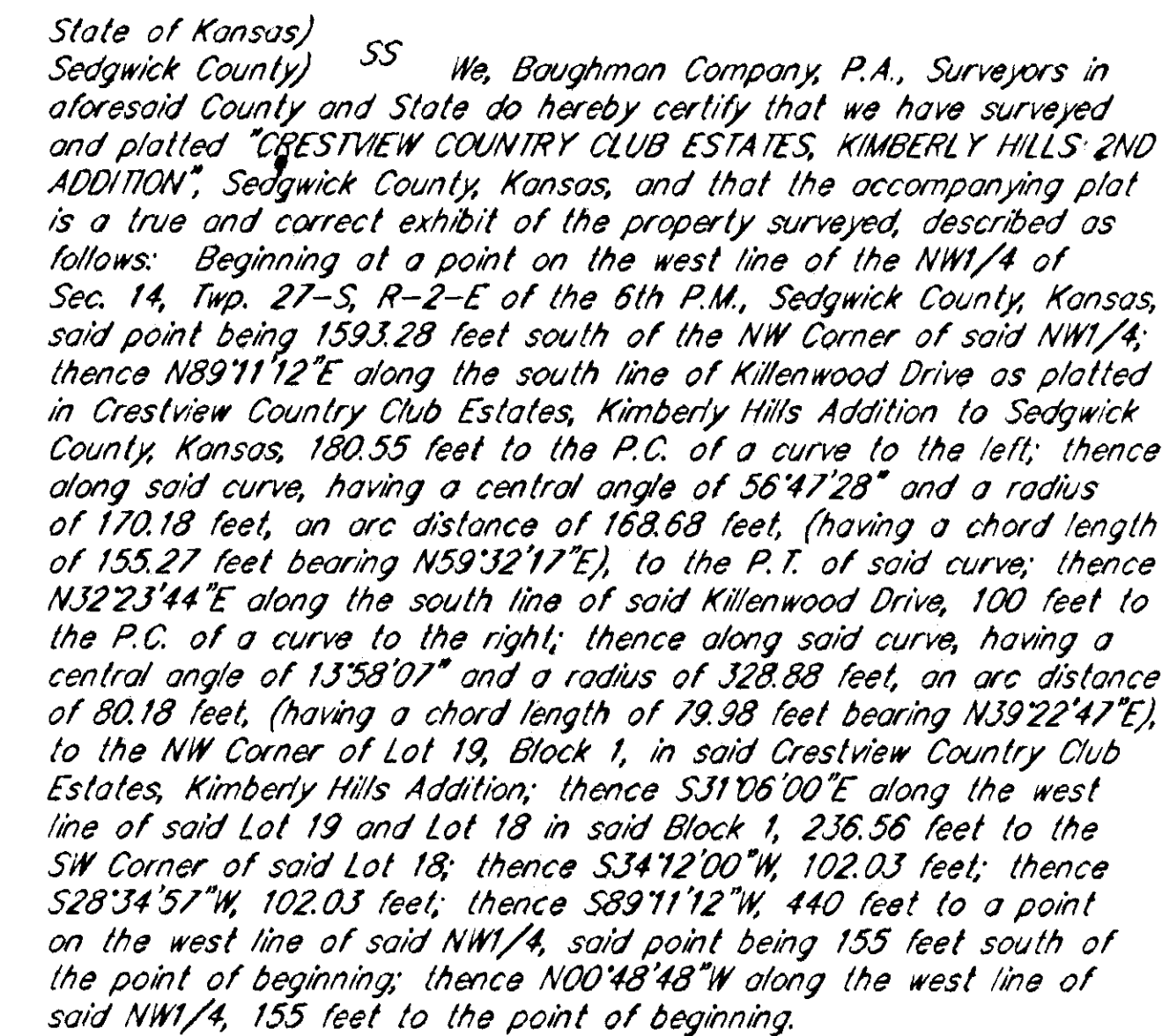
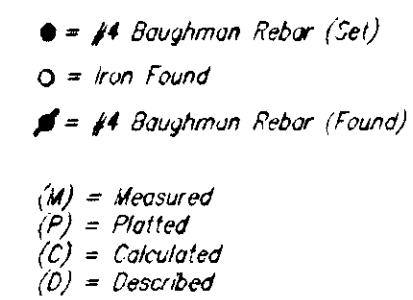


Copied from
Tracing 7/12/96



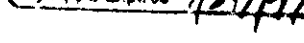
S.A. 12-512(b) *Baughman Co., P.*

Michael G. Conley
Michael G. Conley

LS-30-22-96 Surveyor

Michael A. Mueller
Susan R. Mueller
George A. Jobara
Betty A. Jobara

State of Kansas) SS The foregoing instrument acknowledged before
Sedgewick County) me, this 28th day of June, 1996, by George J.
Jobara and Betty J. Jobara, husband and wife.

 Katherine L. O'Hara Notary Public
My App't. Exp. _____ Katherine L. O'Hara Notary Public

CHRIS A. ANDERSON (Title)

My App't. Exp. 9-27-97 JANIE WETTA Notary Public

Mrs. Osborne-Howes Chair
Susan Osborne-Howes
Marvin S. Krout Secretary
Marvin S. Krout

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

_____, Chairman
Thomas G. Winters

_____, Chair Pro-Tem
Melody Miller

_____, Commissioner
Betsy Gwin

_____, Commissioner
Paul W. Hancock

_____, Commissioner
Mark F. Schroeder

_____, County Clerk
Susan E. Crockett-Spoon

Susan E. Crockett-Spoon County Clerk

Pot Kettler

Ed Resa

Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
316) 268-4421
FAX (316) 268-4390

April 25, 1996

Baughman Company, P.A. S/D 96-20
315 Ellis
Wichita, KS 67211

Re: S/D 96-20 (Final Plat) CRESTVIEW COUNTRY CLUB ESTATES KIMBERLY HILLS 2ND
ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 25, 1996, 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 18, 1996.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Attn: Robert D. Young, President, Crestview Country Club Assoc., 1000 N. 127th Street
East, Wichita, KS 67206
Mike and Susan Mueller, 624 N. Armour, Wichita, KS 67206
Mike Lindebak, City Engineer

SEDGWICK COUNTY



April 18, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Baughman Company, P.A. S/D 96-20
315 Ellis
Wichita, KS 67211

Re: S/D 96-20 (Final Plat) CRESTVIEW COUNTRY CLUB ESTATES KIMBERLY HILLS 2ND
ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 18, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ☒ A. Since this site will be using Wichita water, an outside-the-City water agreement shall be provided.
- ☒ B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County. The applicant is advised that this site is subject to the 4-Mile Creek impact fee.
- ☒ C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- ☒ D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ☒ E. *note reduced - traversing driveway under easement & across*
The applicant's agent has indicated that the pipeline crossing this site (Lot 1) is to be reduced in width. If such a reduced easement is shown on the final plat tracing, proof shall be provided of such a change in this easement. *Survey*
- ☒ F. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- ☒ G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- ☒ H. In regard to building setbacks on Lot 1, the final plat tracing shall clearly label any pipeline

April 18, 1996

Page 2

setback as a "pipeline" setback. The eastern edge of the pipeline easement if it is 15-feet or greater along Lot 1's western line, should also be labeled as a "platted building setback".

I. Neither the indicated sign easement or golf cart easement are public in nature and should not nor could they be created by the plat. That is, the governing body (County) has no interest in accepting easements for signs or golf carts or other access to a private golf course. Such easements need to be established by separate instrument, granting to whatever benefitting party (non-public) the easements are intended to serve. It is recommended that such easements be created now and shown in regard to film and page on the final plat tracing. But again, these are not public easements and cannot be created by the plat. As noted by the applicant, the golf cart easement is expected to be shown on Lot 2 instead of Lot 1. *not shown*

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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

N. Recording of the plat within 30 days after approval by the City Council.

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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

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.

4002

S/D 96 - 20 - Final Plat of the C. CRESTVIEW COUNTRY CLUB ESTABLISHMENT KIMBERLY HILLS 2ND
ADDITION

April 18, 1996

Page 3

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday,
April 25, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew", with a long horizontal flourish extending to the right.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Attn: Robert D. Young, President, Crestview Country Club Assoc., 1000 N. 127th Street
East, Wichita, KS 67206
Mike and Susan Mueller, 624 N. Armour, Wichita, KS 67206
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-7

April 25, 1996

STAFF REPORT
(Final Plat Approved 4/18/96)

CASE NUMBER: S/D 96-20 - CRESTVIEW COUNTRY CLUB ESTATES KIMBERLY HILLS
2ND ADDITION

OWNER/APPLICANT: Attn: Robert D. Young, President, Crestview Country Club Assoc., 1000
N. 127th Street East, Wichita, KS 67206

CONTRACT PURCHASER: Mike and Susan Mueller, 624 N. Armour, Wichita, KS 67206

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

LOCATION: East of 127th Street East and south of 13th Street North

SITE SIZE: 2.33 Acres

NUMBER OF LOTS

Residential: 4

Office:

Commercial:

Industrial:

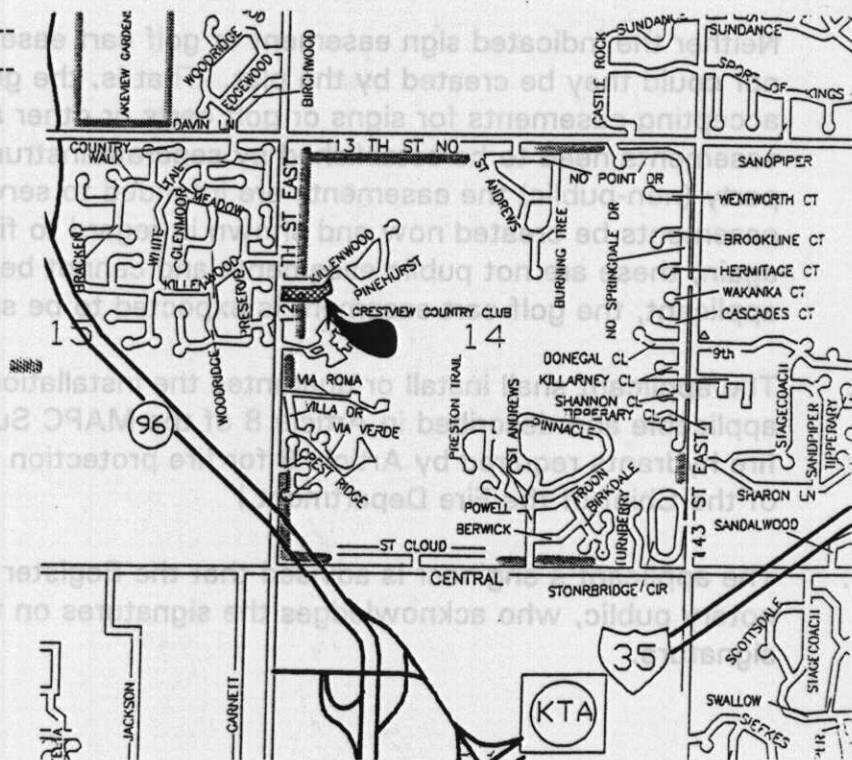
Total: 4

MINIMUM LOT AREA: 20,235 sq. ft.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "SF-20"

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A. Since this site will be using Wichita water, an outside-the-City water agreement shall be provided.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County. The applicant is advised that this site is subject to the 4-Mile Creek impact fee.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant's agent has indicated that the pipeline crossing this site (Lot 1) is to be reduced in width. If such a reduced easement is shown on the final plat tracing, proof shall be provided of such a change in this easement.
- F. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- H. In regard to building setbacks on Lot 1, the final plat tracing shall clearly label any pipeline setback as a "pipeline" setback. The eastern edge of the pipeline easement if it is 15-feet or greater along Lot 1's western line, should also be labeled as a "platted building setback".
- I. Neither the indicated sign easement or golf cart easement are public in nature and should not nor could they be created by the plat. That is, the governing body (County) has no interest in accepting easements for signs or golf carts or other access to a private golf course. Such easements need to be established by separate instrument, granting to whatever benefitting party (non-public) the easements are intended to serve. It is recommended that such easements be created now and shown in regard to film and page on the final plat tracing. But again, these are not public easements and cannot be created by the plat. As noted by the applicant, the golf cart easement is expected to be shown on Lot 2 instead of Lot 1.
- 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.)
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- 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.