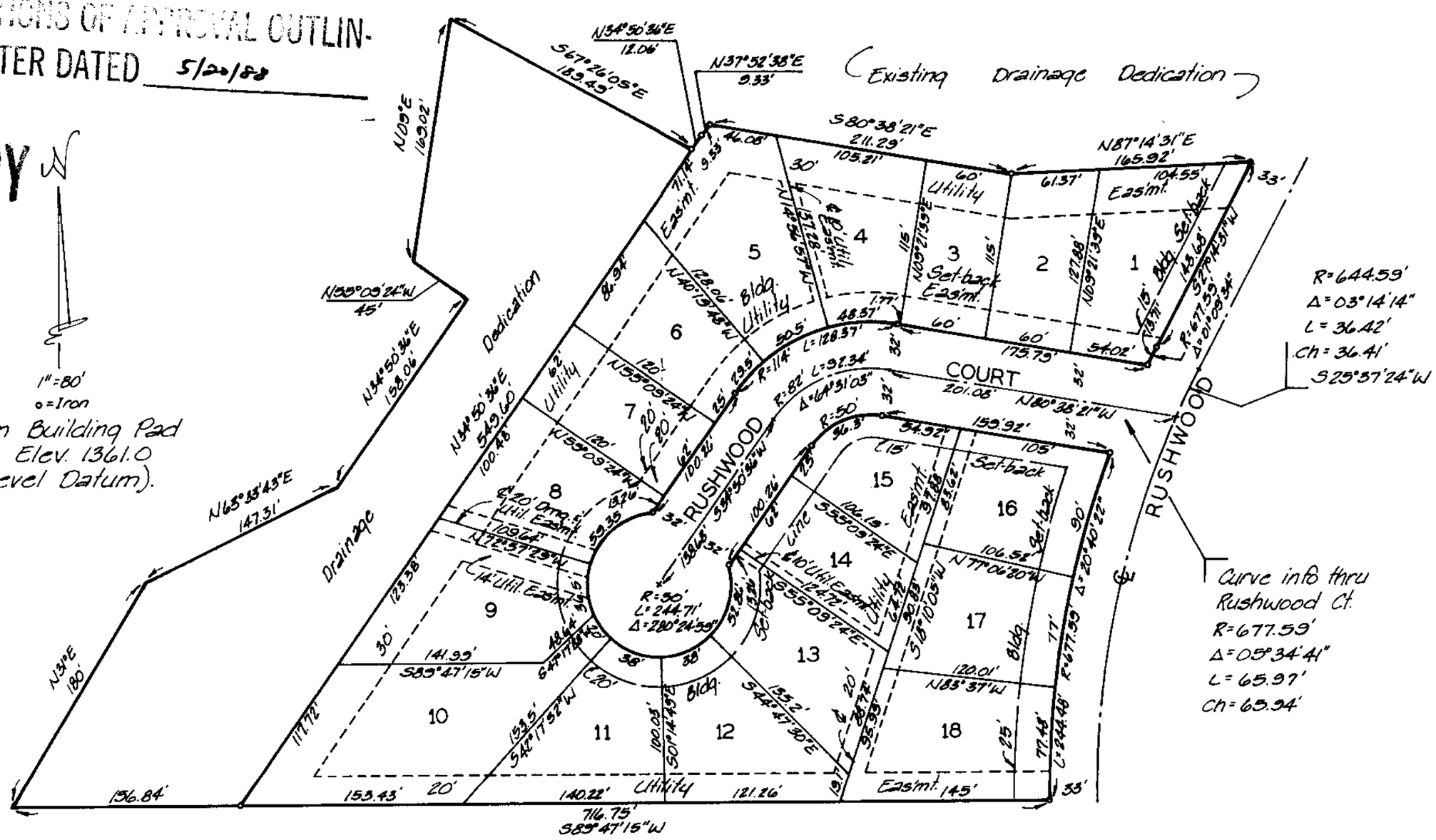
FINAL PLAT

BRUSH CREEK 2ND ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/19/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5/20/88

OFFICE COPY
DO NOT REMOVE



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BRUSH CREEK 2ND ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 1, Brush Creek Addition, Wichita, Kansas. Being situated in the NW1/4 of Sec. 31, Twp. 26-S, R-2-E of the 6th P.M., Sedgwick County, Kansas. Easements and minimum building pad being vacated by virtue of K.S.A. 12-512(b).

_____ Date

Baughman Company P.A.

_____ Surveyor
Mark A. Savoy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots to be known as "BRUSH CREEK 2ND ADDITION," Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easement is hereby granted as indicated for the construction and maintenance of all public utilities and for drainage purposes. The drainage dedication is hereby dedicated for drainage purposes. Minimum building pad shall be, Elev. 1361.0 (Sea Level Datum).

Brush Creek Community, a Joint Venture

_____ Earl A. Steward

_____ Phillip M. Snodgrass

_____ William L. Korber

W. B. Carter Construction Co., Inc.

_____ Jack K. Stamp, Vice President

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by Earl A. Steward, Phillip M. Snodgrass, and William L. Korber of Brush Creek Community, a joint venture, and Jack K. Stamp, Vice President, of W. B. Carter Construction Co., Inc., on behalf of the corporation.

_____ Notary Public

My Appt. Exp. _____

This plat of "BRUSH CREEK 2ND ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____ 198__.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
Elton Parsons

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 198__.

_____ Mayor
Sheldon Kamen

_____ Deputy City Clerk
Dale E. Rea

Entered on transfer record this _____ day of _____ 198__.

_____ County Clerk
Don Wright

State of Kansas } S.S.
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 _____ 198__, at _____ o'clock __ M., and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #____

MAY 19, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 4/21/88)

CASE NUMBER: S/D 88-32 - BRUSH CREEK 2ND ADDITION

OWNER/APPLICANT: Brush Creek Communities, a joint venture, c/o Steward Properties, 400 N. Woodlawn, Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: In an area east of Woodlawn and south of 37th Street North.

SITE SIZE: 5.5 Acres

NUMBER OF LOTS:

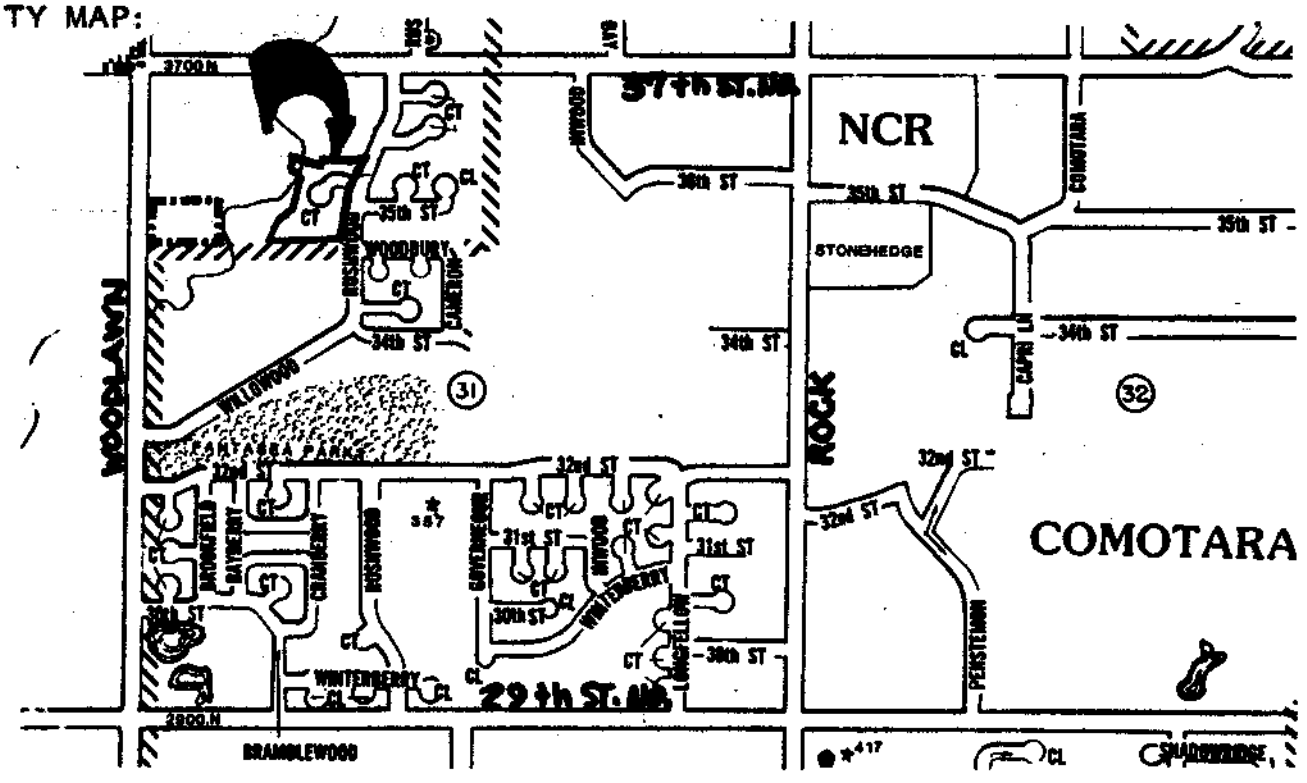
Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	18

MINIMUM LOT AREA: 6,900 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA" (Z-2485 and DP-128)

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

C. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.

D. The applicant shall make satisfactory arrangements for installation of new water meters or relocation of existing meters made necessary by this replat.

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

F. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).

G. When this subdivision proposal was reviewed in preliminary form, the City Engineer's representative advised that the proposed drainage dedication was acceptable.

H. 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.

I. 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.

J. 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.

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

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

M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any new drainage guarantees required with this replat?