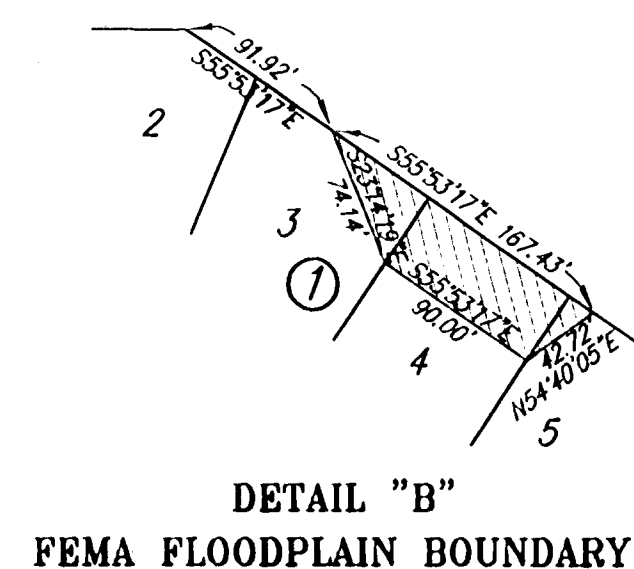
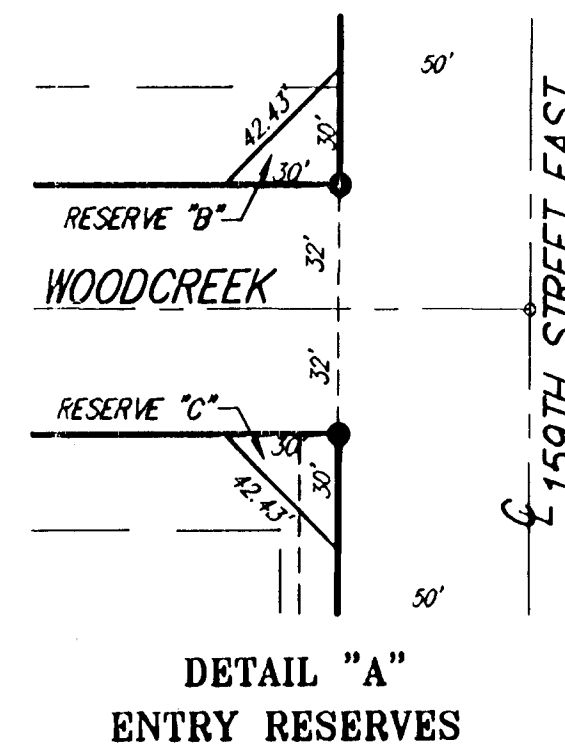
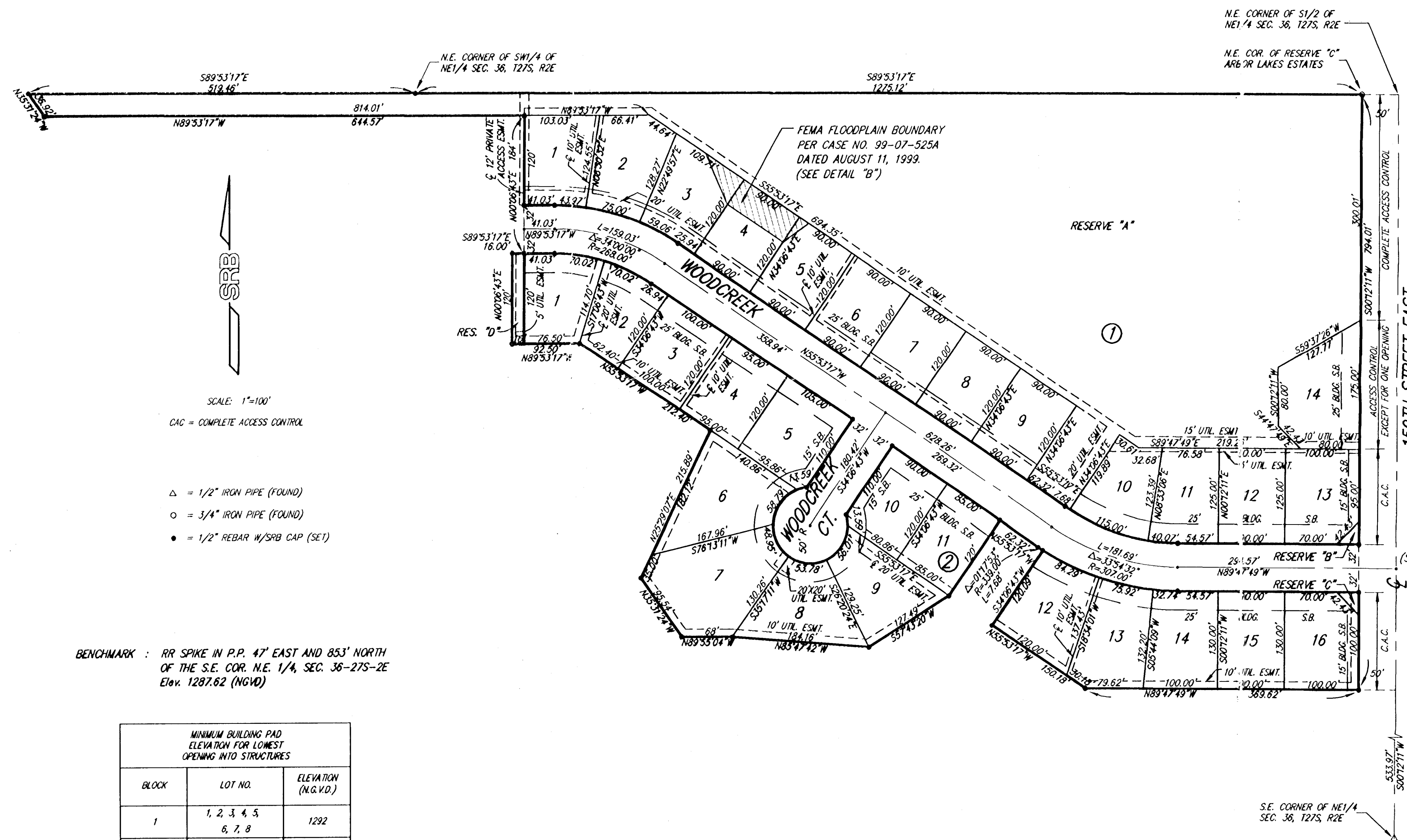


Final tracing
received
3-1-00

WHISPERING LAKES ESTATES SECOND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "WHISPERING LAKES ESTATES SECOND ADDITION", 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 the following:

Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Block 8, and Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, Block 9, and Reserve C, ARBOR LAKES ESTATES to Sedgwick County, Kansas.

All being situated in the NE1/4 of Sec. 36, T-27-S, R-2-E of the 6th P. M., Sedgwick County, Kansas.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Date 17 FEB 00 Mark A. Savoy RLS #788
Savoy, Ruggles & Bohm, P.A.
Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks and Reserves to be known as "WHISPERING LAKES ESTATES SECOND ADDITION", Wichita, Sedgwick County, Kansas. Reserve "A" is hereby reserved for signage, gazebos, small park structures, picnic areas/tables with covered structures, irrigation, walls, walks, lighting, landscaping, footbridges, drainage and drainage structures, berms, ponds/lakes, and utilities confined to easements. Reserves "B", "C" and "D" are hereby reserved for entry features, signage, irrigation, walls and entry monuments, walks, lighting, landscaping, berms and utilities confined to easements. The Reserves shall be owned and maintained by the Home Owners Association for the Addition. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat). Minimum Building pad elevations are as shown on the face of the plat. A drainage plan has been developed for this plat and all rights-of-way shall remain at established grades or as modified with the approval of the Engineer of the appropriate governing body, and unobstructed to allow for the conveyance of stormwater.

Artech Enterprises, Inc.,
David Niedens Vice President
James W. Ratzlaff
James W. Ratzlaff

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 18th day of February, 2000, by David Niedens, Vice President of Artech Enterprises, Inc., on behalf of the Corporation.

My App't. Exp 06-15-03 Linda S. Hamby Notary Public

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 18th day of February, 2000, by James W. Ratzlaff, an individual.

My App't. Exp 10-30-03 Linda S. Hamby Notary Public

We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to this plat of "WHISPERING LAKES ESTATES SECOND ADDITION", Wichita, Sedgwick County, Kansas.

The First National Bank of Conway Springs
Chris Anderson President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 18th day of February, 2000, by Chris Anderson Branch President of The First National Bank of Conway Springs, on behalf of the Bank.

My App't. Exp 06-15-03 Kimberly K. Hommerheim Notary Public

This plat of "WHISPERING LAKES ESTATES SECOND ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 17th day of February, 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson Chairman
Marvin S. Krout Secretary

Reviewed in accordance with K.S.A. 58-2005 on this 17th day of February, 2000.

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

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this 17th day of February, 2000.

Bob Knight Mayor
Pat Burnett City Clerk

Entered on transfer record this 17th day of February, 2000.

James Alford County Clerk

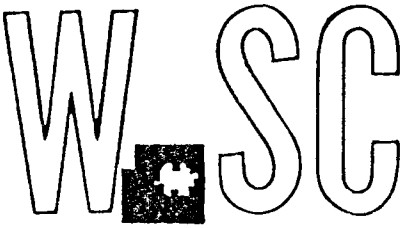
State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 17th day of February, 2000, at 10 o'clock M. and is duly recorded.

Bill Meek Register of Deeds

Linda Kizzire Deputy

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

October 28, 1999

Mark Savoy
Savoy, Ruggles, and Bohm, P.A.
924 N. Main
Wichita, KS 67203

RE: S/D 99-64 -- One-Step Final Plat of WHISPERING LAKES ESTATES 2ND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on October 28, 1999, 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 October 22, 1999.

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 Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

S/D 99-64 -- One-Step Final Plat of WHISPERING LAKES ESTATES 2ND ADDITION
October 28, 1999
Page 2

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

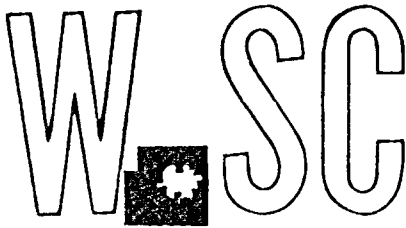
Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Artech Enterprises, Inc., C/O Dave Neidens, 9414 W. Central, Wichita, KS 67212
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

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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(316) 268-4421
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October 22, 1999

Mark Savoy
Savoy, Ruggles, and Bohm, P.A.
924 N. Main
Wichita, KS 67203

RE: S/D 99-64 -- One-Step Final Plat of WHISPERING LAKES ESTATES 2ND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 21, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County. City water is currently available to serve the site.
- B. County Engineering needs to comment on the need for any guarantees. Revised petitions shall be submitted. The applicant may need additional easements that were denoted on the original plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan, and the minimum building elevations denoted on the plat. The drainage plan is approved.
- E. 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.

→ submitted with whisp. Lakes Estates Addn

- F. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- G. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- H. The access easement platted adjacent to Lot 1, Block 1 needs to be established by separate instrument.
- I. The owner's signature block needs to be revised to reference the correct name of the plat.
- J. The MAPC Chair needs to be revised to reference "Frank Garofalo".
- K. The legal description needs to be revised to delete reference to Lot 19, Block 9 of Arbor Lakes Estates.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.

- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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 Release 13 version of 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. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 28, 1999, 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.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Artech Enterprises, Inc., C/O Dave Neidens, 520 S. Holland, Wichita, KS 67209
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

9414 W Central ¹²

STAFF REPORT
(One-Step Final Plat Approved 10/21/99)

CASE NUMBER: S/D 99-64 - WHISPERING LAKES ESTATES SECOND ADDITION

OWNER/APPLICANT: Artech Enterprises Inc., Attn: Dave Neidens, 520 S. Holland, Wichita, KS 67209

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: South of Harry, on the west side of 159th St. East

SITE SIZE: 17.96 acres

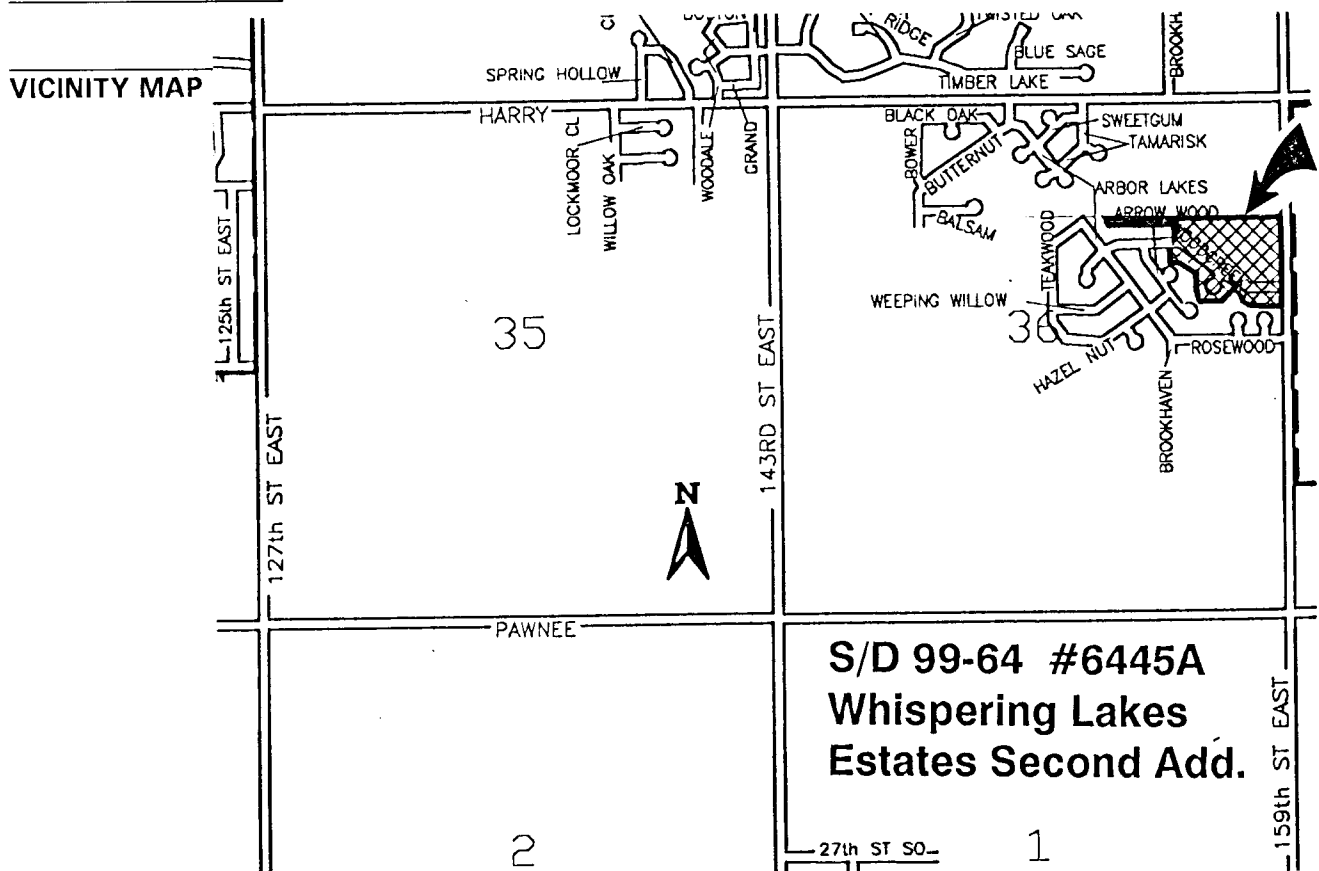
NUMBER OF LOTS

Residential:	30
Office:	
Commercial:	
Industrial:	
Total:	<u>30</u>

MINIMUM LOT AREA: 9,430 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same



Note: This is a replat of a portion of Whispering Lakes Estates (formerly Arbor Lakes Estates 2nd). The street layout and lot configuration are identical to the original plat; only additional reserve area has been platted. This site is located in the County, within three miles of Wichita's City limits. It will be included with other property to be annexed to the City on December 14th. It is located in an area designated as "New growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County. City water is currently available to serve the site.
- B. County Engineering needs to comment on the need for any guarantees. ***Revised petitions shall be submitted. The applicant may need additional easements that were denoted on the original plat.***
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan, and the minimum building elevations denoted on the plat. ***The drainage plan is approved.***
- E. 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.
- F. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- G. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- H. The access easement platted adjacent to Lot 1, Block 1 needs to be established by separate instrument.
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