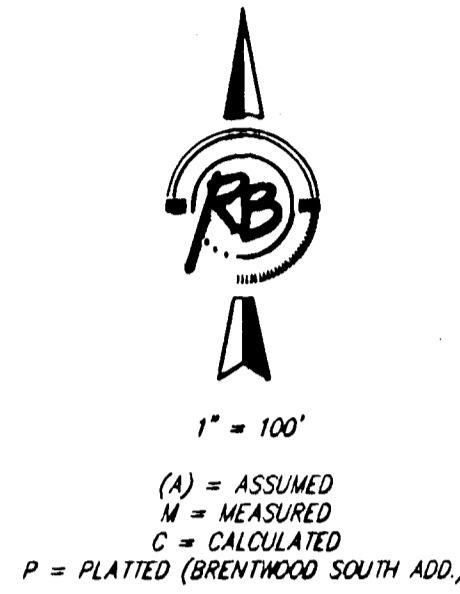
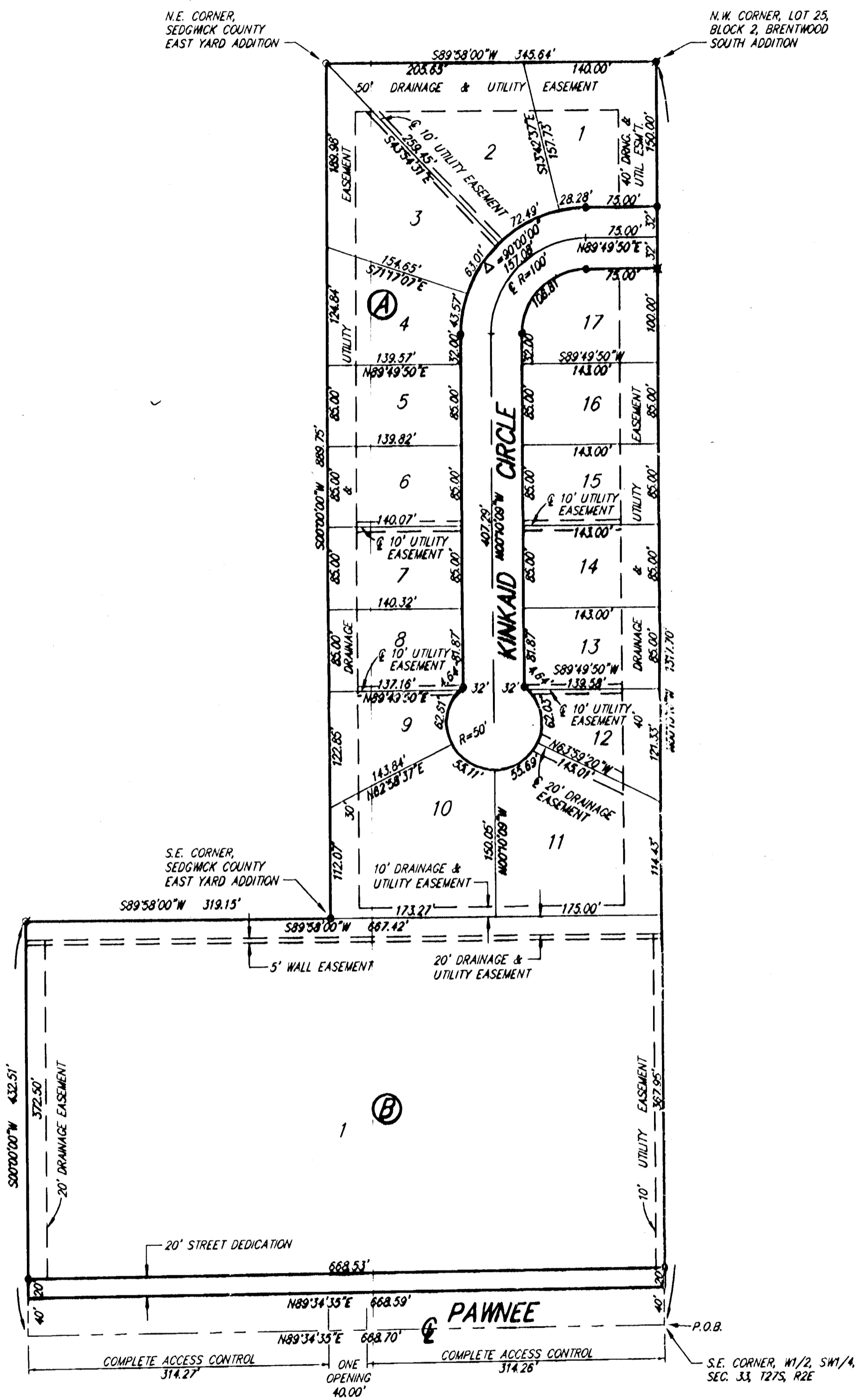


BRENTWOOD SOUTH 2ND ADDITION

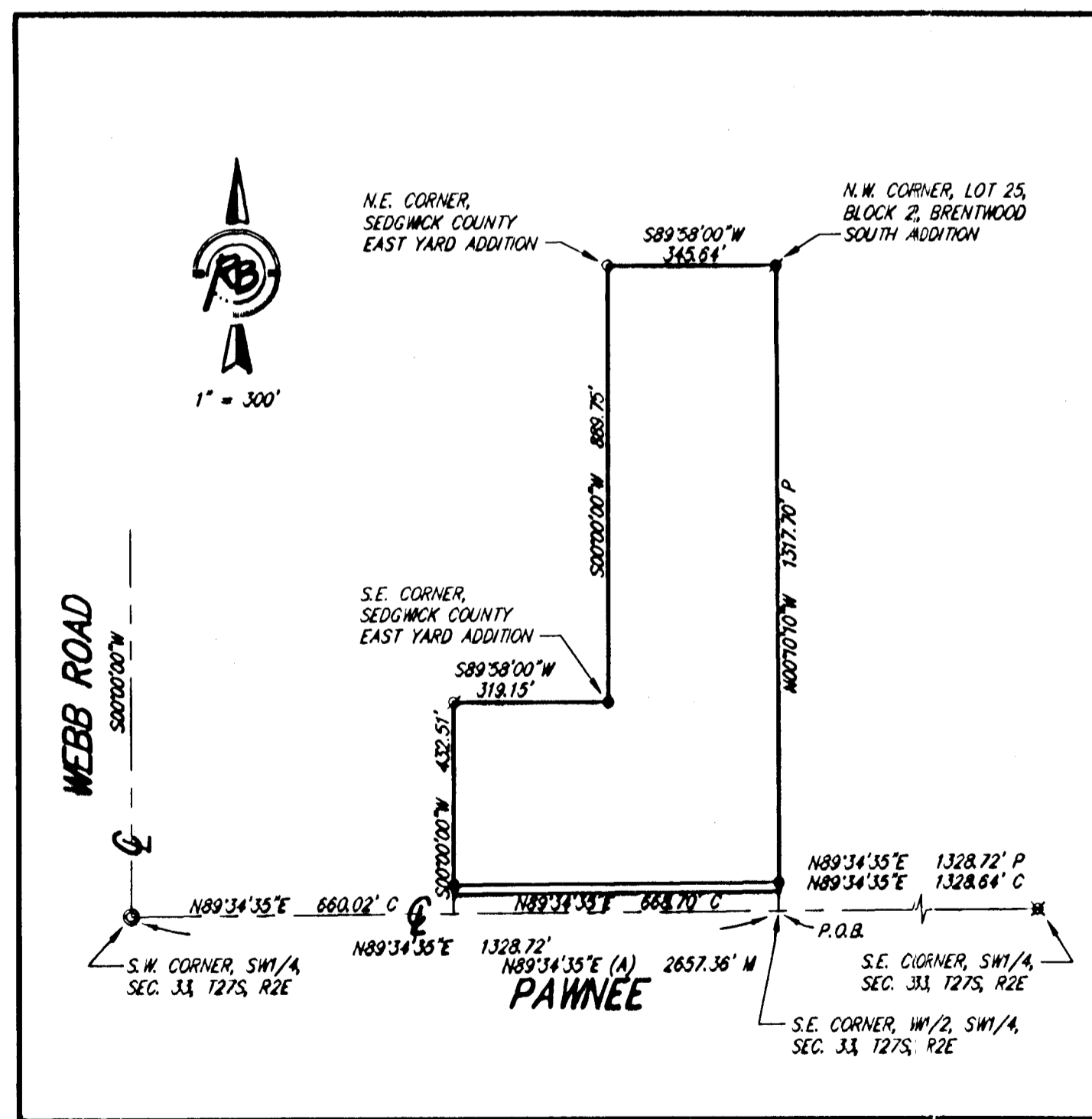
Wichita, Sedgwick County, Kansas



- SURVEY MARKER LEGEND**
- = 1/2" IRON PIPE
 - ◉ = 1/2" IRON PIPE IN THIMBLE
 - ⊗ = 1/2" REBAR W/BAUGHMAN CAP
 - ⊗ = 5/8" REBAR W/CAP
 - ⊗ = 1/2" REBAR W/R&B CAP (FOUND)
 - ⊗ = 5/8" REBAR W/S&B CAP (FOUND)
 - ⊗ = 5/8" REBAR W/R&B CAP (SET)

BENCH MARK: COW BENCHMARK AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CRANBROOK AND SKINNER ELEV.=1360.03 (M.S.L.)

ON SITE BENCH MARK: R.R. SPIKE ON EAST FACE OF POWER POLE 1,215 FEET EAST AND 46 FEET NORTH OF THE S.W. CORNER, SEC. 33, T27S, R2E ELEV.=1368.99 (M.S.L.)



State of Kansas) SS
Sedgwick County)

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "BRENTWOOD SOUTH 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

LEGAL DESCRIPTION:

That part of the W1/2 of the SW1/4 of Sec. 33, T27S, R2E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the southwest corner of said W1/2; thence N89°34'35"E along the south line of said W1/2, 1328.72 feet to the southeast corner of said W1/2 for a place of beginning; thence N00°10'10"W along the east line of said W1/2, 1317.70 feet to the northwest corner of Lot 25, Block 2, Brentwood South Addition, Wichita, Sedgwick County, Kansas; thence S89°58'00"W, 345.64 feet to the northeast corner of Sedgwick County East Yard Addition, Sedgwick County, Kansas; thence S00°00'00"W, 889.75 feet to the southeast corner of said Addition; thence S89°58'00"W along the south line of said Addition, 319.15 feet; thence S00°00'00"W, parallel with the west line of said W1/2, 432.51 feet to the south line of said W1/2; thence N89°34'35"E along the south line of said W1/2, 668.70 feet to the place of beginning, EXCEPT the south 40.00 feet for right of way.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512(b).

Ruggles & Bohm, P.A.

Thomas C. Ruggles
Land Surveyor

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 and a Street to be known as "BRENTWOOD SOUTH 2ND ADDITION", Wichita, Sedgwick County, Kansas. Utility easements are hereby granted for the construction and maintenance of all public utilities. Drainage easements is hereby granted to the public as indicated for drainage purposes. The wall easement is hereby granted for the construction and maintenance of a screening wall. Utilities and services are allowed to cross the wall easements. The streets are hereby dedicated to and for the use of the public. Access Controls as indicated are hereby granted to the appropriate governing body. A drainage plan has been developed for this plat; all drainage easements shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

Brentwood Development, Inc.

Stephen G. Miller
President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 18 day of March, 2004, by Stephen G. Miller, President of Brentwood Development, Inc., on behalf of the corporation.

Judy E. Lashley
Notary Public

My appointment expires 3/22/05

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "BRENTWOOD SOUTH 2ND ADDITION", Wichita, Sedgwick County, Kansas, this 18th day of March, 2004.

Garden Plain State Bank

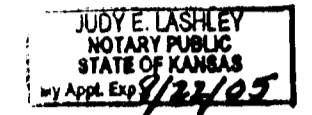
Patrick F. Waldon
President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 18 day of March, 2004, by Patrick F. Waldon, President of Garden Plain State Bank on behalf of the Bank.

Judy E. Lashley
Notary Public
Judy E. Lashley

My appointment expires 3/22/05



This plat of "BRENTWOOD SOUTH 2ND ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 18 day of March, 2004.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Ronald L. Marnell
Chairman

John L. Schlegel
Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 18 day of March, 2004.

At the Direction of the City Council

Carlos Mayans
Mayor

Karen Schofield
City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 18 day of March, 2004.

Tricia L. Robello, LS #1246
Deputy County Surveyor
Sedgwick County Kansas

Entered on transfer record this 18 day of March, 2004.

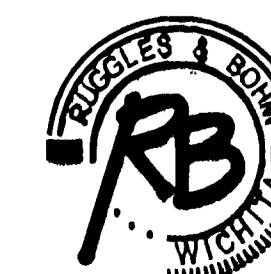
Don Brace
County Clerk

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 18 day of March, 2004, at 10 o'clock A.M., and is duly recorded.

Bill Meek
Register of Deeds

Linda Kizzire
Deputy



Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning

DWG FILE: FINAL PLAT
PROJECT NO. 2438P
MARCH 9, 2004

924 North Main
Wichita, Kansas 67203
www.rbkansas.com

(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com



Wichita-Sedgwick County Metropolitan Area Planning Department

February 19, 2004

Chris Bohm
Ruggles and Bohm
924 N. Main Street
Wichita, KS 67203

RE: SUB 2003-139 -- Final Plat of Brentwood South Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 19, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated February 13, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

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Wichita-Sedgwick County Metropolitan Area Planning Department

February 13, 2004

Chris Bohm
Ruggles and Bohm
924 N. Main Street
Wichita, KS 67203

RE: SUB 2003-139 -- Final Plat of Brentwood South Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 12, 2004, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering advises that additional drainage easements may be needed based upon applicant's drainage plan.
- E. County Engineering has requested a guarantee for right and left turns into the commercial lot based on need.
- F. The plat proposes one access opening along Pawnee. The access controls are approved.
- G. The Applicant shall guarantee the paving of the proposed streets.
- H. The commercial lot needs to be relabeled since Lot 1, Block A has been designated for a residential lot.
- I. The plat's text shall include reference to "a block" in the owner's certificate.

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T 316.268.4421 **F** 316.268.4390

www.wichita.gov

- J. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- K. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- L. 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.)
- M. 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.
- N. 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 316-945-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. 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 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.
- P. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on all projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- T. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

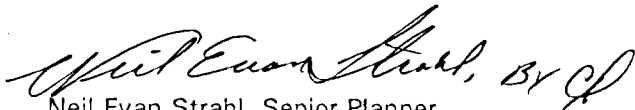
SUB 2003-139 -- Final Plat of Brentwood South Second Addition
February 13, 2004
Page 3

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, February 19, 2004. The meeting will begin at 12:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.


Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Brentwood Development, Inc. 527 N. Forestview, Wichita, KS 67235
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

STAFF REPORT

(Final Plat Approved 2/12/04; Preliminary Plat Approved 12/18/03)

CASE NUMBER: SUB 2003-139 -- BRENTWOOD SOUTH SECOND ADDITION

OWNER/APPLICANT: Brentwood Development, Inc., 527 N. Forestview, Wichita, KS 67235

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., Attn: Chris Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: North side of Pawnee, East of Webb Road

SITE SIZE: 12.76 Acres

NUMBER OF LOTS

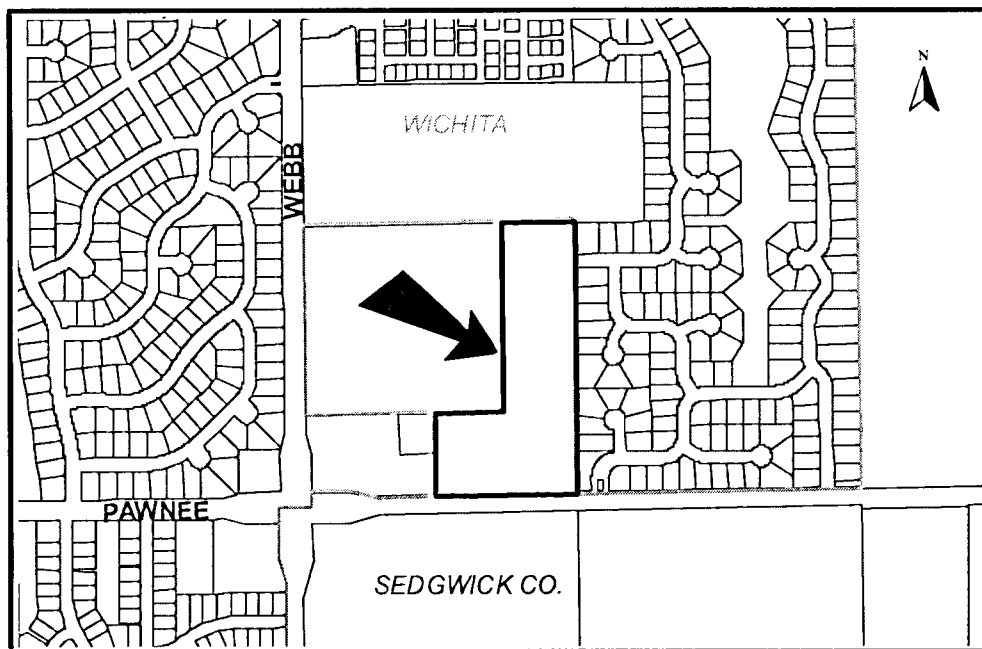
Residential:	17
Office:	
Commercial:	1
Industrial:	
Total:	<u>18</u>

MINIMUM LOT AREA: 11,390 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: TF-3, Two-Family Residential; LC, Limited Commercial

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The applicant requests a zone change from SF-20, Single-Family Residential to TF-3, Two-Family and LC, Limited Commercial.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering advises that additional drainage easements may be needed based upon applicant's drainage plan.
- E. County Engineering has requested a guarantee for right and left turns into the commercial lot based on need.
- F. The plat proposes one access opening along Pawnee. The access controls are approved.
- G. The Applicant shall guarantee the paving of the proposed streets.
- H. The commercial lot needs to be relabeled since Lot 1, Block A has been designated for a residential lot.
- I. The plattor's text shall include reference to "a block" in the owner's certificate.
- J. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
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- L. 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.)
- M. 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.

SUB 2003-139 -- Final Plat of BRENTWOOD SOUTH SECOND ADDITION
February 19, 2004 - Page 3

- N. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
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