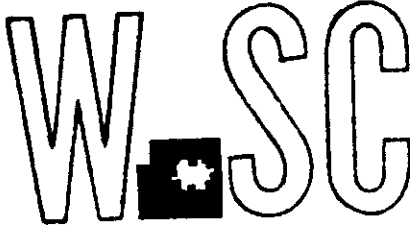


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4561

September 30, 1991

Terry Smith
Bill G. Yung Design
4912 E. 29th St. N., Suite 1
Wichita, KS 67220

Re: S/D 91-37 (Final Plat) Foliage 2nd Addition

Dear Terry:

At the regular meeting of the Metropolitan Area Planning Commission on September 26, 1991, 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 September 23, 1991.

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.

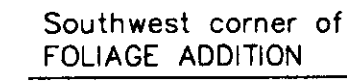
Sincerely,

Don Losew
Senior Planner

cc: Foliage Development, Inc., 3705 E. Douglas, Wichita, KS 67218
Mike Lindebak, City Engineer

FILE COPY

FINAL PLAT OF



$\Delta = 45^{\circ}55'58''$
 $R = 182.00'$
 $L = 145.91'$
 $LC = 142.03'$
 $BRG = S\ 08^{\circ}02'$

$$\begin{aligned}\Delta &= 40^{\circ}01'24'' \\ R &= 230.05' \\ L &= 160.70' \\ LC &= 157.45' \\ BRG &= S 10^{\circ}59' E\end{aligned}$$

$\Delta = 10^{\circ}00'00''$
 $R = 670.13'$
 $L = 116.96'$
 $LC = 116.81'$
 $BRG = S\ 04^{\circ}01'14''\ E$

$\Delta = 35^{\circ}00'00''$
 $R = 208.00'$
 $L = 127.06'$
 $LC = 127.06'$
 $BRG = S\ 16^{\circ}31'14''\ E$

$\Delta = 34^{\circ}00'04''$
 $R = 195.54'$
 $L = 116.04'$
 $LC = 114.34'$
 $BRG = S\ 17^{\circ}01'12''\ E$

A tract of land lying in the East Half of the Southeast Quarter, Section 8, Township 27 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point on the West line and 30.00 feet North of the Southwest corner of said East Half; thence N 60° 00' 10" E, 1050.28 feet along said West line to the Southwest corner of Lot 2, Block 1, FOLIAGE, an addition to Wichita, Sedgewick County, Kansas; thence S 00° 00' 00" E, 404.89 feet along the South line of said FOLIAGE, to the Southeast corner of Lot 1, Block 1, of said FOLIAGE, and to a point on a curve to the left; thence along said curve 94.60 feet, said curve having a central angle of 45° 55' 58", a radius of 118.00 feet, and a long chord of 92.09 feet, bearing N 08° 02' 11" E; thence N 75° 04' 02" E, 84.00 feet along the South line of Reserve A as platted in said FOLIAGE and to a point on a curve to the right; thence along said curve 148.91 feet, said curve having a central angle of 45° 55' 58", a radius of 182.00 feet, and a long chord of 142.04 feet, bearing S 08° 02' 11" W to a point on a curve to the left; thence along said curve 160.70 feet, said curve having a central angle of 40° 01' 24", a radius of 230.05 feet, and a long chord of 167.45 feet, bearing S 10° 58' 28" W to a point on a curve to the right; thence along said curve 118.95 feet, said curve having a central angle of 10° 00' 00" E, a radius of 670.13 feet, and a long chord of 118.61 feet, bearing S 04° 01' 14" E; thence S 00° 55' 48" W, 171.60 feet to a point on a curve to the left; thence along said curve 127.05 feet, said curve having a central angle of 35° 00' 00", a radius of 208.00 feet, and a long chord of 128.09 feet, bearing S 16° 31' 14" E; thence S 34° 01' 14" E, 67.80 feet to a point on a curve to the right; thence along said curve 118.04 feet, said curve having a central angle of 34° 00' 04", a radius of 195.54 feet, and a long chord of 114.34 feet, bearing S 17° 01' 12" E; thence S 00° 00' 10" W, 280.00 feet to a point lying 30.00 feet North of the South line of said East Half; thence S 89° 58° 55" W, 843.94 feet parallel with said South line to the point of beginning.

The utility easements recorded on Film 518, Page 847, Film 476, Page 288, and Film 479, Page 666 located within the above described property are being vacated by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1991.

Forrest H. Bengtson, P.E., R.L.S. #822
Mr. Karl's Engineering Consultants, P.A.
3800 N. Rock Road, Building #500
Wichita, KS

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, a block, streets, and a reserve the same to be known as "COLAGE SECOND ADDITION", an addition to Wichita, Sedgewick County, Kansas. Easements for the construction and maintenance of public utilities as indicated on the accompanying plat, are hereby granted. All abutters rights of access to and from 13th Street North over and across the South line of Lot 1, Block 1, are hereby granted to the City of Wichita, Kansas. Reserve A is platted for the use of private streets and drainages, sidewalks, fire lanes, construction and maintenance of public utilities, parking, open space, and private drives.

FOLIAGE DEVELOPMENT, INC.

BY: Kevin Daves, President

STATE OF KANSAS)
) ss.
 SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1991, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin Daves, President of Foliage Development, Inc., personally known to me 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.

Notary Public

My appointment expires:

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1991, before me the undersigned, a Notary Public in and for the County and State aforesaid, came C. Robert Buford, personally known to me 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.

Notary Public

My appointment expires: _____

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

Dated this _____ day of _____, 1991.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
George Sherman

_____, SECRETARY
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1991.

_____, MAYOR
Bob Knight

_____, DEPUTY CITY CLERK
Pat Burnett

Enter on transfer record this _____ day of _____, 1991.

_____, COUNTY CLERK
Don Wright

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1991.

Pat Kettler, REGISTER OF DEEDS

_____, DEPUTY
Ed Rosa

- J. Complete access control shall be indicated to 13th Street North across this plat's south line, as has been indicated in the plat-tor's text.
- K. Prior to this plat being scheduled for City Council review, let-ters shall be obtained from KPL and KG&E indicating that satisfac-tory arrangements have been made for the relocation of the 4-inch gas line and KG&E line located in the eastern portion of this site.
- L. Prior to release of the plat for recording, the applicant shall submit a letter to Planning indicating that the structure within the easement along the north line of this plat has been removed.
- M. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject prop-erty.
- N. 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 signa-ture.
- O. 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 316-946-4527) prior to development of the plat so that the type of delivery and the tentative mailbox locations can be determined.
- P. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(c)].
- Q. The title report submitted with this final plat indicates unpaid taxes for the second half of 1990 which must be paid prior to recording this plat. Proof of change in ownership of the land from PMA, Inc. to Foliage Development, Inc. shall be submitted to Planning prior to scheduling this plat for City Council review. Copies of the easements referenced in items 16, 19, 21, 22, and 26 of Schedule B, Section II shall be submitted to Planning prior to scheduling this plat for City Council review.

September 26, 1991

STAFF REPORT

(Final Plat Approved 9/19/91; Preliminary Plat Approved 8/22/91)

CASE NUMBER: S/D 91-37 - FOLIAGE 2ND ADDITION

OWNER/APPLICANT: Foliage Development, Inc., 3705 E. Douglas,
Wichita, KS 67218

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, 3500 North
Rock Road, #800, Wichita, KS 67226

LOCATION: North of 13th St. North and west of Webb Road.

SITE SIZE: 11 Acres

NUMBER OF LOTS

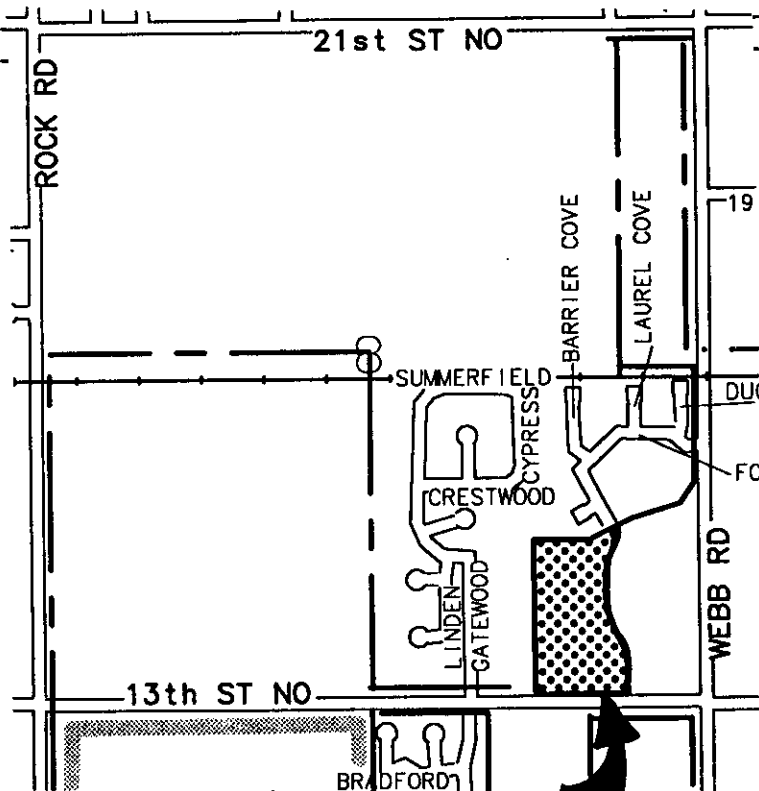
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R-1" Suburban Residential (County)

PROPOSED ZONING: "AA" One Family Dwelling (City)

VICINITY MAP:



RECOMMENDATION: Approve the request, subject to the following conditions:

- A. Prior to this plat being submitted for City Council review, the annexation of this property shall be completed. The annexation ordinance was on first reading 9-10-91.
- B. The applicant is advised that in order to allow for the townhouse development being considered for a portion of this site, a C.U.P. will need to be approved. The C.U.P. is also the means by which private streets are now typically allowed, such private streets being shown as reserves in the subsequent plat.

Since platting typically follows submission of the C.U.P. and allows the plat to be developed based on the conditions established by the C.U.P., the submission of this plat may not reflect conditions eventually established by the C.U.P. Consequently, this site may need to be replatted to reflect or correct any such differences.

- C. The name of the private street within Reserve A shall be shown on the final plat tracing. It is assumed the applicant will want the name "Foliage" which would be acceptable, since the addressing for the existing portion of Foliage is north-south numbering.
- D. The applicant shall guarantee the paving of the private street to the 35-foot public standard for streets with 64 feet of right-of-way. Since the street is private, the guarantee cannot be by petition.
- E. The applicant shall guarantee the relocation of the water line located along the east line of the plat.
- F. The applicant shall guarantee the drainage improvements required by the platting of this property. These improvements may be included with the private street paving guarantee.
- G. Certain storm sewer improvements have been started for this site. However, if this plat is to be completed prior to completion of those improvements, a guarantee will need to be submitted to assure completion.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitioners shall be submitted to the Planning Department for recording.
- I. As indicated by the drainage plan, off-site drainage easements are required for this site. These easements shall be obtained by separate instrument and submitted to City Engineering for review, and subsequently to Planning for recording.