

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/28/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5-27-94

# BELLE TERRE THIRD ADDITION

## SEDGWICK COUNTY, KANSAS.

FINAL PLAT

OFFICE COPY  
DO NOT REMOVE

State of Kansas) SS  
Sedgwick County)

We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted, "BELLE TERRE THIRD ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed described as being that part of the N.E. 1/4 of Sec. 24, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the N.E. Corner of said N.E. 1/4; thence with an assumed bearing of S 00°12'56" W along the east line of said N.E. 1/4, 793.74 feet; thence N 89°47'04" W, 50 feet; thence S 58°17'23" W, 204.74 feet; thence S 57°03'52" W, 503.83 feet; thence S 56°32'52" W, 266.66 feet to the S.E. Corner of Belle Terre Addition, Wichita, Sedgwick County, Kansas; thence N 33°27'08" W, 320.14 feet; thence N 00°12'56" E, along the easterly line of said Addition, 1055.01 feet to a point on the north line of said N.E. 1/4; thence S 89°59'54" E, 1045.01 feet to the point of beginning.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Gregory F. Severns  
Surveyor

Know all men by these presents that we, the undersigned owners, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, Streets and Reserves to be known as "BELLE TERRE THIRD ADDITION", Sedgwick County, Kansas. Reserves "A", "C", "D", "E", "F", "G", "H", "I", "J", "K" & "L" are hereby reserved for entry monuments, sidewalks, landscaping, berms, and utility purposes as confined to easements. Reserves "B" & "E" are hereby reserved for a guard house, landscaping, streets, and utility purposes. Reserves "G", "H", & "I" are hereby reserved for drainage, sidewalks, landscaping berms, and utilities as confined to easements. Reserve "J" & "K" are hereby reserved for floodway, lakes, drainage, sidewalks, landscaping, gazebos, and utility purposes as confined to easements. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", & "K" shall be owned and maintained by the homeowners association for the addition. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted for drainage purposes and the construction and maintenance of all public utilities. The floodway easements are hereby reserved for floodway purposes and shall be the responsibility of the homeowners association until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements of the drainage. No buildings shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel, or other work be carried on without the permission of said appropriate governing body. With such permission of said appropriate governing body, additional improvements and/or activities may be permitted within said floodway. The wall easements are hereby granted as indicated for construction and maintenance of a privacy wall and utilities may cross the wall easement. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Central Avenue over and across the north line of Lots 3 & 4, Blk. 1; Lots 1, 2, 3, 4, Blk. 2 and Reserves "A" and "C"; and all abutters rights of access to or from 159th Street E. over and access the east line of Lots 4 & 5, Blk. 2 and Reserves "D", "F", & "I" are hereby granted to the appropriate governing body. The Minimum Building Pad Elevation for the lowest opening to the structures are as shown on the accompanying plat.

Downing Development Company, L.L.C.

Gregory C. Downing  
President

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_ 1994, by Gregory C. Downing, President of Downing Development Company, L.L.C. on behalf of Downing Development Company, L.L.C.

My appointment Expires \_\_\_\_\_  
Notary Public

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "BELLE TERRE THIRD ADDITION", Sedgwick County, Kansas.

Prairie State Bank  
Randall D. Craven  
Vice-President

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_ 1994, by Randall D. Craven, Vice-President of Prairie State Bank on behalf of the bank.

My appointment Expires \_\_\_\_\_  
Notary Public

This plat of BELLE TERRE THIRD ADDITION, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day \_\_\_\_\_ 1994.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

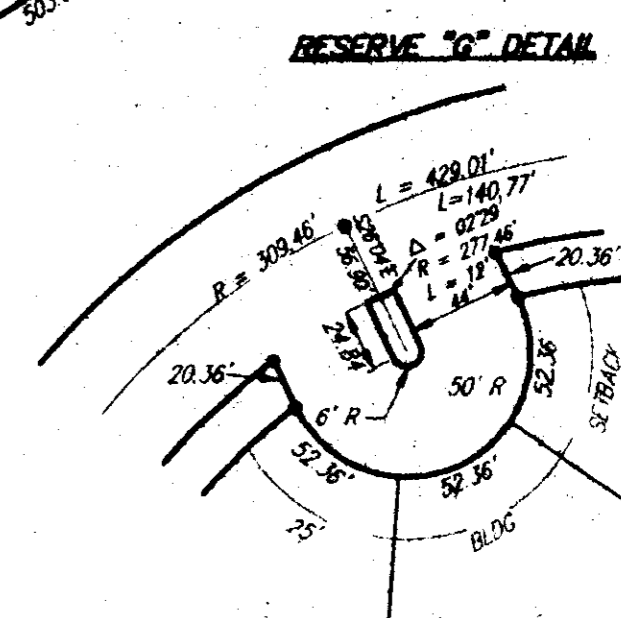
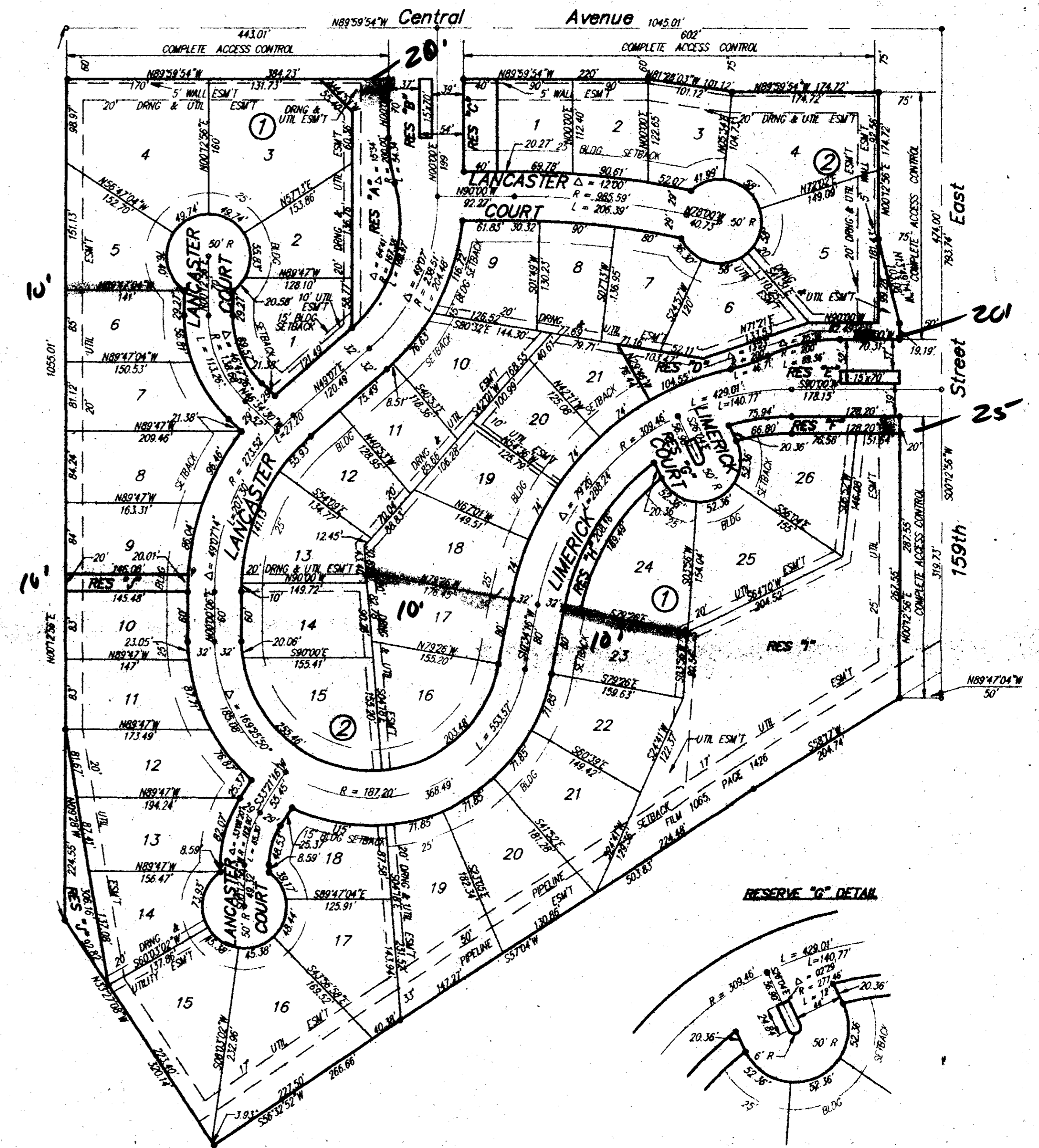
James D. Miner  
Chairman  
Marvin S. Krout  
Secretary

This plat approved and all dedications shown hereon accepted by the board of Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_ 1994.

Betsy Gwin  
Chairman Pro-Tem  
Andrew L. Bias  
Commissioner  
Paul W. Hancock  
Commissioner  
Thomas G. Winters  
Commissioner  
Mark F. Schroeder  
County Clerk  
Susan E. Crockett-Spoon

Scale: 1" = 100'

Lot & Block	Elevation	City Datum	M.S.L.
4 & 5 - BLK 1	127.6		1315.0
6, 7, 8, 9, 10 - BLK 1	126.6		1314.0
11, 12, 13, 14, 15 - BLK 1	125.6		1313.0
21, 22, 23, 24, 25 - BLK 2	131.8		1358.0



Kate Esmit's

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_ 1994.

Elma Broadfoot  
Mayor  
Pat Burnett  
City Clerk

Entered on transfer record this \_\_\_\_\_ day \_\_\_\_\_ 1994.

Susan E. Crockett-Spoon  
County Clerk

State of Kansas) SS  
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_ 1994, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and is duly recorded.

Pat Kettler  
Register of Deeds  
Ed Reso  
Deputy



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

June 2, 1994

Baughman Company, P. A.  
c/o Phil Meyer  
315 Ellis  
Wichita, KS 67211

Re: S/D 94-34 BELLE TERRE THIRD ADDITION - (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, June 2, 1994, 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 May 27, 1994.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Downing Development, Inc., 1124 Terradyne, Wichita, KS 67002  
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230  
Mike Lindebak, City Engineer

- N. 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 maintenance of the "parking strip" area for Central and 159th Street East located between the plat's perimeter and the driving surfaces of these roads.
- O. 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.
- P. 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.
- Q. The applicant is advised that the guard house uses located in certain Reserves cannot be used to stop or prohibit the public from entering, driving into or in any means using the public streets in this Addition.
- R. Line 17 of the plattor's text needs to be corrected by adding a space between the words "granted as".
- S. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.
- 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.
- 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. Section 5-101(c).
- W. Recording of the plat within 30 days after approval by the City Council.
- X. As requested by County Engineering, the applicant shall submit to the County square footages for the lots being platted.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-7

June 2, 1994

STAFF REPORT  
(Final Plat Approved 5/26/94)

CASE NUMBER: S/D 94-34 BELLE TERRE THIRD ADDITION

OWNER/APPLICANT: Downing Development, Inc., 1124 Terradyne, Wichita, KS 67002

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: South of Central Avenue and west of 159th Street East

SITE SIZE: 23.05 Acres

NUMBER OF LOTS

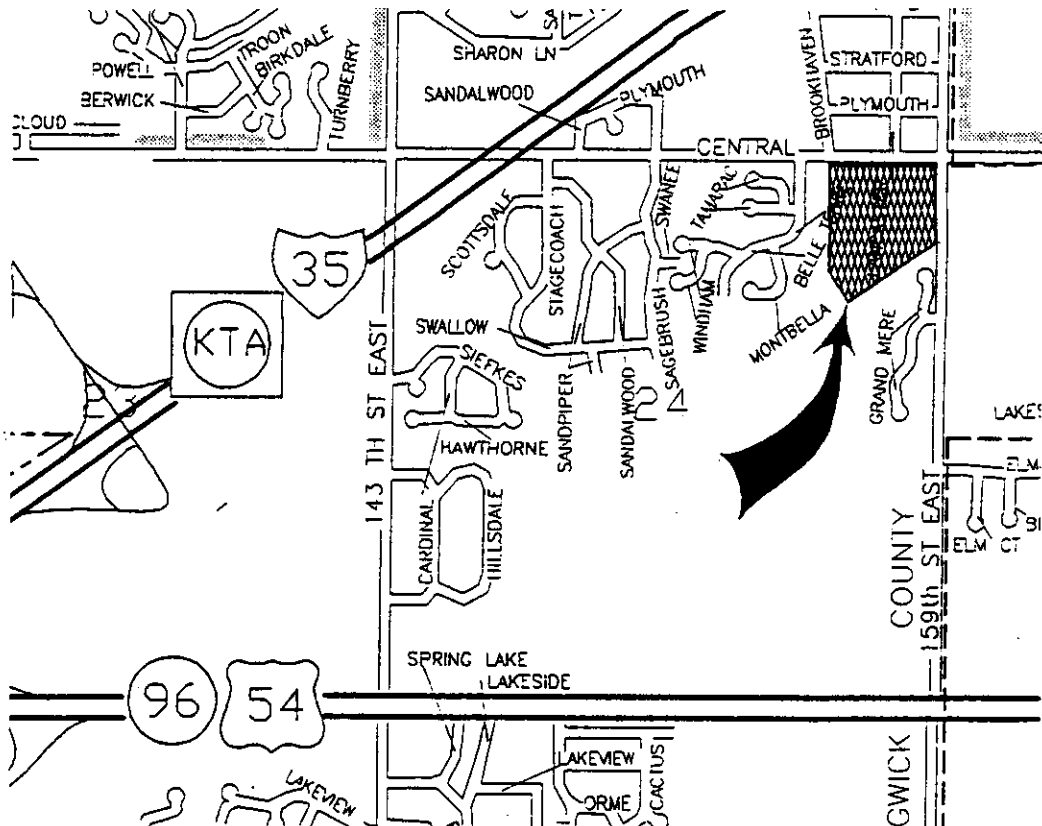
Residential:	47
Office:	
Commercial:	
Industrial:	
Total:	47

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: "R-1" County

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. Since this entire site is now being platted for conventional single-family development, the applicant shall submit a letter to Planning requesting that the County pass a resolution removing the conditional use (CU-353) located on a portion of this plat.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Since the water will be from Wichita, the applicant shall also submit an Outside-the-City water agreement.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalk along one side of Lancaster/Limerick.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee a decel lane in Central to this site's entrance at Central.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be submitted.
- I. In the Belle Terre additions to the west of this site, the pipeline easement, as shown on this plat, has been platted as Reserves. Not only does the Subdivision Regulations encourage the use of Reserves in these cases, but such a Reserve across the entire site would seem of potential benefit to the entire development. Further, the area to the south is expected to replat and a corresponding Reserve can be obtained at that time. The final plat tracing shall therefore plat the pipeline area shown on this plat as a Reserve.
- J. For the pipeline easement on this property, the final plat tracing shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- K. 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.
- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- M. On the final plat tracing, since the areas shown as Reserve "J" on this plat are not shown as being continuous, separate letters need to be used to designate each area. The plat's text shall also be amended accordingly.