

N.W. Cor., SW 1/4
Sec. 14, T27S R2E
of the 6th. P.M.

S00°58'09"E
24.00'(D)
23.86'(M)

125.00'(D)
124.86'(M)
S89°01'51"W

$\Delta = 54'29'50"$
 $R = 138.87'$
 $T = 71.52'$
 $L = 132.09'$
Chd=127.16'
Bearing=N63°39'57"W(M)
N63°43'14"W(D)

FINAL PLAT OF CREST RIDGE SECOND ADDITION

AN ADDITION TO SEDGWICK COUNTY, KANSAS

*Copied from
Tracing 4/28/95*

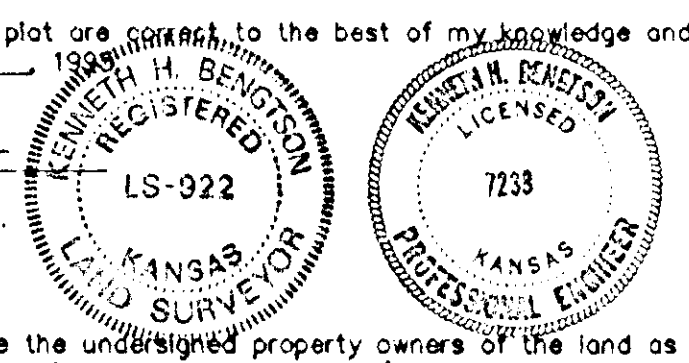
I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "CREST RIDGE SECOND ADDITION", an addition to Sedgwick County, Kansas, into Lots, Blocks, Streets, Reserves, and easements within the described property are hereby voted and replotted by virtue of K.S.A. 12-512(b).

A tract of land lying in the Southwest Quarter, Section 14, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:
A Replat of CREST RIDGE, an addition to Sedgwick County, Kansas. All lots, blocks, streets, setbacks, and easements within the described property are hereby voted and replotted by virtue of K.S.A. 12-512(b).

Beginning at a point on the west line of the Southwest Quarter of Section 14, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, said point of beginning being 845.95 feet south of the Northwest corner of the Southwest Quarter of said Section 14; thence S 0° 58' 09" E, a measured distance of 875.67 feet (deeded 875.17 feet more or less) on the West line of the Southwest Quarter of said Section 14 to a point 930.0 feet North of the Southwest corner of said Section 14; thence N 89° 01' 51" E, 50 feet to Monument 338; thence N 89° 01' 51" E, 579.11 feet to Monument 33A; thence N 00° 54' 52" W, 89.06 feet; thence N 24° 34' 58" E, 138.07 feet; thence N 41° 25' 02" W, 411.82 feet, to a point on a curve to the right; thence along said curve 187.80 feet, said curve having a central angle of 51° 30' 00", a radius of 208.94 feet and a long chord of 181.55 feet, bearing N 15° 40' 02" W; thence on a curve to the left tangent to the last described curve; thence along said curve 40.32 feet, said curve having a central angle of 77° 00' 00", a radius of 30.00 feet and a long chord of 37.35 feet bearing N 28° 25' 02" W; thence N 66° 55' 02" W, 20.00 feet on a tangent to the last described curve, to a point on a curve to the right; thence along said curve 103.19 feet, said curve having a central angle of 30° 30' 00" a long chord of 101.98 feet, bearing N 51° 40' 02" W; thence N 38° 25' 02" W, 40.12 feet on a tangent to the last curve, to a point on a curve to the left; thence along said curve 132.09 feet, said curve having a central angle of 54° 29' 50", a long chord of 127.16 feet, bearing N 63° 39' 57" W; thence S 00° 58' 09" E, 23.86 feet to the South line of the Villas at Crestview; thence S 89° 01' 51" W, 124.86 feet along said south line to the point of beginning. All courses from Monument 33A to the point of beginning on the boundary lines of the Villas at Crestview 1st and 2nd Additions.

I hereby certify that the details of this plat are correct, to the best of my knowledge and belief this 25th day of April, 1995.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E., R.L.S. 1922
Mid-Kansas Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67208



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves, and Streets, the same to be known as "CREST RIDGE SECOND ADDITION", an addition to Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" are platted for the construction and maintenance of pipeline, drainage, landscaping and open space. Reserve "C" is platted for Fire Department access, drainage and utilities. The Reserves shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of street drainage and public utilities as indicated on the accompanying plat, are hereby granted. The 8.00 foot Wall Easement is granted for the purpose of construction and maintenance of a private wall, utilities may cross the wall easement. All abutter rights of access to and from 127th Street East over and across the West lines of Reserves "A" and "B" are hereby granted to the appropriate governing body.

CREST RIDGE DEVELOPMENT, INC.

Philip M. Snodgrass
Philip M. Snodgrass, President

STATE OF KANSAS }
SEDGWICK COUNTY } ss:

Be it remembered that on this 25th day of April, 1995, before me a Notary Public in and for said State and County, came Philip M. Snodgrass, President, Crest Ridge Development, Inc., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In notarial seal the day and year above written.

Nelson S. McGinnis
Nelson S. McGinnis, Notary Public

My Appointment Expires: 10-18-97

We, The Prairie State Bank, mortgagees on the above described property, do hereby consent to the plat of "CREST RIDGE SECOND ADDITION".

THE PRAIRIE STATE BANK

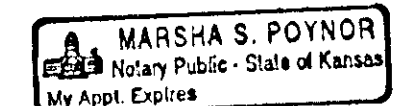
Randall D. Craven
Randall D. Craven, Senior Vice President

STATE OF KANSAS }
SEDGWICK COUNTY } ss:

BE IT REMEMBERED, that on this 25th day of April, 1995, before me a Notary Public in and for the County and State aforesaid, came *Randall D. Craven*, Senior Vice President, The Prairie State Bank to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Marsha S. Poynor
Marsha S. Poynor, Notary Public



My appointment expires: May 29, 1998

We, Crestview Partners, LTD., L.P., mortgagees on the above described property, do hereby consent to the plat of "CREST RIDGE SECOND ADDITION".

CRESTVIEW PARTNERS, LTD., L.P.

Kenneth Pringle
Kenneth Pringle, General Partner

STATE OF KANSAS }

SEDGWICK COUNTY } ss:

BE IT REMEMBERED, that on this 25th day of April, 1995, before me the undersigned, a Notary Public in and for the County and State aforesaid, came *Kenneth Pringle*, General Partner for Crestview Partners, LTD., L.P., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Nelson S. McGinnis
Nelson S. McGinnis, Notary Public

My appointment expires: 10-18-97

This plat of "CREST RIDGE SECOND" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 25th day of April, 1995.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John W. McKay, Jr.
John W. McKay, Jr., Chairman

Marvin S. Krout
Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 25th day of April, 1995.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this 25th day of April, 1995.

Susan E. Crockett-Spoon, County Clerk

STATE OF KANSAS }
SEDGWICK COUNTY } ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this 25th day of April, 1995.

Pat Kettler, Register of Deeds

Ed Reso, Deputy

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas this 25th day of April, 1995.

Mark F. Schroeder, Chairman

Thomas G. Winters, Chairman Pro Tem

Betsy Gwin, Commissioner

Paul W. Hancock, Commissioner

Melody Miller, Commissioner

Attest: Susan E. Crockett-Spoon, County Clerk

SEDEWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 13, 1995

Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Re: S/D 95-25 - CREST RIDGE SECOND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 13, 1995, 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 6, 1995.

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: Crest Ridge Inc., 2400 Woodlawn, Wichita, KS 67220
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS
67230
James Crawford, 54 Via Verde, Wichita, KS 67230
Mike Lindebak, City Engineer

SEDGWICK COUNTY



April 6, 1995

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
PHONE: 313/268-4421
FAX: 313/268-4390

Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Re: S/D 95-25 - CREST RIDGE SECOND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 6, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ~~A.~~ The applicant shall guarantee the extension of City water to serve the lots being platted. Extension of water along 127th Street will not be necessary. Since this extension of water will involve City of Wichita lines, an outside-the-City water agreement shall also be submitted.
- ~~B.~~ The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County.
- ~~C.~~ The applicant shall guarantee any drainage improvements including storm sewers, required by the platting of this property.
- ~~D.~~ The applicant shall guarantee the paving of the proposed interior streets to urban standards.
- ~~E.~~ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Both City and County Certificates of Petitions, as appropriate, shall be submitted.
- F. The 15-foot east perimeter utility easement shall be relabeled as an 8-foot wall easement (on the east) with an adjacent 12-foot utility easement (on the west). On Lots 13 and 14, the utility easement width shall be increased to 17 feet. The utility easement on the north side of the northwest corner lot shall be enlarged to accommodate the proposed sanitary sewer layout. The 15-foot street drainage and utility easements on the north ten lots along the west side of the Crest Ridge Courts shall be increased to 20 feet in width unless the applicant can assure County Engineering that no utilities other than sanitary sewer will be in this easement.

- G. The applicant shall submit a copy of the instrument which establishes the Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- H. The applicant shall provide proof, by letter from the Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement and as reserves for drainage and landscaping are acceptable. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the County.
- I. The pipeline easement on the final plat tracing shall be labeled as belonging to Continental and Apco rather than Conoco. This is in accordance with the information provided in the platting binder.
- 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 homeowners' association to maintain the parking strip between this plat's west property line and the driving surface for 127th Street East.
- K. If reserves are 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.
- L. The 15-foot easements adjacent to the 32-foot streets shall be labeled as "street, drainage and utility easements". On the final plat tracing, the granting of the street, drainage and utility easement shall be mentioned in the plat's text. The following wording is suggested: "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- M. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the County Engineer prior to installation.
- 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 32-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. The covenant shall also prohibit parking on one side of each narrow street and shall state which side is restricted.

~~C.~~ Because of the large pipeline easement within this plat, it is recommended that the Planning Commission allow the platting of 20-foot building setbacks for this site rather than the typical 25-foot building setbacks.

~~P.~~ On the final plat tracing, the lot numbers shall be continuous from 1 through 32, all in one block.

~~D.~~ Several dimensions in the surveyor's certificate do not match the corresponding dimensions on the graphic layout of the plat. These shall be checked and corrected prior to submission of the plat tracing.

~~R.~~ The plat is in the unincorporated area and is not being annexed at this time; therefore, the reference to Wichita shall be deleted from the plat's name.

~~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 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.)

~~U.~~ 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.

~~V.~~ Perimeter closure computations shall be submitted with the final plat tracing.

Additional Comments

~~A.~~ When the original Crest Ridge Addition was being platted the 20-foot utility easement now being shown along the east line of the pipeline adjacent to 127th Street East was dropped from the final plat. It was indicated by the applicant that apparently the pipeline easement/agreement would not allow such utility easements within the pipeline easement. The applicant therefore needs to verify that this is now acceptable.

~~B.~~ On the final plat tracing, the MAPC signature block shall indicate John w. McKay, Jr. as Chairman.

S/D 95 - 25 CREST RIDGE SECOND ADDITION Final Plat

April 6, 1995

Page 4

2. A revised, updated platting binder shall be submitted to Planning.

10. As requested by County Engineering the final plat shall:

1. Erase the line separating the easements on lots 24 and 25.
2. Dedicate as right-of-way 5' x 5' triangular areas at the N.E. corner of lot 1 and S.E. corner of lot 31.
3. Move easement on lot 4 down to the common lot line with lot 5.
4. Submit a drainage plan for approval.
5. Submit revised petitions for previously noted improvements.

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 final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 13, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Crest Ridge Inc., 2400 Woodlawn, Wichita, KS 67220
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230
James Crawford, 54 Via Verde, Wichita, KS 67230
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-8

April 13, 1995

STAFF REPORT
(Final Plat Approved 4/6/95)

CASE NUMBER: S/D 95-25 CREST RIDGE SECOND ADDITION

OWNER/APPLICANT: Crest Ridge, Inc., 2400 N. Woodlawn, Wichita, KS 67220

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: North of Central and east of 127th Street East

SITE SIZE: 9.0 Acres

NUMBER OF LOTS

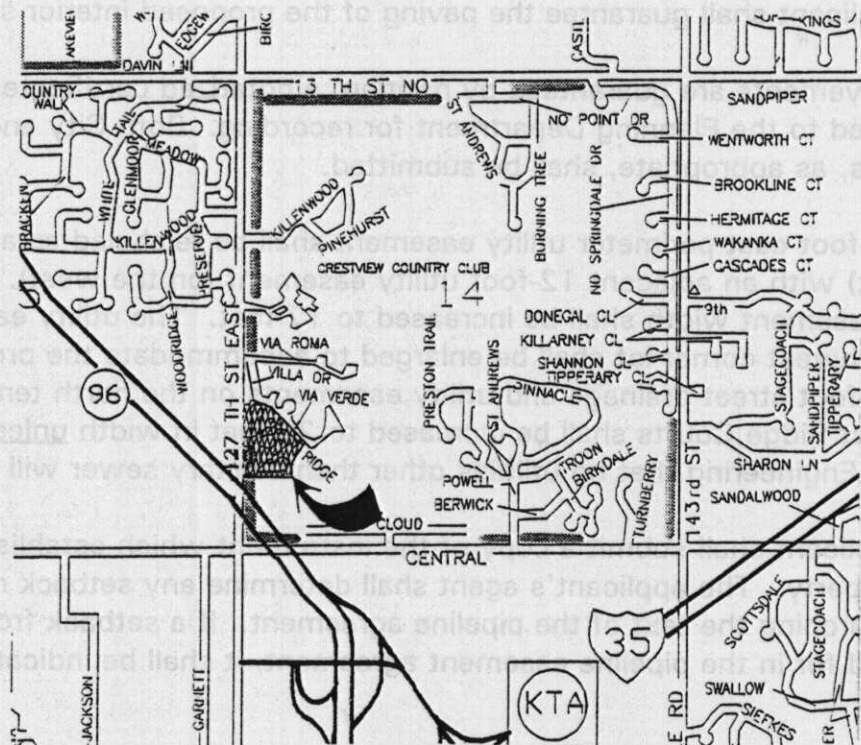
Residential: 31
Office:
Commercial:
Industrial:
Total: 31

MINIMUM LOT AREA: 6,950 sq. ft.

CURRENT ZONING: "AA" (SCZ-0673)

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat is essentially a replat of the Crest Ridge (1st) Addition recorded just this past November, 1994. While this replat involves a reduction of one (1) lot and a realignment of several lots along the south line of the plat, the replat is being basically undertaken in order to correct a number of dimensions found in disparity between certain surveyed or measured distances and those indicated by deed.

Listed below are the original conditions approved for the Crest Ridge (1st) Addition and which essentially continue to apply to this replat. Separately, several new conditions are noted for this plat (2nd Addition). In regard to existing guarantees, unless indicated otherwise, new City and County guarantees (petitions) should be provided. Also, new documents such as the Outside-the-City water agreement, restrictive covenants, etc. shall also be submitted. It should be noted that such documents had not yet been properly submitted for the 1st Addition (the applicant's agent had erroneously submitted xeroxed rather than original, signed copies).

STAFF COMMENTS:

Original Conditions as Per The Crest Ridge (1st) Addition

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. Extension of water along 127th Street will not be necessary. Since this extension of water will involve City of Wichita lines, an outside-the-City water agreement shall also be submitted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County.
- C. The applicant shall guarantee any drainage improvements including storm sewers, required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets to urban standards.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Both City and County Certificates of Petitions, as appropriate, shall be submitted.
- F. The 15-foot east perimeter utility easement shall be relabeled as an 8-foot wall easement (on the east) with an adjacent 12-foot utility easement (on the west). On Lots 13 and 14, the utility easement width shall be increased to 17 feet. The utility easement on the north side of the northwest corner lot shall be enlarged to accommodate the proposed sanitary sewer layout. The 15-foot street drainage and utility easements on the north ten lots along the west side of the Crest Ridge Courts shall be increased to 20 feet in width unless the applicant can assure County Engineering that no utilities other than sanitary sewer will be in this easement.
- G. The applicant shall submit a copy of the instrument which establishes the Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

- H. The applicant shall provide proof, by letter from the Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement and as reserves for drainage and landscaping are acceptable. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the County.
- I. The pipeline easement on the final plat tracing shall be labeled as belonging to Continental and Apco rather than Conoco. This is in accordance with the information provided in the platting binder.
- 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 homeowners' association to maintain the parking strip between this plat's west property line and the driving surface for 127th Street East.
- K. If reserves are 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.
- L. The 15-foot easements adjacent to the 32-foot streets shall be labeled as "street, drainage and utility easements". On the final plat tracing, the granting of the street, drainage and utility easement shall be mentioned in the plat's text. The following wording is suggested: "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
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- 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 32-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. The covenant shall also prohibit parking on one side of each narrow street and shall state which side is restricted.
- O. Because of the large pipeline easement within this plat, it is recommended that the Planning Commission allow the platting of 20-foot building setbacks for this site rather than the typical 25-foot building setbacks.

- P. On the final plat tracing, the lot numbers shall be continuous from 1 through 32, all in one block.
- Q. Several dimensions in the surveyor's certificate do not match the corresponding dimensions on the graphic layout of the plat. These shall be checked and corrected prior to submission of the plat tracing.
- R. The plat is in the unincorporated area and is not being annexed at this time; therefore, the reference to Wichita shall be deleted from the plat's name.
- 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 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.)
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.

Additional Comments.

- A. When the original Crest Ridge Addition was being platted the 20-foot utility easement now being shown along the east line of the pipeline adjacent to 127th Street East was dropped from the final plat. It was indicated by the applicant that apparently the pipeline easement/agreement would not allow such utility easements within the pipeline easement. The applicant therefore needs to verify that this is now acceptable.
- B. On the final plat tracing, the MAPC signature block shall indicate John w. McKay, Jr. as Chairman.
- C. A revised, updated platting binder shall be submitted to Planning.
- D. As requested by County Engineering the final plat shall:
 - 1. Erase the line separating the easements on lots 24 and 25.
 - 2. Dedicate as right-of-way 5' x 5' triangular areas at the N.E. corner of lot 1 and S.E. corner of lot 31.
 - 3. Move easement on lot 4 down to the common lot line with lot 5.
 - 4. Submit a drainage plan for approval.
 - 5. Submit revised petitions for previously noted improvements.