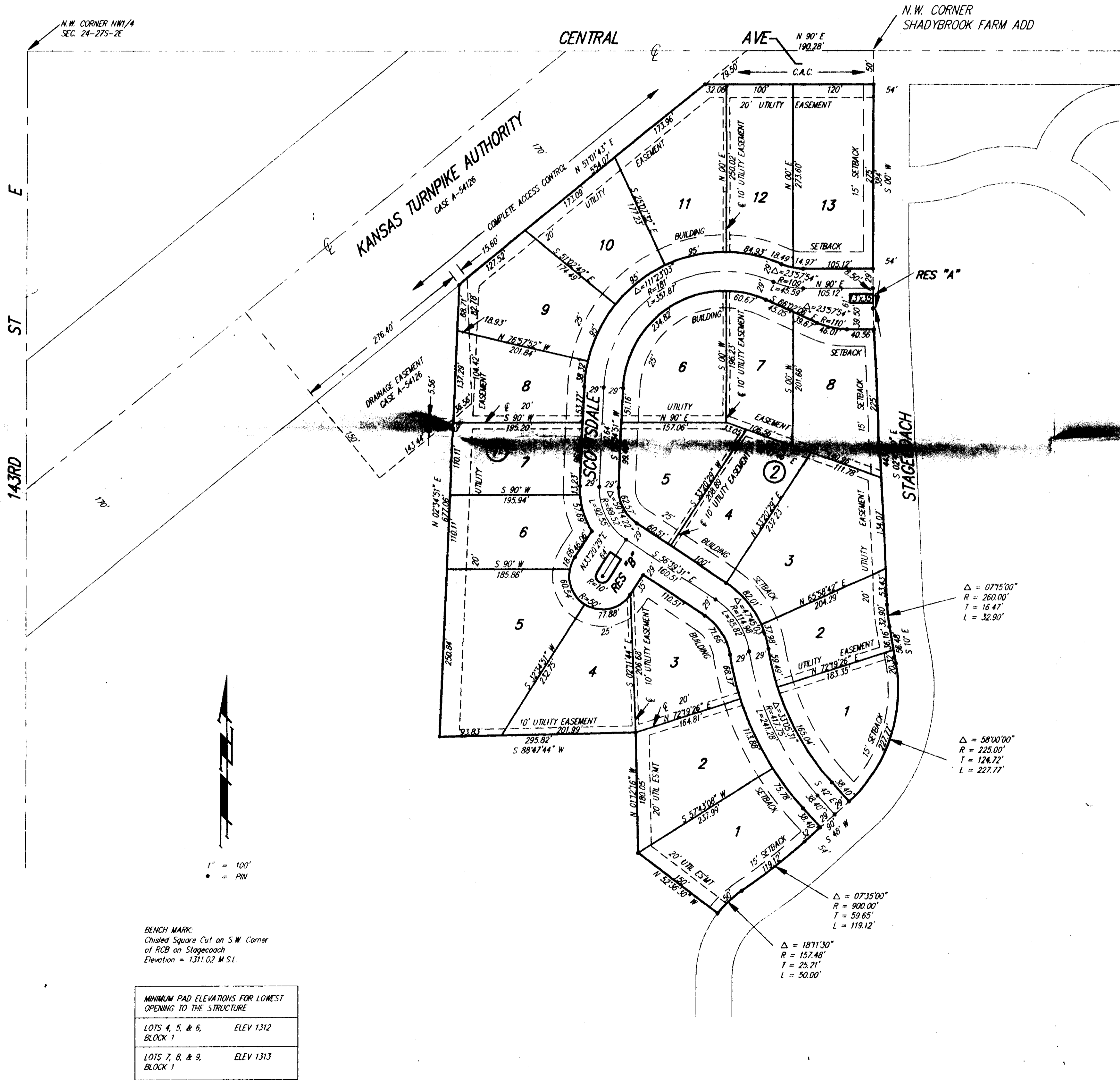


# SCOTTSDALE AT SHADYBROOK FARM

SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) do hereby certify that we have surveyed  
and platted "SCOTTSDALE AT SHADYBROOK FARM", Sedgwick County,  
Kansas and that the accompanying plat is a true and correct exhibit  
of the property surveyed, described as a tract in the NW1/4 of Sec.  
24, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas,  
commencing at the N.E. Corner of said NW1/4; thence N 90° W,  
along the north line of said NW1/4, 1366 feet to the N.W. Corner of  
Shadybrook Farm Addition, Sedgwick County, Kansas, for a place of  
beginning; thence S 00° W, along the west line of said Addition, 384  
feet; thence S 02°45' E, along the west line of said Addition, 443.53  
feet to the P.C. of a curve to the left, having a radius of 280 feet  
and a central angle of 07°15'; thence southerly along the westerly  
line of said Addition and said curve, an arc distance of 32.90 feet to  
the P.T. of said curve; thence S 10° E, along the westerly line of said  
Addition, 56.48 feet to the P.C. of a curve to the right, having a  
radius of 225 feet and a central angle of 58'; thence southerly and  
southwesterly, along the westerly line of said Addition and said curve,  
an arc distance of 227.77 feet to the P.T. of said curve; thence  
S 48° W, along the westerly line of said Addition, 90 feet to the P.C.  
of a curve to the right, having a radius of 900 feet and a central  
angle of 07°35'; thence southwesterly, along the westerly line of said  
Addition and said curve, an arc distance of 119.12 feet to the P.R.C.  
of a curve to the left, having a radius of 157.48 feet; thence south-  
westerly, along the westerly line of said Addition and said curve,  
an arc distance of 50 feet; thence  
N 52°36'30" W, on a line radial to said curve, 150 feet; thence  
N 01°12'16" W, 180.05 feet; thence S 88°47'44" W, 295.82 feet  
thence N 02°34'51" E, 677.06 feet to the southeasterly right-of-way  
line of the Kansas Turnpike Authority Case No. A-54126; thence  
N 51°01'43" E, along said right-of-way line 544.07 feet to the north  
line of the NW1/4 of said Sec. 24; thence N 90° E, along the north  
line of said NW1/4, 190.28 feet to the place of beginning.  
Baughman Company, P.A.

Date \_\_\_\_\_ Surveyor  
Gregory F. Severns

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 to be  
known as "SCOTTSDALE AT SHADYBROOK FARM", Sedgwick County,  
Kansas. The utility easements are hereby granted as indicated for  
the construction and maintenance of all public utilities. The streets  
are hereby dedicated to and for the use of the public. Reserves  
"A", and "B" are hereby reserved for entry monuments, landscaping,  
and as street and utility easements. The Reserves shall be owned  
and maintained by a home owners association for the addition. All  
abutters rights of access to or from Central Ave., over and across  
the north line of Lot 11, 12, and 13 are hereby granted to the appro-  
priate governing body. Minimum Building Pad Elevation for the lowest  
opening to structures shall be as shown on the face of the plat.

Scott Land Developers, Inc.  
Donald M. Scott President

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this \_\_\_\_\_ day of \_\_\_\_\_ 1992, by Donald M.  
Scott, President of Scott Land Developers, Inc., on behalf of the corp-  
oration.

My App't. Exp. \_\_\_\_\_ Notary Public

This plat of "SCOTTSDALE AT SHADYBROOK  
FARM, Sedgwick County, Kansas has been submitted and approv-  
ed by the Wichita-Sedgwick County Metropolitan Area Planning Com-  
mission, Wichita, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_ 1992.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

\_\_\_\_\_  
Chairman  
Christopher J. Goebel

\_\_\_\_\_  
Secretary  
Marvin S. Kraut

This plat approved and all dedications shown  
hereon accepted by the City Council of the City of Wichita, Kansas,  
this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

\_\_\_\_\_  
Mayor  
Frank Ojile

\_\_\_\_\_  
City Clerk  
Pat Burnett

This plat approved and all dedications shown  
hereon accepted by the Board of County Commissioners of Sedgwick  
County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

\_\_\_\_\_  
Chairman  
Betsy Gwin

\_\_\_\_\_  
Chairman Pro-Tem  
Mark F. Schroeder

\_\_\_\_\_  
Commissioner  
Billy Q. McCray

\_\_\_\_\_  
Commissioner  
Paul W. Hancock

\_\_\_\_\_  
Commissioner  
Bernard A. Hentzen

\_\_\_\_\_  
County Clerk  
Don Wright

Entered on transfer record, this \_\_\_\_\_ day  
of \_\_\_\_\_ 19\_\_\_\_

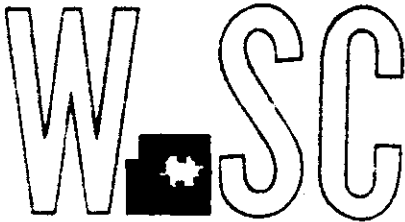
\_\_\_\_\_  
County Clerk  
Don Wright

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_ 1992, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly re-  
corded.

\_\_\_\_\_  
Register of Deeds  
Pat Kettler

\_\_\_\_\_  
Deputy  
Ed Resa

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

November 20, 1992

Bill Yung Design  
4912 East 29th Street North  
Wichita, KS 67220

Re: S/D 92-43 SCOTTSDALE AT SHADYBROOK FARMS ADDITION (Final  
Plat)

Dear Mr. Yung:

At the regular meeting of the Metropolitan Area Planning Commission on November 19, 1992, 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 November 16, 1992.

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: Scott Land Developers, Inc., P. O. Box 781528, Wichita, KS  
67278  
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Since this guarantee will involve a County system, such guarantees shall be submitted to the County. The applicant is advised to meet with the County to discuss sewer fees.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Since water in this case is from the City of Wichita guarantees will be submitted to Wichita. Further since this property will utilize a City of Wichita water supply line in Central, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- C. The applicant shall guarantee the paving of the proposed interior streets. As an urban scale development within the urbanizing area of the County, the required paving shall be to the urban standard.
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. If petitions are submitted to both the City and County, separate certificates of petition shall also be submitted for the City and County.
- G. 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.
- H. 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.
- I. On the final plat tracing the MAPC signature block shall be amended to indicate L. O. Breckenridge Jr. as Chairman.
- J. The applicant's agent needs to provide Planning with information to indicate if the KG&E right-of-way agreement and sanitary sewer

**METROPOLITAN AREA PLANNING COMMISSION**

November 19, 1992

STAFF REPORT

(Final Plat Approved 11/12/92, Preliminary Plat Approved (3-1),  
10/15/92)

CASE NUMBER: S/D 92-43 - SCOTTSDALE AT SHADYBROOK FARMS ADDITION

OWNER/APPLICANT: Scott Land Developers, Inc., P. O. Box 781528, Wichita, KS 67278

SURVEYOR/ENGINEER: Bill Yung Design, 4912 East 29th Street North, Wichita, KS 67220

LOCATION: South of Central on the west side of Stagecoach

SITE SIZE: 14.6 acres

NUMBER OF LOTS

Residential:	21
Office:	
Commercial:	
Industrial:	
Total:	21

MINIMUM LOT AREA: 20,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:

