

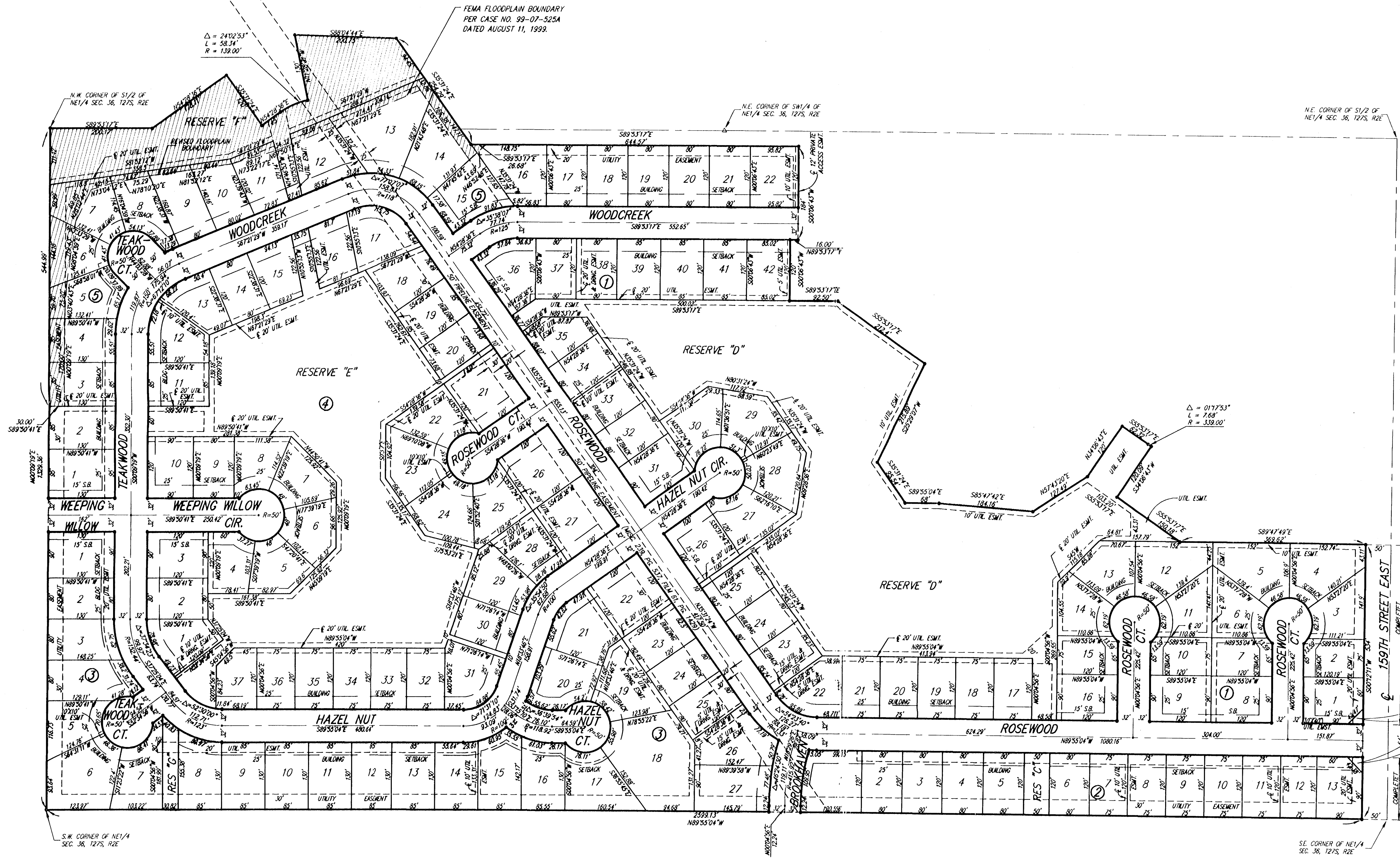
Plot 2
Final tracing
received
3-21-00

WHISPERING LAKES ESTATES

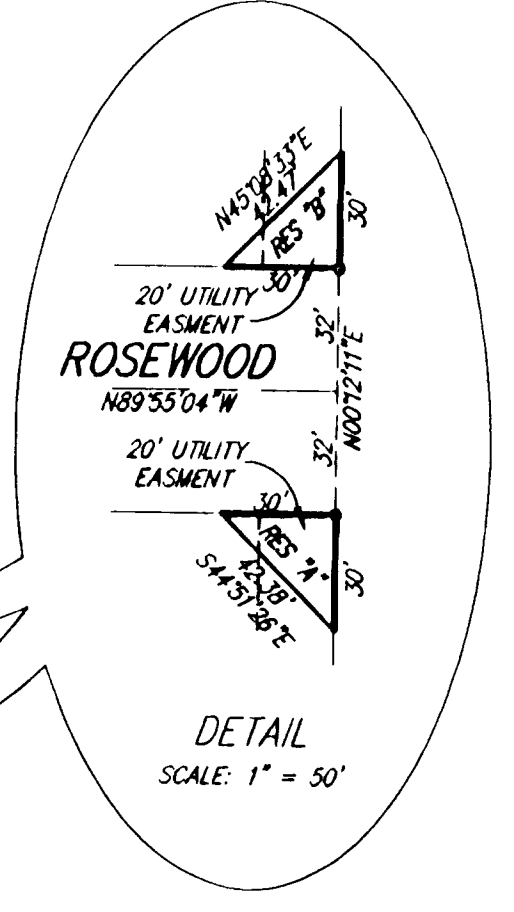
WICHITA, SEDGWICK COUNTY, KANSAS

SRB

SCALE: 1"=100'



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (M.G.V.D.)
1	4, 5	1291.5
1	12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42	1294
2	4, 5, 6, 7	1296.2
3	7, 8	1299.7
3	18, 19, 20, 21, 22, 23, 24, 25, 26, 27	1299.4
4	1, 2, 3, 4, 5, 6, 7, 23, 24, 25, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37	1297.1
4	8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22	1295.1
5	1, 2, 3, 4, 5, 6, 7	1294
5	8, 9, 10	1293.5
5	11, 12, 13, 14, 15, 16, 17, 18	1293
5	19, 20, 21, 22	1292



12 of 2
final
tracing
received
3-1-00

WHISPERING LAKES ESTATES

WICHITA, SEDGWICK COUNTY, KANSAS

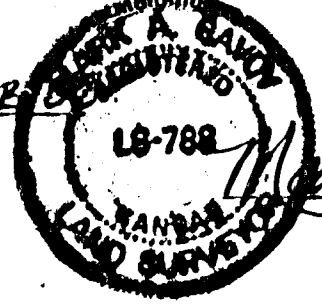
State of Kansas)
Sedgwick County) SS

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", 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 1 through 12, Block 8, Lots 1 and 2, Block 9 and Lots 19 through 57, Block 9 and Lots 1 through 14, Block 10 and Lots 1 through 31, Block 11 and Lots 1 through 9, Block 12 and Lots 1 through 18, Block 13 and Lots 1 through 23, Block 14 and Lots 1 through 11, Block 15 and Reserves "D", "E", "F" and "G" and all of Arboretum Street and all of both Arboretum Courts in said Block 9, and Brookhaven Street and all of Arrow Wood Street, Arrow Wood Circle and Arrow Wood Ct. and all of Basswood Street and Basswood Court and all of Weeping Willow Drive and all of Woodcreek Circle and that part of Woodcreek Street lying west of the east line of Lot 12 in said Block 8 extended south to the south line of said Woodcreek Street all in 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).

Savoy, Ruggles & Bohm, P.A.

Date 17 Feb  Mark A. Savoy Surveyor
Mark A. Savoy, No. 18-788

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, Reserves and Streets to be known as "WHISPERING LAKES ESTATES", Wichita, Sedgwick County, Kansas. Reserves "A" and "B" are hereby reserved for entry features, signage, irrigation, walls and entry monuments, walks, lighting, landscaping, berms and utilities confined to easements. Reserves "C", "D", "E", "F" and "G" are 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. 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.

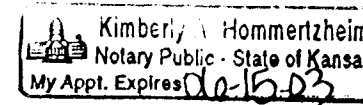
Artech Enterprises, Inc.,

David Neidens Vice President
David Neidens

State of Kansas)
Sedgwick County) SS

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

My App't. Exp 06-15-03 Kimberly A. Hommertzhain Notary Public



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

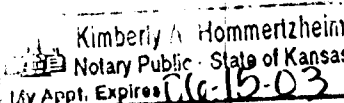
The First National Bank of Conway Springs

Chris Anderson
Chris Anderson President

State of Kansas)
Sedgwick County) SS

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 A. Hommertzhain Notary Public



This plat of "WHISPERING LAKES ESTATES", 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 _____, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard Lopez Chairman

Marvin S. Krout Secretary

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 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 ____ day of _____, 2000.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this ____ day of _____, 2000.

James Alford County Clerk

State of Kansas)
Sedgwick County) SS

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

Bill Meek Register of Deeds

Linda Kizzire Deputy



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 30, 1998

Savoy, Ruggles & Bohm PA
Attn. : Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 98-13 -- Final Plat of AUBURN LAKES ESTATES 2ND ADDITION

Gentlemen:

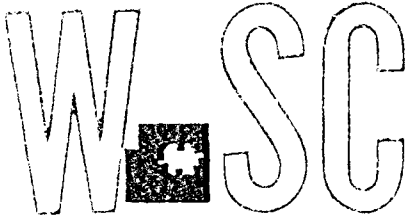
At the regular meeting of the Metropolitan Area Planning Commission on April 30, 1998, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 24, 1998.

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 five (5) 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 and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.



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

April 24, 1998

Savoy, Ruggles & Bohm PA
Attn. : Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 98-13 -- Final Plat of ARBOR LAKES ESTATES 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 23, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.
- 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 pads elevations denoted on the plat. County Engineering is reviewing drainage plan.
- E. The applicant shall guarantee the paving of the proposed interior streets to urban street pavement standards. This guarantee shall also provide for sidewalks on one side of the 64-foot streets.
- F. Complete access control should be dedicated for the lots adjoining 159th Street East.
- G. The applicant shall submit a copy of the instrument which establishes the pipeline easement on the property, which verifies that the easements shown are sufficient. If a setback from the pipeline easements is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.



- H. The centerline of 159th Street East shall be labeled as CL.
- I. 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.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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.
- K. A temporary turnaround for Woodcreek should be established *in conjunction with the street paving plan.*
- L. County Engineering needs to comment on the need for improvements to 159th Street East. *159th Street East shall be improved to suburban road standards from Harry to the south line of the plat.*
- M. County Fire needs to comment on the acceptability of the street layout.
- N. 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.
- O. County Fire shall comment on this plat's street names.
- P. 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.
- Q. 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.)
- R. 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.

- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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 and Southwestern Bell have requested additional easements.**
- X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 30, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure

cc: Artech Enterprises, Inc., Attn.: David 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,
1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

April 30, 1998

STAFF REPORT

(Final Plat-Approved 4/23/98, Preliminary Plat Approved 2/19/98)

CASE NUMBER: S/D 98-13 - ARBOR LAKES ESTATES 2ND ADDITION

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

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

LOCATION: West side of 159th St. East, South of Harry

SITE SIZE: 62.6 acres

NUMBER OF LOTS

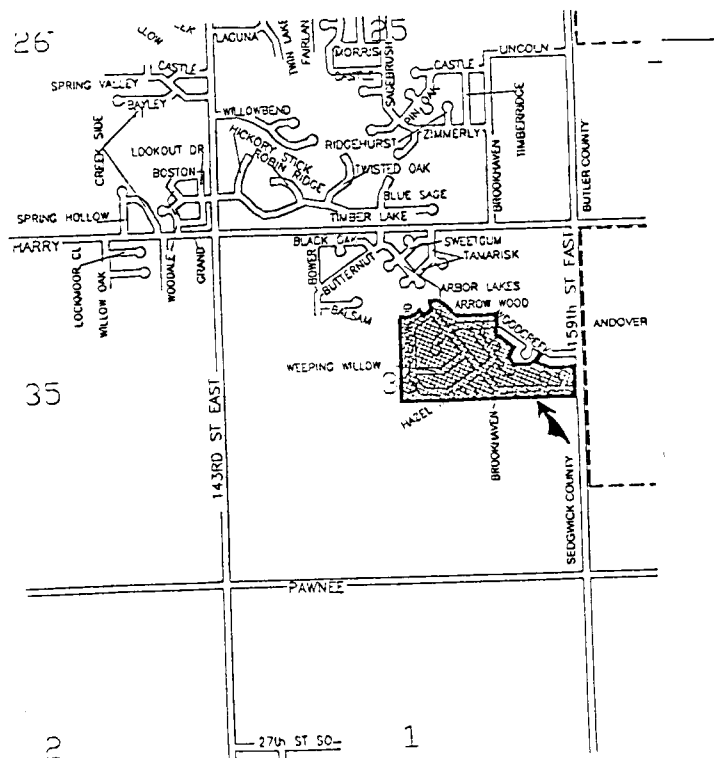
Residential:	142
Office:	
Commercial:	
Industrial:	
Total:	<u>142</u>

MINIMUM LOT AREA: 9,000 square feet

CURRENT ZONING: SF-6, Single-Family

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of the southern half of Arbor Lakes Estates. The street layout is similar to the original plat. However, the land devoted to reserves has been increased in this plat and the number of lots reduced by ten. This site is located in the County, within three miles of Wichita's City limits. 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.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.
- 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 pads elevations denoted on the plat. County Engineering is reviewing drainage plan.
- E. The applicant shall guarantee the paving of the proposed interior streets to urban street pavement standards. This guarantee shall also provide for sidewalks on one side of the 64-foot streets.
- F. Complete access control should be dedicated for the lots adjoining 159th Street East.
- G. The applicant shall submit a copy of the instrument which establishes the pipeline easement on the property, which verifies that the easements shown are sufficient. If a setback from the pipeline easements is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- H. The centerline of 159th Street East shall be labeled as CL.
- I. 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.

- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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.
- K. A temporary turnaround for Woodcreek should be established in conjunction with the street paving plan.
- L. County Engineering needs to comment on the need for improvements to 159th Street East. 159th Street East shall be improved to suburban road standards from Harry to the south line of the plat.
- M. County Fire needs to comment on the acceptability of the street layout.
- N. 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.
- O. County Fire shall comment on this plat's street names.
- P. 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.
- Q. 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.)
- R. 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.
- S. To receive mail delivery without delay, and to avoid unnecessary expense, the

S/D 98-13 -- Final Plat of ARBOR LAKES 2ND ADDITION
April 30, 1998- Page 4

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.

- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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 and Southwestern Bell have requested additional easements.**
- X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.