

BENCHMARKS

BM#1 - C.O.W. disk, 48' East of and 4' South of the Southwest corner of the Northwest Quarter, Sec. 15, T27S, R2E.
ELEV.=1389.18 msl
201.78 city datum

FINAL PLAT

PINE MEADOW ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NW COR., NW 1/4 SEC. 15,
T27S, R2E, 6TH P.M.
FOUND 5/8" REBAR AND
GARBER CAP

NE COR., NW 1/4 SEC. 15,
T27S, R2E, 6TH P.M.
5/8" SMOOTH BAR

N89°06'02"E

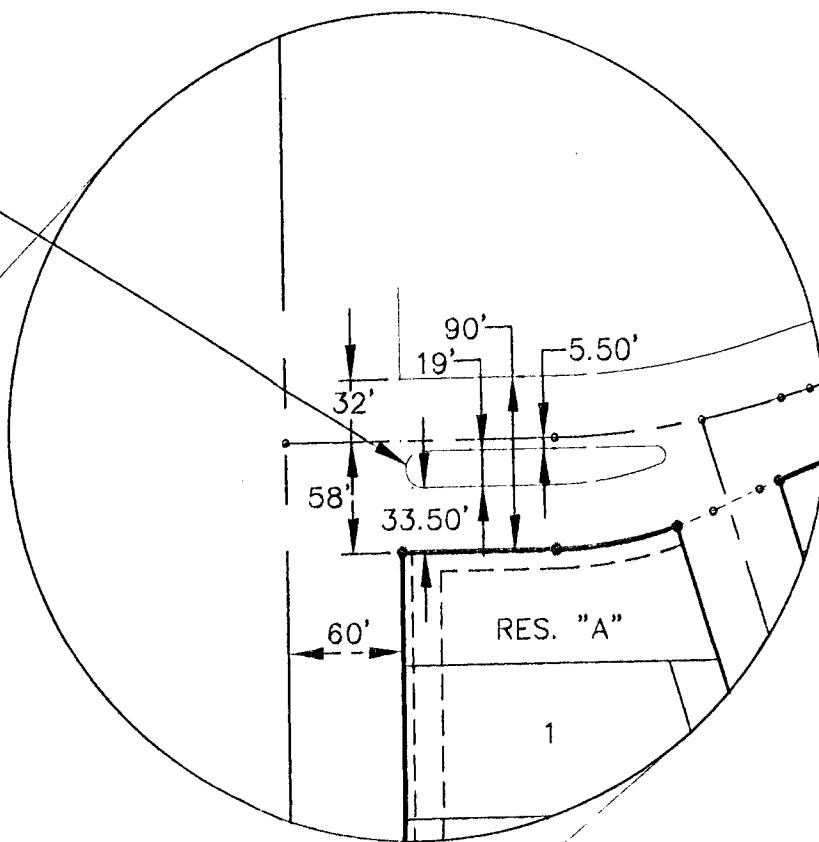
13TH

ST.

NORTH LINE NW 1/4

2653.70'

RES. "D"
KILLENWOOD POINTE ADDITION,
an addition to Wichita,
Sedgwick County, Kansas



SCALE: 1" = 100'
100 0 100 200

MINIMUM IPAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
18	1	182.3	1369.7
19	1	185.0	1372.4
20	1	185.0	1372.4
21	1	185.8	1373.2
22	1	187.5	1374.9
23	1	187.5	1374.9
24	1	188.8	1376.2
25	1	189.1	1376.5
26	1	188.8	1376.2
27	1	187.5	1374.9
28	1	185.8	1373.2
29	1	185.0	1372.4
30	1	182.3	1369.7
31	1	182.3	1369.7

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "PINE MEADOW ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, and Reserves, the same being accurately set forth in the accompanying plat and described herein:

An unplatted tract of land located within the Northwest Quarter, Section 15, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract more particularly described as follows:

BEGINNING at a point lying 60.00 feet East of and at a right angle to the Southwest corner of said Northwest Quarter, thence parallel with the West line of said Northwest Quarter, N 01°03'27" W, 672.78 feet to a point on the South line of Killenwood Pointe Addition, an addition to Wichita, Sedgwick County, Kansas; thence along said South line, N 88°56'33" E, 80.62 feet; thence along said South line along a curve to the left, thence along the arc of said curve for a distance of 85.26 feet, said curve having a central angle of 24°25'30", a radius of 200.00 feet, and a long chord distance of 84.61 feet, bearing N 76°43'48" E; thence along said South line, N 64°31'03" E, 26.57 feet; thence along said South line, along a curve to the right, thence along the arc of said curve for a distance of 241.14 feet, said curve having a central angle of 30°01'42", a radius of 460.11 feet, and a long chord distance of 238.39 feet, bearing N 79°31'54" E; thence along said South line, S 85°27'15" E, 101.66 feet; thence along said South line, thence along the arc of said curve for a distance of 124.13 feet, said curve having a central angle of 15°11'47", a radius of 468.00 feet, and a long chord distance of 123.76 feet, bearing N 86°56'52" E; thence along said South line, N 79°20'58" E, 111.98 feet; thence, along a curve to the right, thence along the arc of said curve for a distance of 291.96 feet, said curve having a central angle of 65°05'24", a radius of 257.00 feet, and a long chord distance of 276.51 feet, bearing S 68°06'20" E; thence, S 35°33'38" E, 54.94 feet; thence, along a curve to the left, thence along the arc of said curve for a distance of 193.56 feet, said curve having a central angle of 66°00'51", a radius of 168.00 feet, and a long chord distance of 183.03 feet, bearing S 68°34'04" E; thence, N 78°25'31" E, 64.70 feet; thence, along a curve to the right, thence along the arc of said curve for a distance of 27.78 feet, said curve having a central angle of 02°59'32", a radius of 532.00 feet, and a long chord distance of 27.78 feet, bearing N 79°55'17" E; thence, S 08°34'57" E, 64.00 feet; thence, S 11°34'29" E, 173.66 feet; thence, S 78°25'31" W, 218.74 feet; thence, S 19°55'22" E, 357.77 feet to a point on the North line of Bathrop Addition an addition to Sedgwick County, Kansas; thence along said North line of said Bathrop Addition, S 89°02'42" W, 1250.81 feet to the POINT OF BEGINNING. CONTAINING: 20.91 acres of land, more or less.

Drainage Easements found on Film 2079, Page 1104; Film 1911, Page 715; and Utility Easements found on Film 1911, Page 721; Film 2158, Page 813, within the described property are hereby vacated by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 14th day of November, 2001.

Gregory J. Allison, P.E., LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Streets, and Reserves, the same to be known as "PINE MEADOW ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, and drainage, as indicated on the accompanying plat are hereby granted. The wall easement is platted for the construction and maintenance of a private wall, utilities may cross the wall easement. Reserves "A" and "B" are platted for open space, landscaping, irrigation, and monuments. The reserves shall be owned and maintained by the homeowners association. The streets are hereby dedicated to and for the use of the public. A drainage plan has been developed for this plat and all drainage easements, right-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 storm water. All abutters right of access to or from Greenwich Road over and across the West line of "PINE MEADOW ADDITION", are hereby granted to the the appropriate governing body, as indicated on the face of the plat.

Kiser Gateway, L.L.C.

JOHN L. KISER, (M.D. MANAGER
STATE OF KANSAS)
ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 15th day of Nov., 2001, before me the undersigned, a Notary Public in and for the County and State aforesaid, came John L. Kiser, M.D., to me personally known 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.

Krista L. Peterson
KRISTA L. PETERSON
Notary Public
My appointment expires: 9-27-2003

Willard J. Kiser Properties, L.L.C.

JOHN L. KISER, M.D. MANAGER
JOHN L. KISER, M.D. MANAGER

STATE OF KANSAS)
ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 15th day of Nov., 2001, before me the undersigned, a Notary Public in and for the County and State aforesaid, came John L. Kiser, M.D., Kiser Gateway, L.L.C., to me personally known 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.

Krista L. Peterson
KRISTA L. PETERSON
Notary Public
My appointment expires: 9-27-2003

This plat of "PINE MEADOW ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 9th day of August, 2001.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

J.D. Michaelis, Acting Chair
J.D. Michaelis, Acting Chair

Marvin S. Krout, Secretary
Marvin S. Krout, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of ____, 2001.

At the direction of the City Council.

Chris Charches, City Manager
Chris Charches, City Manager

Pat Burnett, City Clerk
Pat Burnett, City Clerk

Entered on transfer record this ____ day of ____, 2001.

Don Brace, County Clerk
Don Brace, County Clerk

STATE OF KANSAS)
ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of ____, 2001.

Bill Meek, Register of Deeds
Bill Meek, Register of Deeds

Linda Kizzire, Deputy
Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this 19th day of November, 2001.
Deputy County Surveyor

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

COMPLETE ACCESS CONTROL

GREENWICH RD.

FOUND 3/4" PIPE
SW COR., NW 1/4, SEC.
15, T27S, R2E, 6TH P.M.

INTRUST BANK N.A.
Gary D. Schmitt
STATE OF KANSAS)
ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 12th day of DECEMBER, 2001, before me the undersigned, a Notary Public in and for the County and State aforesaid, came GARY D. SCHMITT, Intrust Bank N.A., to me personally known 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.
Mariketh R. Duce
Notary Public
My appointment expires: 2/3/05

FOUND 3/4" PIPE
SE COR., NW 1/4, SEC. 15,
T27S, R2E, 6TH P.M.

JOHN L. KISER, M.D. MANAGER
JOHN L. KISER, M.D. MANAGER



Wichita-Sedgwick County Metropolitan Area Planning Department

August 9, 2001

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2001-61 -- Final Plat of Pine Meadow Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 9, 2001, 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 July 27, 2001.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in cursive script, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

July 27, 2001

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2001-61 -- Final Plat of Pine Meadow Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 26, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- F. On the final plat tracing, the City Council signature block should be revised to denote "At the direction of the City Council" above the signature line of the City Manager.
- G. Complete access control shall be dedicated along Greenwich Road and denoted on the face of the plat.
- H. The Applicant shall guarantee the paving of the proposed streets.

- I. 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.
- J. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- K. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- L. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- M. 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.
- N. 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 the governing body.
- O. Approval of this plat will require a waiver of the lot depth to width ratio for Lot 18, Block 1 of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. A modification has been approved.
- P. The City Fire Department/GIS needs to comment on the plat's street names. Pine Meadow should be replaced with Killenwood. Gatewood needs to be replaced with Hartmoor or Donegal. Gatewood Court needs to be replaced with Crest Ct (southwest corner) and by Bristol Ct (Southeast corner).

Donegal Lane needs to be revised to Donegal.
- Q. The wall easement needs to be referenced in the plat's text.
- R. A bearing needs to be added along the north line of Lot 19, Block 1.
- S. The centerline of Killenwood needs to be located along Greenwich Road.
- T. A right-of-way width needs to be added for the west end of Killenwood.
- U. The legal description needs to be corrected to remove lines that are repeated.

- V. *Traffic Engineering has requested a petition for the construction of a future decel lane along Greenwich.*
- W. The platlor'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.
- 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. (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.)
- 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- AA. 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.
- BB. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.
- DD. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- EE. 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. *KGE has requested additional easements.*
- FF. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are

SUB 2001-61 -- Final Plat of Pine Meadow Addition

July 29, 2001

Page 4

required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, August 9, 2001, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions concerning this matter, please call.

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Kiser Gateway, LLC and Willard J. Kiser Properties, LLC, 7765 Killarney, Wichita, KS 67206

Roy Larson, 11240 Killarney Cr., Wichita, KS 67206

Mike Lindebak, City Engineering, Mail Stop (1-71)

Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat, Preliminary Plat Approved 6/28/01)

CASE NUMBER: SUB 2001-61 -- PINE MEADOWS ADDITION

OWNER/APPLICANT: Kiser Gateway, LLC & Willard J. Kiser Properties LLC, 7765 Killarney, Wichita, KS 67206

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Rd., Wichita, KS 67206

LOCATION: East side of Greenwich, South of 13th St. North

SITE SIZE: 28.8 Acres

NUMBER OF LOTS

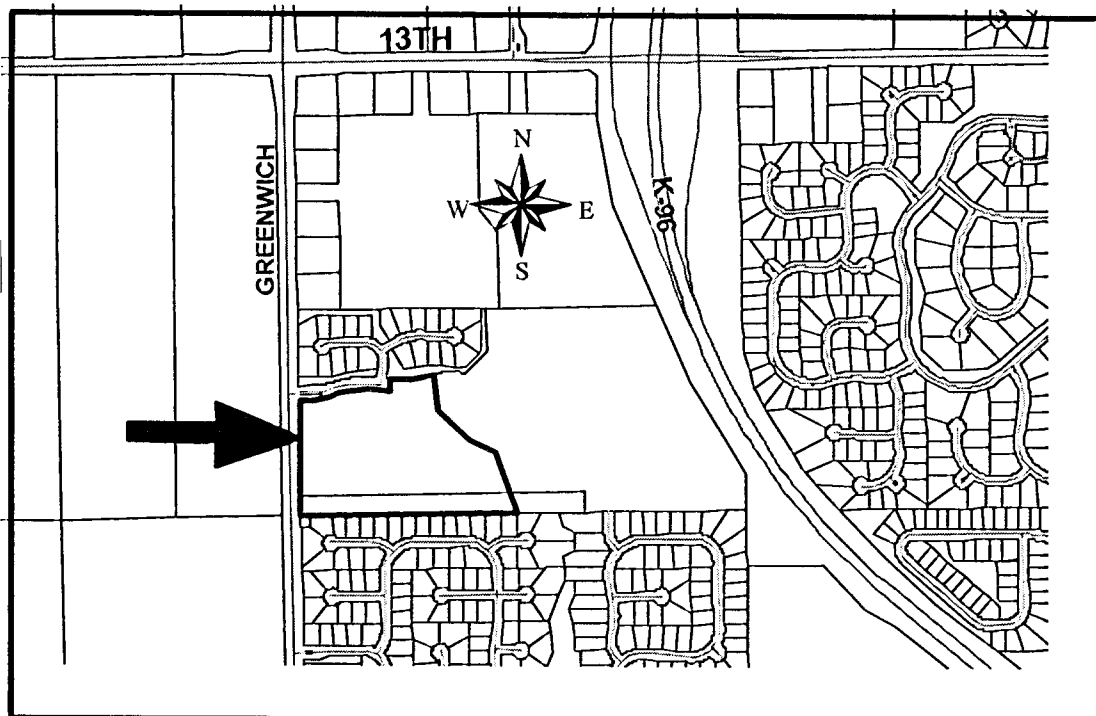
Residential:	48
Office:	
Commercial:	
Industrial:	
Total:	48

MINIMUM LOT AREA: 10,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

This final plat includes additional property to the east since the ponding area in that location needs to be designed to accommodate detention for development of the property to the east.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- F. On the final plat tracing, the City Council signature block should be revised to denote "At the direction of the City Council" above the signature line of the City Manager.
- G. Complete access control shall be dedicated along Greenwich Road and denoted on the face of the plat.
- H. The Applicant shall guarantee the paving of the proposed streets.
- I. 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.
- J. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- K. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- L. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- M. 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.

- N. 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 the governing body.
- O. Approval of this plat will require a waiver of the lot depth to width ratio for Lot 18, Block 1 of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. A modification has been approved.
- P. The City Fire Department/GIS needs to comment on the plat's street names. Pine Meadow should be replaced with Killenwood. Gatewood needs to be replaced with Hartmoor or Donegal. Gatewood Court needs to be replaced with Crest Ct (southwest corner) and by Bristol Ct (Southeast corner).

The street names have been revised as requested.

- Q. The wall easement needs to be referenced in the plat's text.
- R. A bearing needs to be added along the north line of Lot 19, Block 1.
- S. The centerline of Killenwood needs to be located along Greenwich Road.
- T. A right-of-way width needs to be added for the west end of Killenwood.
- U. The legal description needs to be corrected to remove lines that are repeated.
- V. Traffic Engineering has indicated a possible requirement for accel/decel lanes which will be determined at the final plat stage.
- W. The plat'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.
- 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. (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.)
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- AA. 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

SUB 2001-61 -- Final Plat of PINE MEADOW ADDITION
July 26, 2001 - Page 4

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.

- BB. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.
- DD. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- EE. 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. ***KGE has requested additional easements, which have been denoted on the final plat.***
- FF. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.