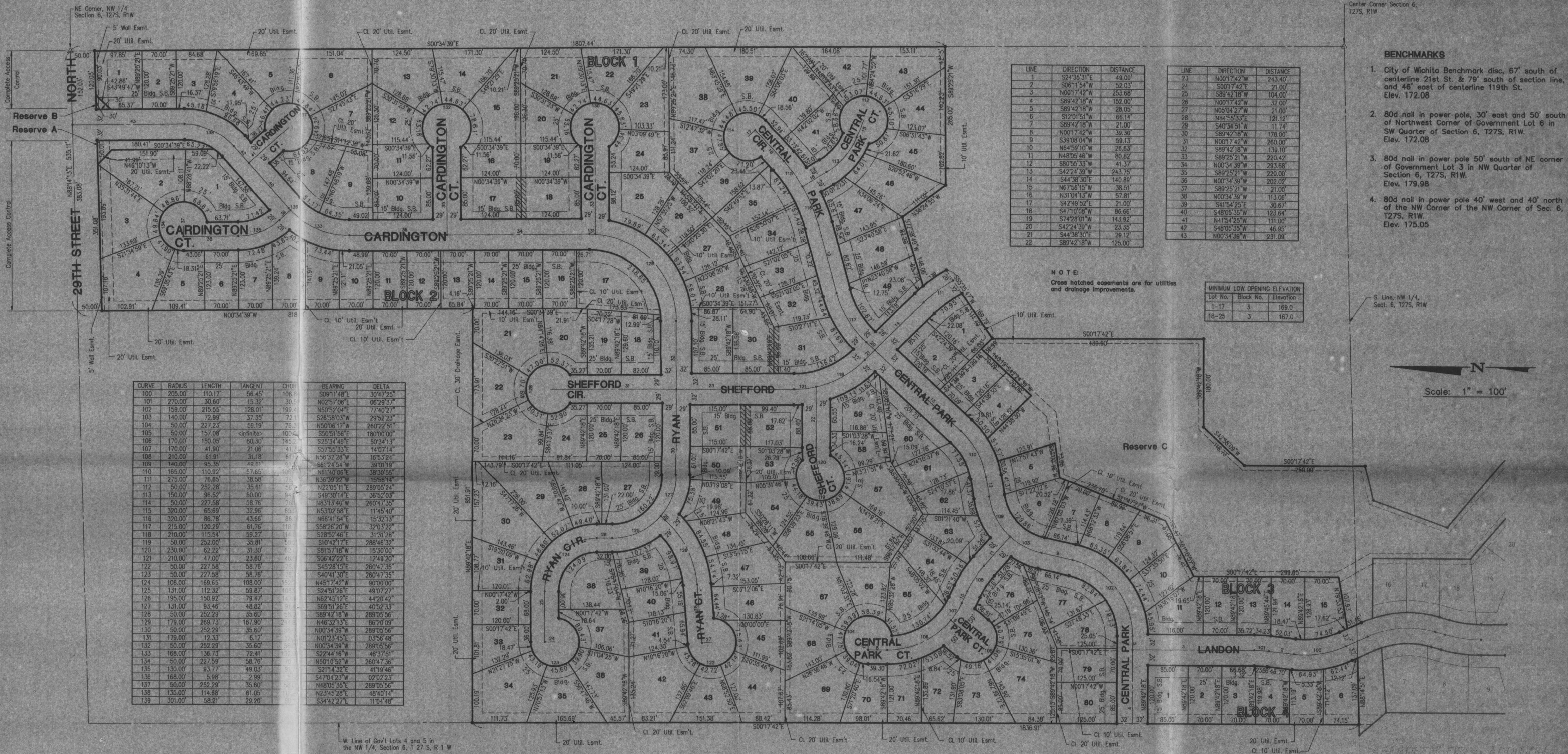
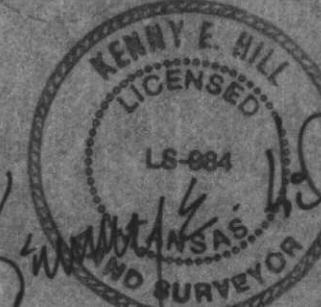
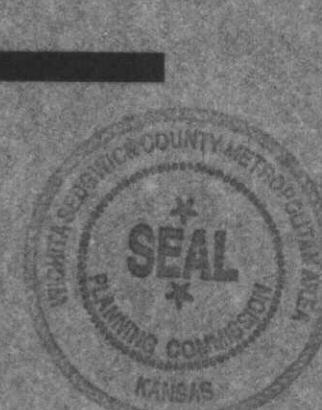




ABERDEEN SECOND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing
10/18/96
DC



9-3-96

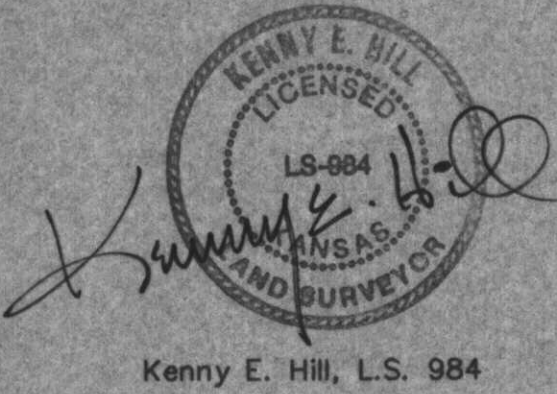
Sheet No. 1 of 2

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting "ABERDEEN SECOND ADDITION" to Wichita, Kansas, located in Section 6, Township 27 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas being described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of Section 6, Township 27 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas, thence South along the East line of said Section 6 on an assumed bearing of S00°34'39"E for a distance of 1807.44 feet; thence S89°25'21"W for a distance of 285.00 feet; thence N36°24'55"W for a distance of 111.02 feet; thence S72°38'49"W for a distance of 148.06 feet; thence Southeasterly on a curve having a radius of 301.00 feet and a central angle of 11°04'48" for an arc distance of 58.21 feet being Northeasterly of a 58.12 foot chord bearing S34°42'27"E; thence S55°35'47"W for a distance of 169.79 feet; thence S00°17'42"E for a distance of 439.90 feet; thence S89°42'18"W for a distance of 180.00 feet; thence S42°58'09"W for a distance of 116.73 feet; thence S00°17'42"E for a distance of 250.00 feet; thence S76°49'25"W for a distance of 73.85 feet; thence S19°11'26"W for a distance of 161.68 feet; thence S49°29'17"E for a distance of 214.11 feet; thence S64°40'38"E for a distance of 123.13 feet; thence S23°52'57"W for a distance of 223.48 feet; thence S06°45'16"W for a distance of 90.80 feet; thence S45°31'25"W for a distance of 118.83 feet; thence N00°50'25"W for a distance of 225.00 feet to a point on the East line of Lot 6, Block 2, Aberdeen First Addition; thence N00°50'25"W for a distance of 146.00 feet; thence N44°23'18"W for a distance of 159.61 feet; thence S64°54'02"W for a distance of 63.37 feet; thence N29°00'51"W for a distance of 152.05 feet; thence N00°00'16"E for a distance of 329.74 feet; thence N40°55'55"W for a distance of 72.67 feet to a point on the North line of the Southwest Quarter of said Section 6; thence N88°14'51"E for a distance of 22.36 feet to the Southwest Corner of Government Lot 5 of said Section 6; thence N00°17'42"W for a distance of 1836.91 feet on the West line of Government Lots 4 and 5 in the NW/4 of said Section 6; thence N89°42'18"E for a distance of 851.91 feet; thence N00°34'39"W for a distance of 818.18 feet to a point on the North line of the Northwest Quarter of said Section 6; thence N88°14'13"E for a distance of 535.11 feet to the point of beginning, except for road right of way, containing 62.61 acres more or less.

Dated this 3rd day of SEPT. , 1996.



Kenny E. Hill, L.S. 984

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into lots, blocks, streets and reserves. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage, a wall and utilities. Utilities may cross the wall easement. Reserves A and B shall permit entry monuments, lighting, landscaping, fences, walls, irrigation systems, drainage and utilities confined to easements. Reserve C and D permit ponds, drainage, irrigation systems, walks, recreation facilities, and utilities confined to easements. The reserves are to be owned and maintained by a property owners association its successors and assigns. All abutters' rights of access to or from 29th Street North over and across the North line of Block 1 and Block 2 are hereby granted to the City of Wichita. The minimum low opening elevation for homes built on Lots 1 through 17, Block 3 shall be 169.0 and for Lots 18 through 25, Block 3 shall be 167.0. (City of Wichita Datum)

3AH-Inc.

Mathias Eck
Mathias Eck, President

Neville Family Trust II

Edward T. Neville
Edward T. Neville

Rita A. Neville
Rita A. Neville

Gregory Alan Neville
Gregory Alan Neville

Alvin Leon Neville
Alvin Leon Neville

That we, Edward T. Neville and Rita A. Neville husband and wife, holders of a mortgage on the property described in the surveyor's certificate, do hereby consent to the plat of Aberdeen Second Addition.

Edward T. Neville
Edward T. Neville

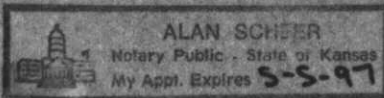
Rita A. Neville
Rita A. Neville

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 23, day of September, 1996, by Mathias Eck, President of 3AH-Inc. and Edward T. Neville and Rita A. Neville husband and wife and Gregory Alan Neville and Alvin Leon Neville.

Alan Schier
Notary Public

My Appointment Expires: May 5, 1997



This plat of ABERDEEN SECOND ADDITION to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this 13th day of June, 1996.

WICHITA SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

Susan Osborne
Susan Osborne - Howes, Chairman

Marvin S. Krout
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 , 1996.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

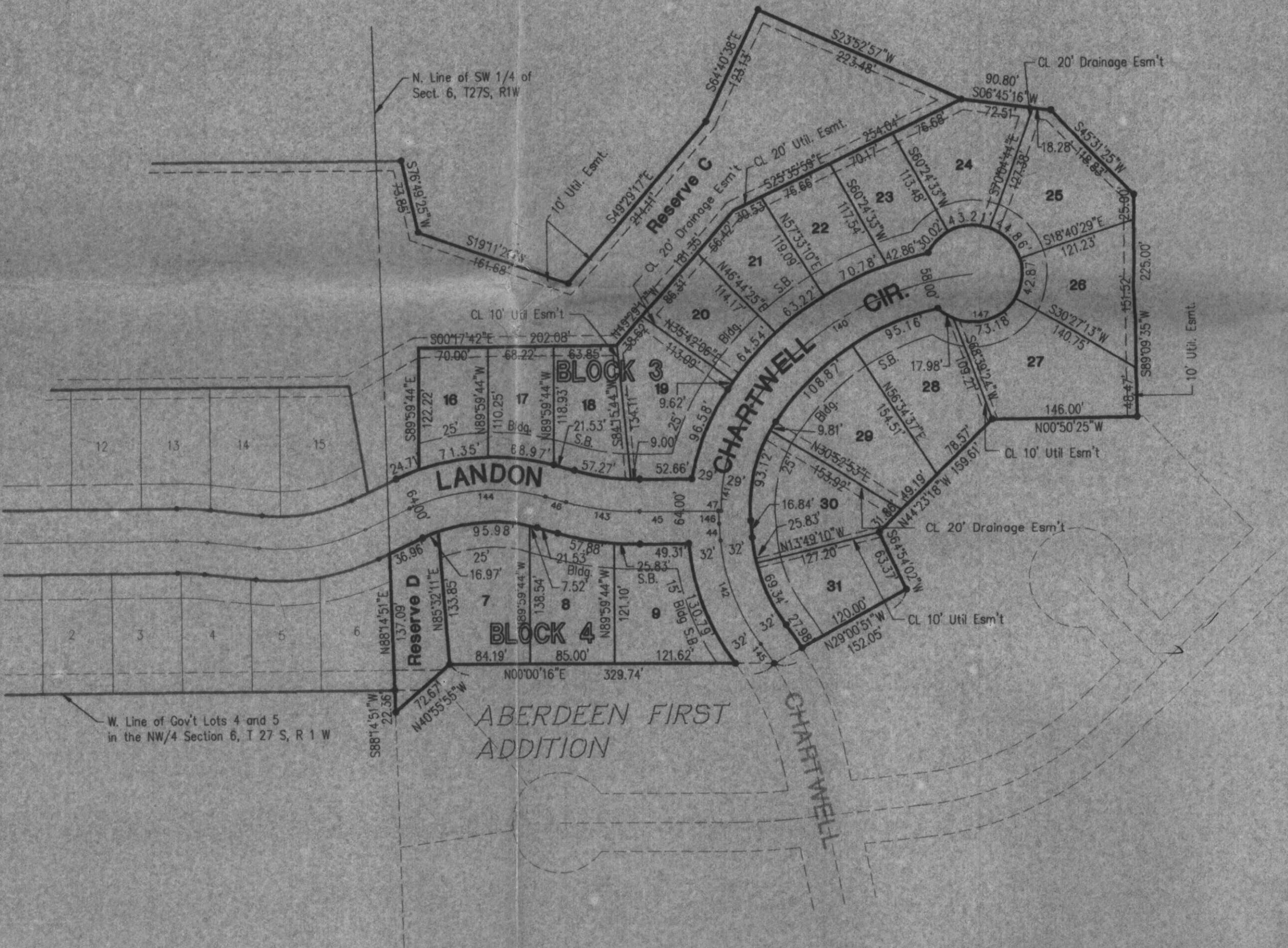
Entered on transfer record this , day of , 1996.

Susan E. Crockett - Spoon, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at , A.M.-P.M. on the , day of , 1996.

Pat Kettler, Register of Deeds

Ed Resa, Chief Deputy



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
140	306.00'	268.24'	143.42'	259.73'	N30°49'49\"W	50°13'32\"
141	179.37'	110.50'	57.07'	108.76'	S73°35'30\"E	36°17'31\"
142	203.00'	112.98'	57.99'	111.52'	S68°53'33\"W	31°53'13\"
143	275.00'	74.99'	37.73'	74.76'	S07°29'29\"W	15°37'27\"
144	205.00'	142.74'	74.40'	139.88'	N04°38'38\"W	39°53'44\"
145	295.32'	23.48'	11.75'	23.48'	S55°13'10\"W	4°32'27\"
146	132.37'	12.54'	6.27'	12.53'	S86°48'19\"W	3°56'19\"
147	50.00'	252.13'	35.72'	58.13'	N80°27'44\"E	268°55'02\"

LINE	DIRECTION	DISTANCE
44	S84°50'09\"W	16.84'
45	S00°19'15\"E	79.15'
46	S15°18'13\"W	21.53'
47	S00°19'15\"E	3.00'

MINIMUM LOW OPENING ELEVATION		
Lot No.	Block No.	Elevation
1-17	3	169.0
18-25	3	167.0

N
SCALE: 1" = 100'

ABERDEEN SECOND ADDITION

From Tracing
10/18/96

TO WICHITA, SEDGWICK COUNTY, KANSAS

SEDGWICK COUNTY



June 13, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Poe and Associates
Attn: Kenny Hill
434 North Oliver
Wichita, KS 67208

RE: S/D 96-18, Final Plat of the ABERDEEN 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 13, 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 June 6, 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: 3AH Corporation, Attn: Jay Russell/Randy Johnson, 455 North Maize Road, Wichita, Kansas
67277
Mike Lindebak, City Engineer



June 6, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4421
FAX (316) 258-4390

Poe and Associates
Attn: Kenny Hill
434 North Oliver
Wichita, KS 67208

RE: S/D 96-18, Preliminary Plat of the ABERDEEN 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 6, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Prior to this site being forwarded to the City Council for review, the site shall have been annexed to the City of Wichita. Upon annexation the indicated lot sizes will be allowed.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. As noted by City Engineering, this guarantee shall also provide for this site's participation in the extension of water along 29th Street North adjacent to this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. Except for the streets shown as cul-de-sac streets, sidewalks shall be included in the paving guarantee for all continuous streets and street segments. Such sidewalks shall also be provided in order to connect to the existing system in the Aberdeen (1st) Addition, but also for the street segments connecting to areas of future development west of this site. A sidewalk plan providing additional sidewalks in the areas of Reserves may also be provided.
- G. As required for the 1st Aberdeen Addition, a decel lane shall be guaranteed to serve this site's entrance at 21st Street North. Further, both entrances at 21st and 29th Streets

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should be designed to allow dual exit lanes. The applicant is advised that even though this portion is not now showing such an entrance from 21st Street North, such improvements should be provided for with this and the subsequent plats.

- H. The adjacent or nearby mile line Roads of 119th and 29th streets are at this time unpaved. The Aberdeen (1st) Addition did provide a guarantee for paving a portion of and for participating in paving of another portion of 119th Street West. This second Addition will, eventually, use both 29th and 119th Streets for access. Based upon the City's present policy, this site shall provide a guarantee to participate in the paving of 29th Street North equal to one (1) lane equivalent for the length of the plat's frontage.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. 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. This covenant shall also provide for the lot owners' association to maintain the "parking strip" located between this plat's boundary and driving surface for 29th Street North.
- K. 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 a method similar to special assessments.
- L. The applicant is advised that if any of the intended "recreational uses" for the Reserves includes a swimming pool, that a site development plan must be submitted to Planning for approval, and the plat's text needs to specifically note such a use for a specific Reserve.
- M. Since this property will need to establish minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- N. The platting of the minimum building pad elevations shall be noted on the face of the final plat tracing as well as in the plat's text.
- O. 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.
- P. The applicant is reminded that a platting binder is to be submitted at the time that a final

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plat is submitted. This plat will be subject to a review of such a platting binder and any relevant conditions found by such a review.

- Q. On the final plat tracing, as indicated by the platlor's text, a utility easement shall be provided within Reserve B.
- R. On the final plat tracing, dashed lines shall be used where the streets (Chartwell, Central Park, etc.) terminate at this plat's perimeter. Solid lines are used to indicate private streets.
- S. 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.)
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- X. Recording of the plat within 30 days after approval by the City Council.
- Y. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- Z. As noted by City Engineering, prior to submitting the final plat tracing for City Council review, additional information will be needed in regards to this site's drainage plan. Also, the applicant shall confirm if this site is impacted by high ground water levels and if necessary building pad elevations will be required for any such lots.

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

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S/D 96 - 18 - Final Plat of the A ,deen 2nd Addition

June 6, 1996

Page 4

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 final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 13, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in dark ink, appearing to read "Don Losew". The signature is fluid and cursive, with the first name "Don" being more prominent and the last name "Losew" written in a continuous script.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: 3AH Corporation, Attn: Jay Russell/Randy Johnson, 455 North Maize Road, Wichita,
Kansas 67277

Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

June 13, 1996

STAFF REPORT

(Final Plat Approved 6/6/96, Preliminary Plat Approved 4/18/96)

CASE NUMBER: S/D 96-18 ABERDEEN 2ND ADDITION

OWNER/APPLICANT: 3AH Corporation, Attn: Jay Russell/Randy Johnson, 455 North Maize Road, Wichita, Kansas 67277

SURVEYOR/ENGINEER: Poe and Associates, Attn: Kenny Hill, 434 North Oliver, Wichita, KS 67208

LOCATION: East of 119th Street West and north of 21st Street North

SITE SIZE: 67.62 Acres

NUMBER OF LOTS

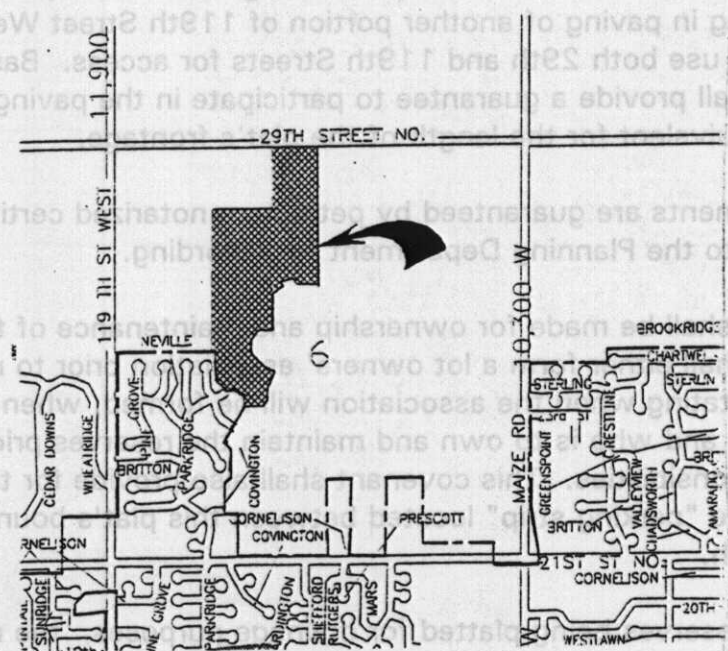
Residential:	175
Office:	
Commercial:	
Industrial:	
Total:	175

MINIMUM LOT AREA: 8,400'

CURRENT ZONING: "R-1" (RR) Rural Residential

PROPOSED ZONING: "AA" (SF-6) Single Family

VICINITY MAP:



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STAFF COMMENTS:

- Don 6/96*
- A. Prior to this site being forwarded to the City Council for review, the site shall have been annexed to the City of Wichita. Upon annexation the indicated lot sizes will be allowed.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. As noted by City Engineering, this guarantee shall also provide for this site's participation in the extension of water along 29th Street North adjacent to this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. Except for the streets shown as cul-de-sac streets, sidewalks shall be included in the paving guarantee for all continuous streets and street segments. Such sidewalks shall also be provided in order to connect to the existing system in the Aberdeen (1st) Addition, but also for the street segments connecting to areas of future development west of this site. A sidewalk plan providing additional sidewalks in the areas of Reserves may also be provided.
- G. As required for the 1st Aberdeen Addition, a decel lane shall be guaranteed to serve this site's entrance at 21st Street North. Further, both entrances at 21st and 29th Streets should be designed to allow dual exit lanes. The applicant is advised that even though this portion is not now showing such an entrance from 21st Street North, such improvements should be provided for with this and the subsequent plats.
- H. The adjacent or nearby mile line Roads of 119th and 29th streets are at this time unpaved. The Aberdeen (1st) Addition did provide a guarantee for paving a portion of and for participating in paving of another portion of 119th Street West. This second Addition will, eventually, use both 29th and 119th Streets for access. Based upon the City's present policy, this site shall provide a guarantee to participate in the paving of 29th Street North equal to one (1) lane equivalent for the length of the plat's frontage.
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- K. 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 a method similar to special assessments.

- New stream*
- L. The applicant is advised that if any of the intended "recreational uses" for the Reserves includes a swimming pool, that a site development plan must be submitted to Planning for approval, and the plat's text needs to specifically note such a use for a specific Reserve.
- M. Since this property will need to establish minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- N. The platting of the minimum building pad elevations shall be noted on the face of the final plat tracing as well as in the plat's text.
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this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- X. Recording of the plat within 30 days after approval by the City Council.
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- See plat for SV. Name A - ck
w/ OCI before releasing - Robin
Taylor