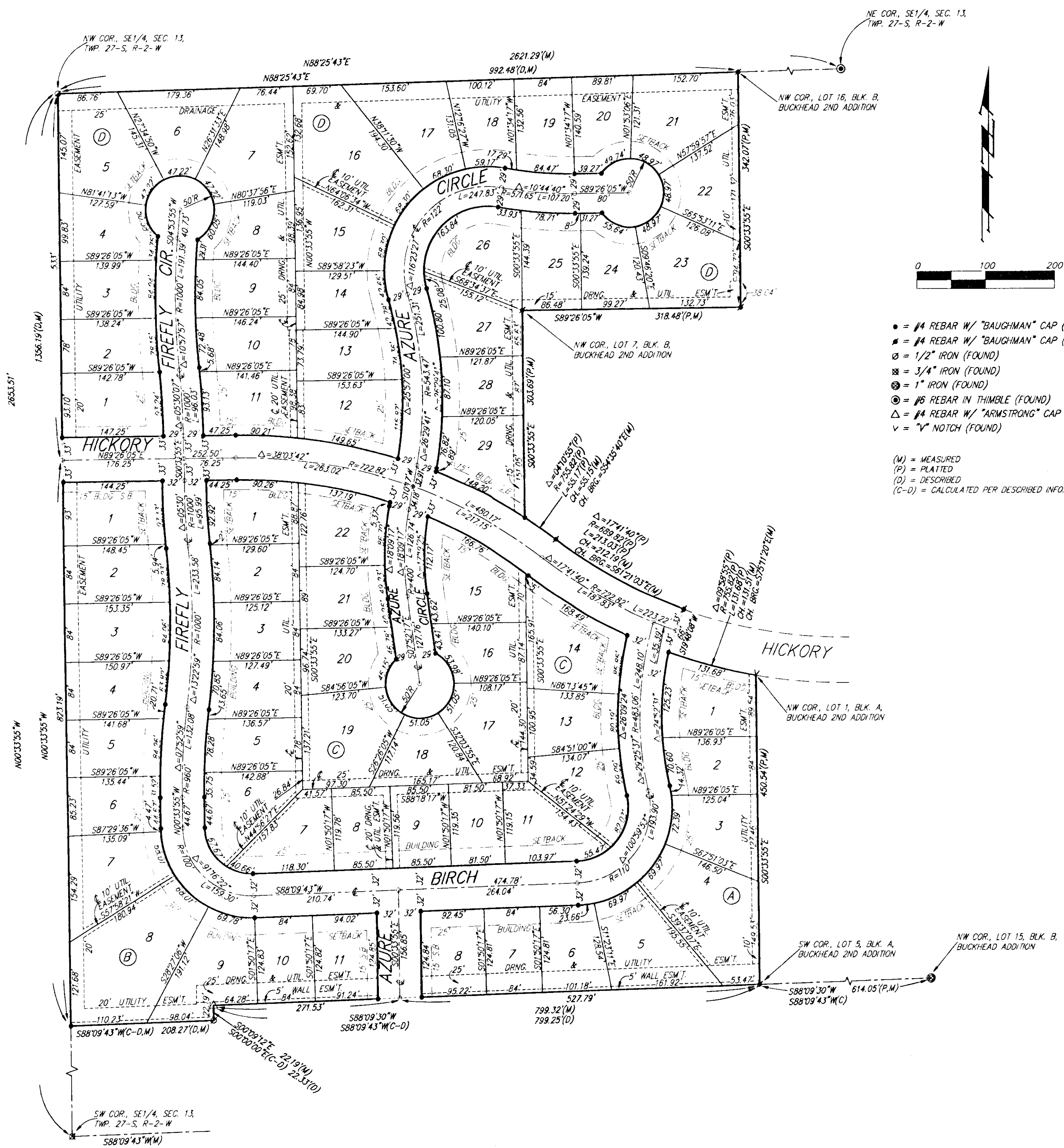


# BUCKHEAD 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - 1/2" IRON (FOUND)
  - ⊗ 3/4" IRON (FOUND)
  - ⊙ 1" IRON (FOUND)
  - ⊕ #6 REBAR IN THIMBLE (FOUND)
  - △ #4 REBAR W/ "ARMSTRONG" CAP (FOUND)
  - ∇ "V" NOTCH (FOUND)
- (M) = MEASURED  
(P) = PLATTED  
(D) = DESCRIBED  
(C-D) = CALCULATED PER DESCRIBED INFO.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and State do hereby certify that we have surveyed and platted "BUCKHEAD 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Beginning at the SW corner of Lot 5, Block A, Buckhead 2nd Addition, Wichita, Sedgwick County, Kansas; thence west parallel with the south line of the SE1/4 of Sec. 13, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas and 1320 feet north of the south line of said SE1/4 as measured parallel with the east line of said SE1/4, 799.25 feet; thence south parallel with the east line of said SE1/4, 22.33 feet, more or less, to a point 1297 feet north of the south line of said SE1/4 as measured perpendicular to said south line; thence west parallel with the south line of said SE1/4, 208.27 feet, more or less, to a point on the west line of said SE1/4; thence north along the west line of said SE1/4, 1356.19 feet, more or less, to the NW corner of said SE1/4; thence east along the north line of said SE1/4, 992.48 feet to the NW corner of Lot 16, Block B, in said Buckhead 2nd Addition; thence S00°33'55"E, 342.07 feet to the NE corner of Lot 8 in said Block B; thence S89°26'05"W, 318.48 feet to the NW corner of Lot 7 in said Block B; thence S00°33'55"E, 303.69 feet to the SW corner of Lot 5 in said Block B, said SW corner being on a curve to the right; thence southeasterly along said curve, having a central angle of 04°10'55" and a radius of 755.82 feet, an arc distance of 55.17 feet to the P.R.C. of a curve to the left; thence southeasterly along said curve, having a central angle of 17°41'40" and a radius of 689.82 feet, an arc distance of 213.03 feet to the NW corner of Hickory as platted in said Buckhead 2nd Addition; thence S19°48'08"W, 66 feet to the SW corner of said Hickory, said SW corner being on a curve to the left; thence southeasterly along said curve, having a central angle of 09°58'55" and a radius of 755.82 feet, an arc distance of 131.68 feet to the NW corner of Lot 1, Block A, in said Buckhead 2nd Addition; thence S00°33'55"E, 450.54 feet to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).  
Baughman Company, P.A.  
Michael A. Conroy, Surveyor  
Michael G. Conroy

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 "BUCKHEAD 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The wall easements are hereby granted as indicated for the construction and maintenance of a private wall and utility main lines and service lines shall be allowed to cross these easements. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public.

Kelsey Development, Inc.  
Paul E. Kelsey, President  
Paul E. Kelsey

State of Kansas) SS The foregoing instrument acknowledged before me, this 6th day of MAY, 1998, by Paul E. Kelsey, President of Kelsey Development, Inc., on behalf of the corporation.

JUDITH M. TERHUNE, Notary Public  
Judith M. Terhune  
My App't. Exp. 11-7-2001

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "BUCKHEAD 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Prairie State Bank  
Carmen Campbell, Vice-President  
Carmen Campbell

State of Kansas) SS The foregoing instrument acknowledged before me, this 7th day of MAY, 1998, by Carmen Campbell, Vice-President of Prairie State Bank, on behalf of the bank.

JUDITH M. TERHUNE, Notary Public  
Judith M. Terhune  
My App't. Exp. 11-7-2001

This plat of "BUCKHEAD 3RD ADDITION", 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

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_ day of \_\_\_, 1998.

Bob Knight, Mayor  
Pat Burnett, City Clerk

Entered on transfer record this \_\_\_ day of \_\_\_, 1998.

James Alford, County Clerk

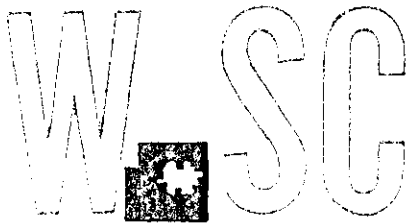
Final tracing rec'd 6-1-98

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_ day of \_\_\_, 1998, at \_\_\_ o'clock \_\_\_ M; and is duly recorded.

Register of Deeds

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

March 13, 1998

FILE COPY

Baughman Company PA  
Attn Phil Meyer  
315 Ellis  
Wichita KS 67211

Re: S/D 98-18 -- Final Plat of BUCKHEAD 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 12, 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 March 6, 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 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 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.

S/D 98-18 -- Final Plat of BUCKHEAD 3RD ADDITION  
March 13, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

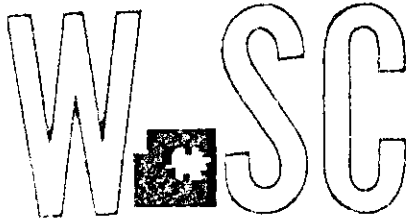
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

cc: Paul E. Kelsey, 716 N. 119th St. West, Suite 112, Wichita, KS 67235  
Mike Lindebak, City Engineer, Public Works Department (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4090

March 6, 1998

Baughman Company PA  
Attn Phil Meyer  
315 Ellis  
Wichita KS 67211

Re: S/D 98-18 -- Final Plat of BUCKHEAD 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 5, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. **City Engineering** needs to indicate what guarantees need to be provided.
- 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 is approved. Wherever storm sewer, sanitary sewer and other utilities share an easement, it is requested that the width of the easement be increased to 25 feet.*
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include the paving of Hickory to a collector status. Sidewalks shall be included in the guarantee providing for sidewalks on both sides of Hickory, and one side of the looped street Birch-Firefly.
- E. The representative from the **City's Fire Department** should also comment on the acceptability of the street names.

*Firefly Court should be renamed Firefly Circle as it is a continuation of Firefly. Both streets named Azure Court should be renamed Azure Circle as they are extensions of Azure to the north.*

- F. 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.

- G. ✓ The platting binder shows that the site's ownership is in the party of "Kelsey Development, Inc". This name must appear on the owner's signature block on the final plat tracing.
- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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. **The representative from KG&E has requested additional easements.**
- O. 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.

S/D 98-18 -- Final Plat of BUCKHEAD 3RD ADDITION  
March 6, 1998 - Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 12, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

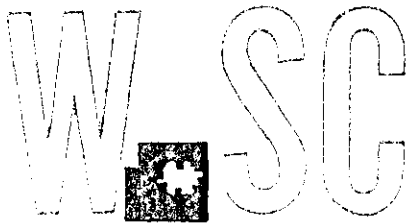
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb  
Enclosure

cc: Paul E. Kelsey, 716 N. 119th St. West, Suite 112, Wichita, KS 67235  
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

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

March 13, 1998

FILE COPY

Baughman Company PA  
Attn Phil Meyer  
315 Ellis  
Wichita KS 67211

Re: S/D 98-18 -- Final Plat of BUCKHEAD 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 12, 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 March 6, 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 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 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.

S/D 98-18 -- Final Plat of BUCKHEAD 3RD ADDITION  
March 13, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

cc: Paul E. Kelsey, 716 N. 119th St. West, Suite 112, Wichita, KS 67235  
Mike Lindebak, City Engineer, Public Works Department (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4090

March 6, 1998

Baughman Company PA  
Attn Phil Meyer  
315 Ellis  
Wichita KS 67211

Re: S/D 98-18 -- Final Plat of BUCKHEAD 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 5, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. City Engineering needs to indicate what guarantees need to be provided.
- 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 is approved. Wherever storm sewer, sanitary sewer and other utilities share an easement, it is requested that the width of the easement be increased to 25 feet.*
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include the paving of Hickory to a collector status. Sidewalks shall be included in the guarantee providing for sidewalks on both sides of Hickory, and one side of the looped street Birch-Firefly.
- E. The representative from the City's Fire Department should also comment on the acceptability of the street names.

*Firefly Court should be renamed Firefly Circle as it is a continuation of Firefly. Both streets named Azure Court should be renamed Azure Circle as they are extensions of Azure to the north.*

- F. 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.

- G. ✓ The platting binder shows that the site's ownership is in the party of "Kelsey Development, Inc". This name must appear on the owner's signature block on the final plat tracing.
- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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. **The representative from KG&E has requested additional easements.**
- O. 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.

S/D 98-18 -- Final Plat of BUCKHEAD 3RD ADDITION  
March 6, 1998 - Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 12, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a large, sweeping "S" at the end.

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb  
Enclosure

cc: Paul E. Kelsey, 716 N. 119th St. West, Suite 112, Wichita, KS 67235  
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

March 12, 1998

STAFF REPORT

(Final Plat of portion of Overall Preliminary Plat of Buckhead Addition-Approved 3/5/98; Buckhead Addition Preliminary Plat approved 3/24/95)

CASE NUMBER: S/D 98-18 BUCKHEAD 3RD ADDITION

OWNER/APPLICANT: Paul E. Kelsey, 716 N. 119th St. West, Suite 112, Wichita, KS 67235

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

LOCATION: North of Central, West of 119th St. West

SITE SIZE: 27.5 acres

NUMBER OF LOTS

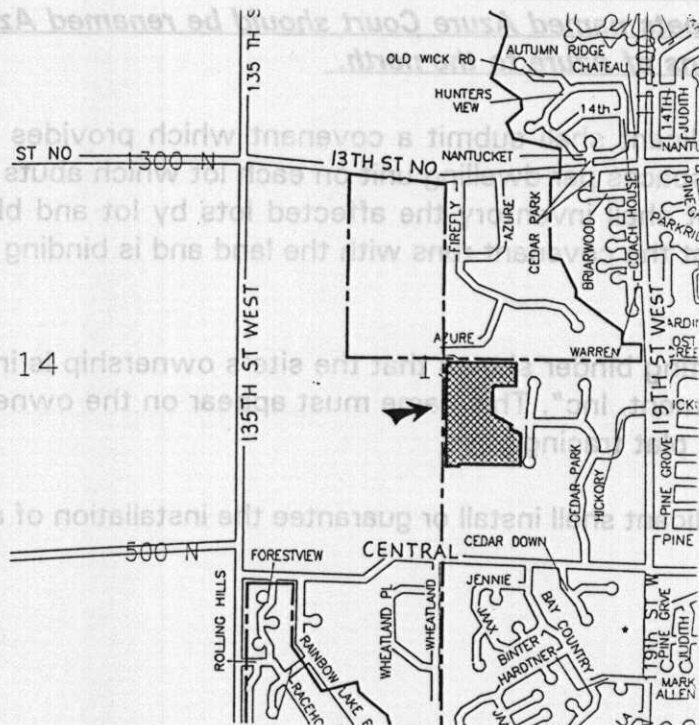
- Residential: 70
- Office:
- Commercial:
- Industrial: =
- Total: 70

MINIMUM LOT AREA: 8,800 sq. ft.

CURRENT ZONING: SF-6, Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a final plat of a portion of the overall preliminary plat of Buckhead Addition, which was approved March 24, 1995. It represents the third "phase" of the Buckhead Addition. The street layout for this plat represents the same configuration as for this portion in the approved preliminary plat. The lot layout is also similar, but with eight fewer lots in this plat.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate what guarantees need to be provided.
- 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 is approved. Wherever storm sewer, sanitary sewer and other utilities share an easement, it is requested that the width of the easement be increased to 25 feet.*
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include the paving of Hickory to a collector status. Sidewalks shall be included in the guarantee providing for sidewalks on both sides of Hickory, and one side of the looped street Birch-Firefly.
- E. The representative from the **City's Fire Department** should also comment on the acceptability of the street names.  
  
*Firefly Court should be renamed Firefly Circle as it is a continuation of Firefly. Both streets named Azure Court should be renamed Azure Circle as they are extensions of Azure to the north.*
- F. 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.
- G. The platting binder shows that the site's ownership is in the party of "Kelsey Development, Inc". This name must appear on the owner's signature block on the final plat tracing.
- H. 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.)

- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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. ***The representative from KG&E has requested additional easements.***
- O. 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.