

PRAIRIE POINTE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

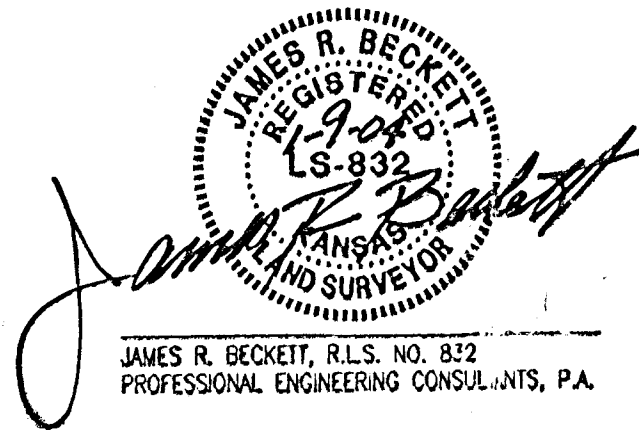
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN FORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 31st DAY OF March, 2004, WE HAVE SURVEYED AND PLATTED PRAIRIE POINTE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

THAT PART OF THE S1/2, SE1/4, SECTION 30, T26S, R1W, OF THE 6TH P.M., WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE BEARING S88°57'47"W ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 960.03 FEET TO THE POINT OF BEGINNING; THENCE BEARING S88°57'47"W ALONG THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 1682.82 FEET TO THE WEST LINE OF SAID SE1/4; THENCE BEARING N00°16'39"W ALONG THE WEST LINE OF SAID SE1/4 A DISTANCE OF 1320.88 FEET TO THE N.W. CORNER OF THE S1/2 OF SAID SE1/4; THENCE BEARING N88°59'42"E ALONG THE NORTH LINE OF THE S1/2 OF SAID SE1/4 A DISTANCE OF 1875.00 FEET; THENCE BEARING S00°37'00"E A DISTANCE OF 920.02 FEET; THENCE BEARING S88°59'42"W A DISTANCE OF 200.00 FEET; THENCE BEARING S00°37'00"E A DISTANCE OF 399.84 FEET TO THE POINT OF BEGINNING.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED BY VIRTUE OF KSA 12-512(b) AMENDED.



MINIMUM OPENINGS	ELEVATION (M.G.V.D.)	CITY DATA
BLOCK 1		
LOTS 4-8, 13-18, 40-42	1359.0	171.6
LOT 39	1360.0	172.6
LOTS 1-3, 7, 17, 24	1360.5	173.1
LOTS 8-12, 18-23	1361.9	174.5
LOT 25	1361.6	174.2
LOTS 28-30	1362.3	174.9
LOTS 26-27, 31-37	1362.6	175.2
BLOCK 2		
LOTS 1-6	1359.0	171.6
LOTS 7-10	1360.0	172.6
LOTS 11-12	1361.0	173.6
LOT 13	1362.0	174.6
BLOCK 3		
LOTS 1-10	1360.5	173.1
BLOCK 4		
LOTS 1-33	1360.5	173.1
BLOCK 5		
LOTS 14-17	1361.6	174.2
LOTS 11-13	1362.0	174.6
LOTS 7-10	1362.7	175.3
LOTS 1-6	1363.8	176.4

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE STREET DEDICATION ALONG 37TH STREET NORTH IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ADJUTERS' RIGHT OF ACCESS TO AND FROM 37TH STREET NORTH OVER AND ACROSS THE SOUTH PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO 37TH STREET NORTH AT THREE LOCATIONS AS SHOWN.

THE 5-FOOT WALL EASEMENT AS SHOWN ALONG 37TH STREET NORTH AND ON LOT 38, BLOCK 1, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENTS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

RESERVES "B" AND "C" ARE HEREBY PLATTED FOR DRAINAGE, LAKES, LANDSCAPING, RECREATIONAL USES AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" AND "D" ARE HEREBY PLATTED FOR LANDSCAPING, ENTRY MONUMENTS, DRAINAGE, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "D" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN PRAIRIE POINTE.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBTSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND RESERVES, THE SAME TO BE KNOWN AS PRAIRIE POINTE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:
JAMES L. SMITH REVOCABLE TRUST

Thelma Ruth Smith
THELMA RUTH SMITH, TRUSTEE

THELMA RUTH SMITH REVOCABLE TRUST

Thelma Ruth Smith
THELMA RUTH SMITH, TRUSTEE

BOOT-SCHILL, LLC

Marvin Schellenberg
MARVIN SCHELLENBERG, MEMBER

PRAIRIE POINTE DEVELOPMENT, L.L.C.

Marvin Schellenberg
MARVIN SCHELLENBERG, MANAGING PARTNER

MARVIN SCHELLENBERG

Marvin Schellenberg
MARVIN SCHELLENBERG, FEE OWNER

ANDREA SCHELLENBERG

Andrea Schellenberg
ANDREA SCHELLENBERG, FEE OWNER

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF March, 2004, BY THELMA RUTH SMITH, TRUSTEE OF THE JAMES L. SMITH REVOCABLE TRUST.

Mary A. Farrar
MARY A. FARRAR
MY APPOINTMENT EXPIRES: 2/27/08

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF March, 2004, BY THELMA RUTH SMITH, TRUSTEE OF THE THELMA RUTH SMITH REVOCABLE TRUST.

Mary A. Farrar
MARY A. FARRAR
MY APPOINTMENT EXPIRES: 2/27/08

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF March, 2004, BY MARVIN SCHELLENBERG, MEMBER OF BOOT-SCHILL, LLC.

Mary A. Farrar
MARY A. FARRAR
MY APPOINTMENT EXPIRES: 2/27/08

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF March, 2004, BY MARVIN SCHELLENBERG, MANAGING PARTNER OF PRAIRIE POINTE DEVELOPMENT, L.L.C.

Mary A. Farrar
MARY A. FARRAR
MY APPOINTMENT EXPIRES: 2/27/08

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF March, 2004, BY MARVIN SCHELLENBERG, FEE OWNER.

Mary A. Farrar
MARY A. FARRAR
MY APPOINTMENT EXPIRES: 2/27/08

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF March, 2004, BY ANDREA SCHELLENBERG, FEE OWNER.

Mary A. Farrar
MARY A. FARRAR
MY APPOINTMENT EXPIRES: 2/27/08

WE, LEGACY BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATING OF PRAIRIE POINTE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Brad S. Yeager
BRAD YEAGER, SENIOR VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF March, 2004, BY BRAD YEAGER, SENIOR VICE PRESIDENT OF LEGACY BANK.

Lisa A. Piska
LISA A. PISKA
MY APPOINTMENT EXPIRES: 01-12-2005

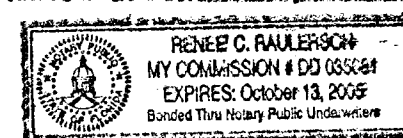
WE, WASHINGTON MUTUAL BANK, F.A. HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATING OF PRAIRIE POINTE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Renée C. Raulerson
RENEE C. RAULERSON, D.P.

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF March, 2004, BY Renée C. Raulerson, F.A.

Renée C. Raulerson
RENEE C. RAULERSON
MY APPOINTMENT EXPIRES: 01/26/05



THIS PLAT OF PRAIRIE POINTE HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2004.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

RONALD L. WARELL, CHAIR

JOHN L. SCHLEGEL, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2004.

TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2004.

CARLOS MAYANS, MAYOR

KAREN SCHOFIELD, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2004.

DON BRACE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2004.

BILL WEEK, REGISTER OF DEEDS

LINDA KIZZIRE, DEPUTY

PRAIRIE POINTE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Center of
Sec. 30, T26S, R1W
Found Stone 30" Deep
Reset 3/4" Pipe
w/PEC Cap

E 1/4 Corner, Sec. 30
Twp. 26S, R1W
Found #4 Bar w/ Moehring
Cap

N.E. Cor., SE 1/4, SE 1/4
Sec. 30, T26S, R1W
No Monument Found

SCALE: 1" = 100'

• = 1/2" REBAR WITH PEC CAP UNLESS OTHERWISE NOTED

BENCHMARKS:

- BM 21-A CHISELED SQUARE ON NORTH END 30"x19" RCP ON WEST SIDE OF TRIPLE PIPE AT THE NORTHWEST CORNER OF 37TH ST. NORTH AND MAIZE ROAD.
ELEV. = 1354.18 N.G.V.D. (166.78 CITY DATUM)
- BM 21-C STEP NAILS ON NORTH FACE OF CORNER POST ON SOUTH SIDE OF 37TH ST. NORTH 950'± WEST OF 37TH ST. NORTH AND MAIZE ROAD.
ELEV. = 1356.24 N.G.V.D. (168.84 CITY DATUM)
- BM 21-D CHISELED SQUARE ON CONCRETE BASE OF BRICK FENCE POST ON SOUTH SIDE OF 37TH ST. NORTH 1070'± EAST OF 1/2 MILE LINE.
ELEV. = 1355.56 N.G.V.D. (168.16 CITY DATUM)
- BM 21-E CHISELED SQUARE ON CONCRETE BASE OF BRICK FENCE POST ON SOUTH SIDE OF 37TH ST. NORTH 440'± EAST OF 1/2 MILE LINE.
ELEV. = 1357.01 N.G.V.D. (169.61 CITY DATUM)

S.W. Cor. SE 1/4 of
Sec. 30, Twp. 26S, R1W
Found 1" Iron Pipe

S.E. Corner
Sec. 30, T26S, R1W
Found 1/2" Rebar
w/ Moehring Cap



Wichita-Sedgwick County Metropolitan Area Planning Department

June 5, 2003

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-48 -- One-Step Final Plat of Prairie Pointe Addition

At the regular meeting of the Metropolitan Area Planning Commission on June 5, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat subject to the conditions outlined in the staff report previously mailed on May 30, 2003, with the following revisions:

- A. Item "H" shall be deleted;
- B. Item "O" shall read: Prairie Pointe shall be renamed upon future determination by the Street Address Committee. Stoney Point shall be renamed to Manchester.

In addition, 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, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

May 30, 2003

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-48 -- One-Step Final Plat of Prairie Pointe Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 29, 2003, the above captioned plat was considered. The action of the Committee was to deny the one-step final plat.

NOTE: Please see the attached staff report as revised by the Metropolitan Area Planning Department's staff.

This case will be forwarded to the Planning Commission for consideration on Thursday, June 5, 2003, at 1:30 p.m.

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

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Thelma R. Smith of James L. Smith Rev. Trust, 1002 N. Cardington, Wichita, KS 67212
Boot-Shell, LLC, 7926 W. 21st Street No., Wichita, KS 67205
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

STAFF REPORT
(One-Step Final Plat Approved 5/29/03)

CASE NUMBER: SUB 2003-48 -- PRAIRIE POINTE ADDITION

OWNER/APPLICANT: Thelma R. Smith of James L. Smith Rev. Trust, 1002 N. Cardington, Wichita, KS 67212; (contract purchaser) Boot-Shell, LLC, 7926 W. 21st N, Wichita, KS 67205

SURVEYOR/ENGINEER: PEC, P.A., 303 S. Topeka, Wichita, KS 67202

LOCATION: North side of 37th St. North, West of Maize Road

SITE SIZE: 53 acres

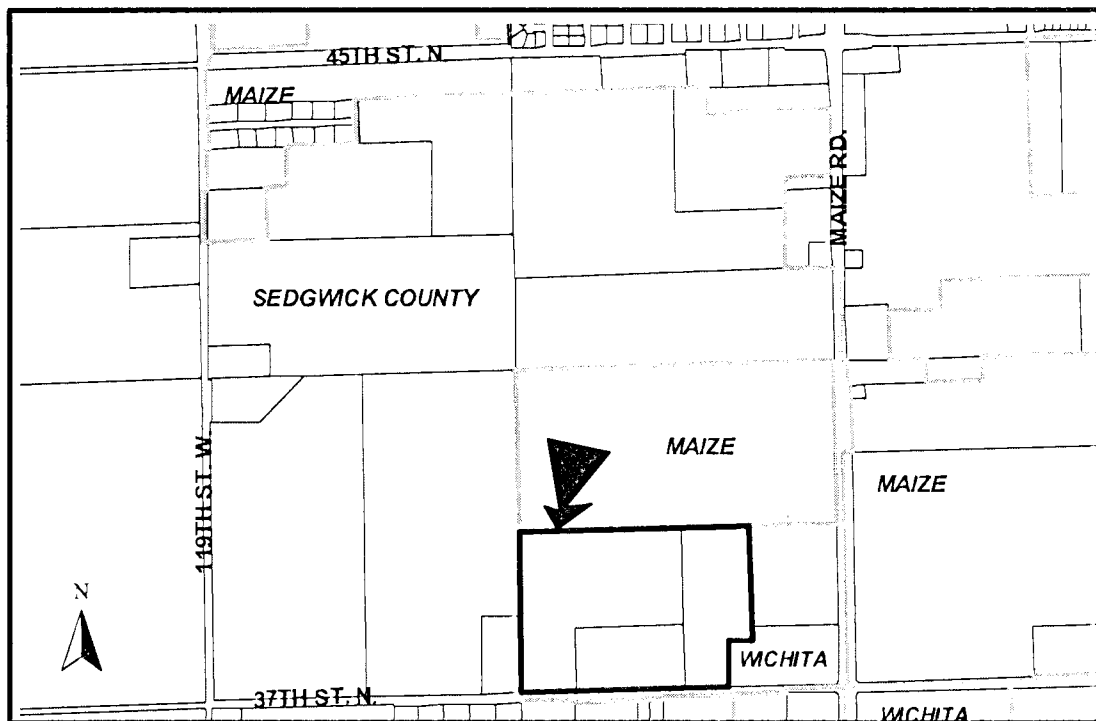
NUMBER OF LOTS

Residential:	116
Office:	
Commercial:	
Industrial:	
Total:	<u>116</u>

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP

NOTE: This is an unplatted site located within the City of Wichita.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering requests a drainage plan to review impact upon the County road right-of-way. City Engineering has approved the drainage plan. A guarantee is required.
- D. Traffic/County Engineering needs to comment on the need for any improvements to perimeter streets. Traffic Engineering has requested a petition for contingent left turn lanes.
- E. The plat proposes complete access control along the plat's frontage to 37th St. North with two openings for street entrances.
- F. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- G. The Applicant shall provide a petition to the City for paved access of 37th St. North from Maize Road to the first entrance.
- H. Traffic Engineering and MAPD requests a street stub extending to the west located north of Lot 8, Block 2 providing future access to adjoining tracts.
- I. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.
- J. If any of the intended recreational uses for the reserves includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- K. 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.
- L. 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 the governing body.

SUB 2003-48 -- One-Step Final Plat of PRAIRIE POINTE ADDITION
June 5, 2003 - Page 3

- M. 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.
- N. The wall easement shall be referenced in the plat's text.
- O. **GIS** needs to comment on the plat's street names. *Revised street names are needed for Prairie Pointe and Stoney Point.*
- P. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- Q. The plat's 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

SUB 2003-48 -- One-Step Final Plat of PRAIRIE POINTE ADDITION

June 5, 2003 - Page 4

- Y. 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. *Westar Energy and Aquila has requested additional easements.*
- Z. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.