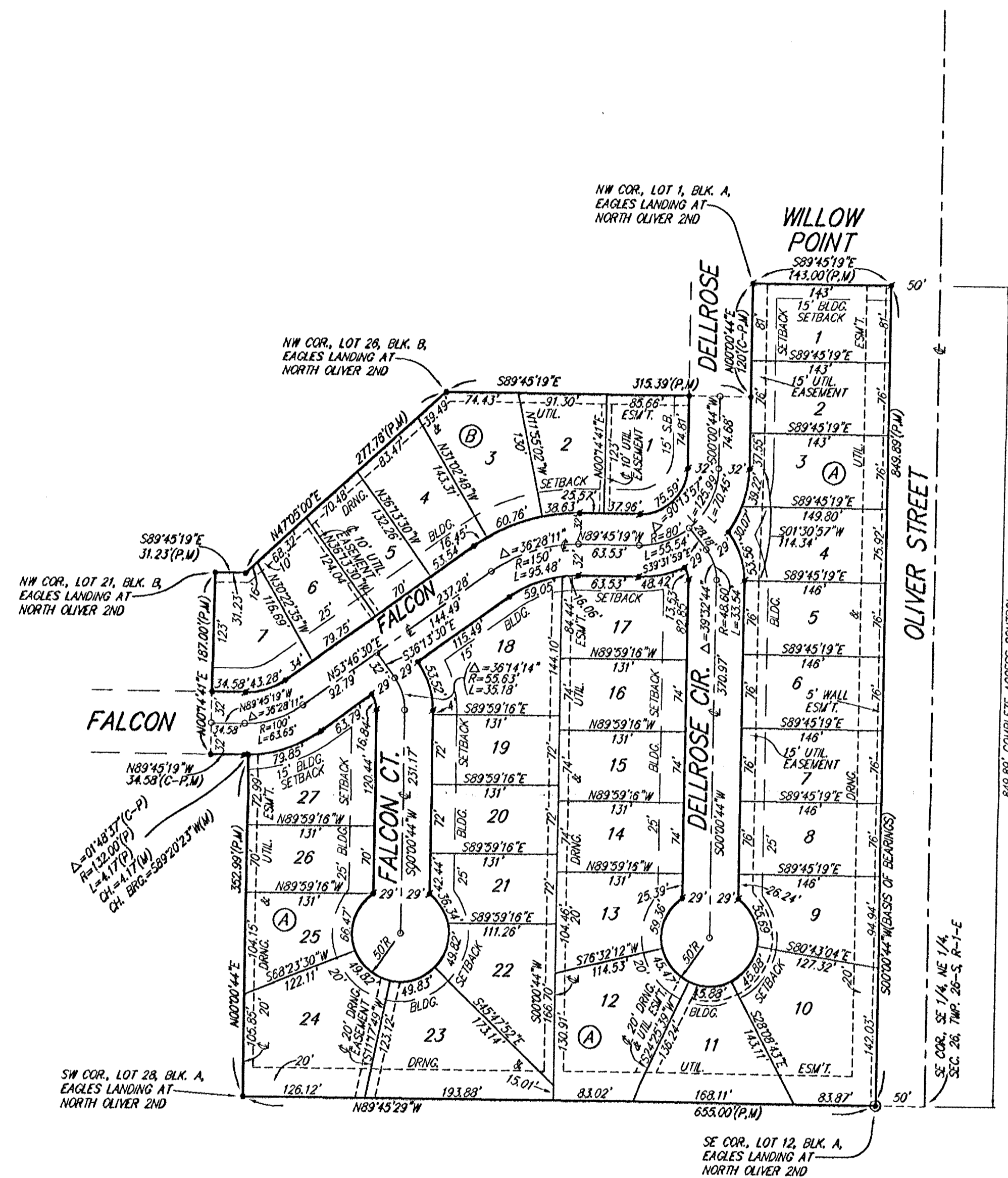


EAGLES LANDING AT NORTH OLIVER 3RD

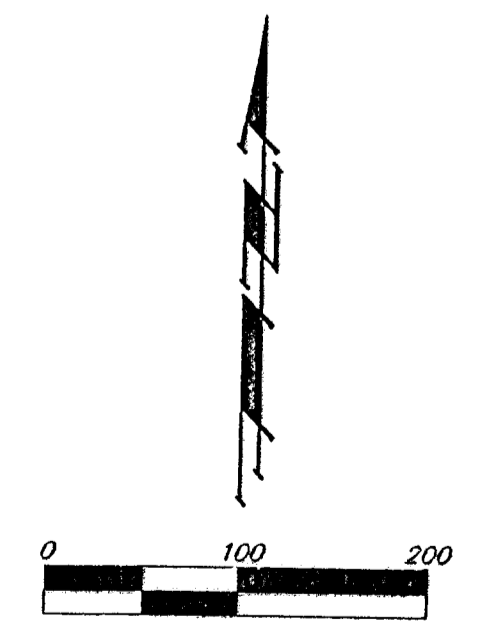
WICHITA, SEDGWICK COUNTY, KANSAS

Rev. 11.26.03



NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THE RESIDENTIAL LOTS AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO CONSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

- = #1 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #1 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - ⊙ = MAGNETIC NAIL W/ WASHER IN POST (FOUND)
- (M) = MEASURED
(P) = PLATTED
(C-P) = CALCULATED PER PLATTED INFO.



State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "EAGLES LANDING AT NORTH OLIVER 3RD", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31, Block A, together with all of Lots 21, 22, 23, 24, 25, 26, 27, and 28, Block B, Eagles Landing at North Oliver 2nd, Wichita, Sedgwick County, Kansas, together with all of Reserve "1" as platted in said Eagles Landing at North Oliver 2nd, together with all of Dellrose Cir. within Block A as dedicated in said Eagles Landing at North Oliver 2nd, together with all of Falcon Ct. lying between Lots 21 through 31 in said Block A, as dedicated in said Eagles Landing at North Oliver 2nd, together with that part of Dellrose as dedicated in said Eagles Landing at North Oliver 2nd lying south of the following described line: Beginning at the NE corner of Lot 28 in said Block B; thence S89°45'19"E along the extended north line of said Lot 28, 64.00 feet to a point on the west line of Lot 2 in said Block A, said point being 13.00 feet north of the SW corner of said Lot 2, and there ending, and together with that part of Falcon as dedicated in said Eagles Landing at North Oliver 2nd lying northeast of the following described line: Beginning at the SW corner of Lot 21 in said Block B; thence S00°14'41"W along the extended west line of said Lot 21, 64.00 feet to a point on the north line of Lot 32 in said Block A, said point being 92.25 feet east of the NW corner of said Lot 32, and there ending.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).
All being situated in the NE 1/4 of Sec. 26, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.
Baughman Company, P.A.

Michael A. Conrey
Michael A. Conrey, Surveyor
18-071

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, and Streets, to be known as "EAGLES LANDING AT NORTH OLIVER 3RD", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The well easement is hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas.

Leewood Homes, Inc.
Joe H. Lee
Joe H. Lee, President

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 21st day of November, 2003, by Joe H. Lee, President of Leewood Homes, Inc., on behalf of the corporation.

SUSAN K. MONETTE
Notary Public - State of Kansas
My App't. Exp. 11-9-07
Susan K. Monette
Susan K. Monette, Notary Public

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "EAGLES LANDING AT NORTH OLIVER 3RD", Wichita, Sedgwick County, Kansas.
Legacy Bank

Brad E. Yarger
Brad E. Yarger, S.V.P.

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 21st day of Nov, 2003, by Brad E. Yarger, S.V.P. of Legacy Bank, on behalf of the bank.

Danielle K. P.
Danielle K. P., Notary Public
My App't. Exp. 6/1/05



This plat of "EAGLES LANDING AT NORTH OLIVER 3RD", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2003.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Ronald L. Marnell, Chair

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2003.

Carlos Mayans, Mayor

Karen Schofield, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2003.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

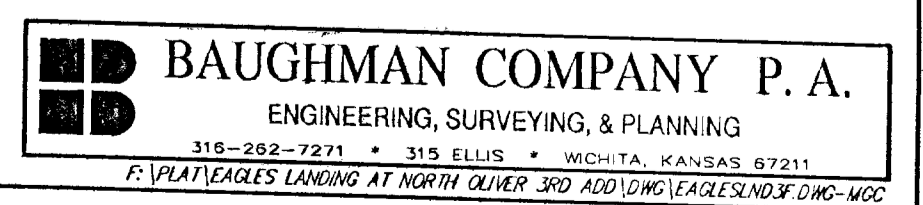
Entered on transfer record this _____ day of _____, 2003.

Don Brace, County Clerk

State of Kansas) SS
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 _____, 2003 at _____ o'clock _____ M. and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy





Wichita-Sedgwick County Metropolitan Area Planning Department

October 9, 2003

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

RE: SUB 2003-104 -- One-Step Final Plat of Eagles Landing at North Oliver Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 9, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated September 26, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e'mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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Wichita-Sedgwick County Metropolitan Area Planning Department

September 26, 2003

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

RE: SUB 2003-104 -- One-Step Final Plat of Eagles Landing at North Oliver Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 25, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. Petitions have been provided with Eagles Landing at North Oliver 2nd Addition for sewer, water and paving improvements. City Engineering requests new petitions for future improvements. The applicant shall provide to Debt Management a respread agreement for special assessments on existing improvements due to the lot reconfiguration.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan has been approved.
- D. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- E. 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.
- F. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".
- G. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".

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- H. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- I. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- K. 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.
- L. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) 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.
- N. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. *Westar Energy has requested additional easements.*
- R. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

SUB 2003-104 - One-Step Final Plat of Eagles Landing at North Oliver Third Addition
September 26, 2003
Page 3

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, October 9, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Leewood Homes, Inc., Attn: Joe Lee, 3500 N. Rock Rod, Bldg. 2200, Ste. 204, Wchita, KS
67226
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

STAFF REPORT
(One-Step Final Plat Approved 9/25/03)

CASE NUMBER: SUB 2003-104 -- EAGLES LANDING AT NORTH OLIVER THIRD ADDITION

OWNER/APPLICANT: Leewood Homes, Inc., Attn: Joe Lee, 3500 N. Rock Road, Bldg 2200, Suite 204, Wichita, KS 67226

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West side of Oliver, South of 45th North

SITE SIZE: 10.73 Acres

NUMBER OF LOTS

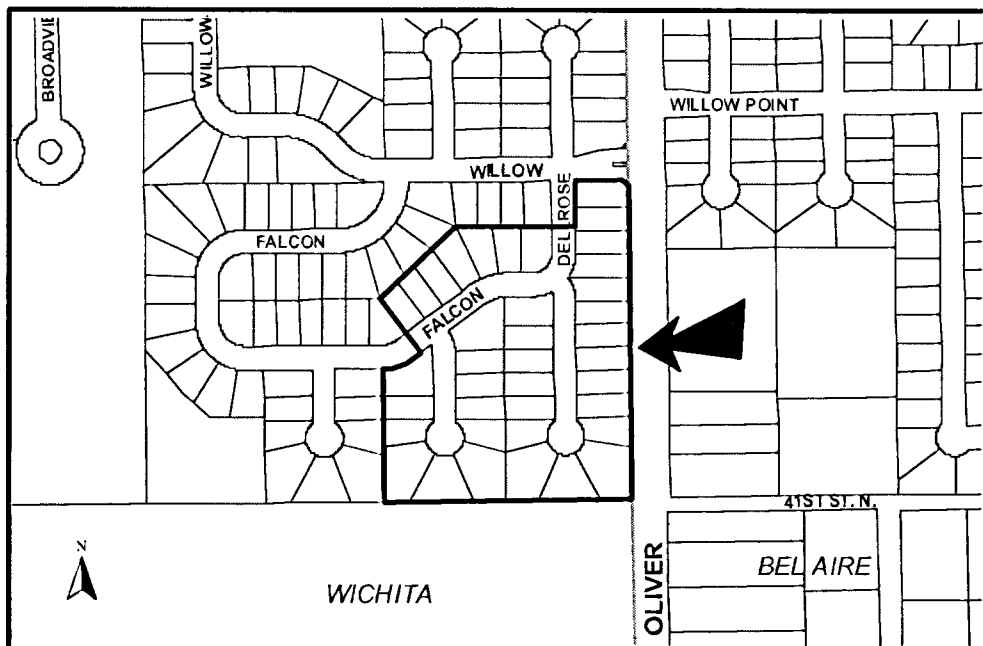
Residential:	33
Office:	
Commercial:	
Industrial:	
Total:	<u>33</u>

MINIMUM LOT AREA: 9,170 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2003-104 -- One-Step Final Plat of EAGLES LANDING AT NORTH OLIVER 3RD ADDITION
September 25, 2003 - Page 2

NOTE: This is a replat of a portion of the Eagles Landing at North Oliver Second Addition. The street layout has not changed; however, the width of the lots has been increased resulting in five fewer lots.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Petitions have been provided with Eagles Landing at North Oliver 2nd Addition for sewer, water and paving improvements. **City Engineering requests new petitions for future improvements. The applicant shall provide to Debt Management a respread agreement for special assessments on existing improvements due to the lot reconfiguration.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan has been approved.**
- D. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- E. 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.
- F. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".
- G. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
- H. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- I. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- K. 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.

**SUB 2003-104 -- One-Step Final Plat of EAGLES LANDING AT NORTH OLIVER 3RD ADDITION
September 25, 2003 - Page 3**

- L. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) 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.
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- R. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.