

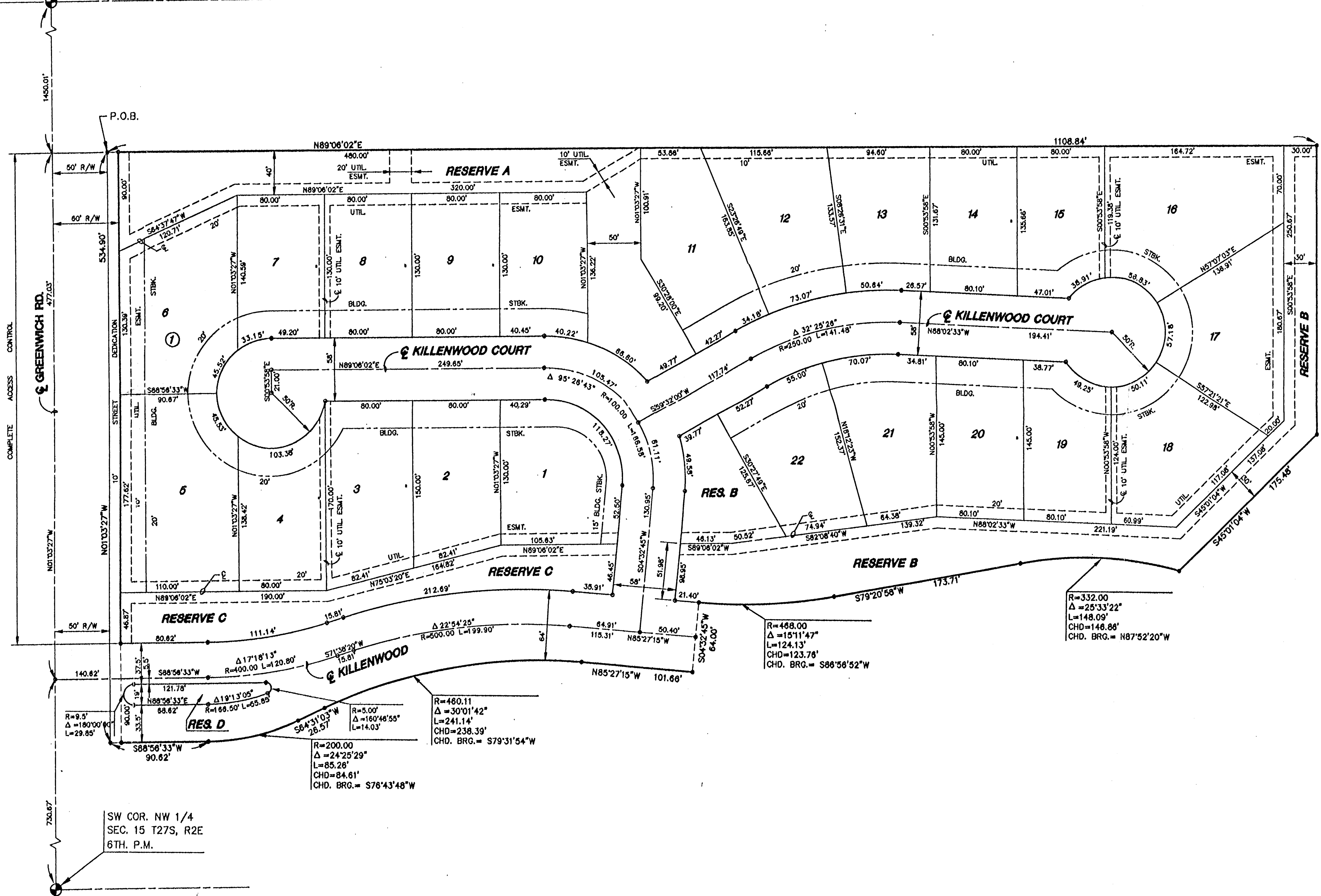
FINAL PLAT

KILLENWOOD POINTE ADDITION

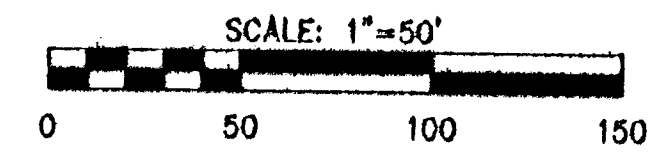
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NW COR. NW 1/4
SEC. 15, T27S, R2E
6TH. P.M.

13TH. STREET NORTH



*00-2-9
final
survey plat*



LEGEND

- = I.P.
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- D.&U.E. = DRAINAGE & UTILITY EASEMENT

R=332.00
Δ=25°33'22"
L=148.09'
CHD=148.86'
CHD. BRG.= N87°52'20"W

R=488.00
Δ=15°11'42"
L=124.13'
CHD=123.78'
CHD. BRG.= S88°56'52"W

R=480.11
Δ=30°01'42"
L=241.14'
CHD=238.39'
CHD. BRG.= S79°31'54"W

R=200.00
Δ=24°25'29"
L=85.28'
CHD=84.61'
CHD. BRG.= S76°43'48"W

R=9.5'
Δ=180°00'00"
L=29.85'

R=168.50'
Δ=19°13'05"
L=65.85'

SW COR. NW 1/4
SEC. 15 T27S, R2E
6TH. P.M.

FINAL PLAT
KILLENWOOD POINTE ADDITION
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "KILLENWOOD POINTE ADDITION", an addition to Wichita, Sedgwick County Kansas, into lots, a block, streets and reserves the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northwest Quarter, Section 15, Township 27 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence S01°03'27"E 1450.01 feet along the West line of said Northwest Quarter; thence N89°06'02"E, 50.00 feet to the point of beginning, said point being the Southwest corner of The Gateway Center Addition, an addition to Wichita, Sedgwick County, Kansas, thence N 89°06'02" E, 1108.84 feet; along the South line of said addition thence S 00°53'58" E, 263.38 feet; thence S 45°01'04" W, 175.48 feet to a point on a curve to the left; thence along said curve 148.09 feet, said curve having a central angle of 25°33'22", a radius of 332.00 feet, and a long chord of 146.86' bearing N87°52'20"W; thence S79°20'58"W, 173.71 feet to a point on a curve to the right; thence along said curve 124.13 feet, said curve having a central angle of 15°11'47", a radius of 468.00 feet, and a long chord of 123.76 feet, bearing S86°56'52"W; thence S04°32'45"W, 64.00 feet; thence N85°27'15"W, 101.66 feet to a point on a curve to the left; thence along said curve 241.14 feet, said curve having a central angle of 30°01'42", a radius of 460.11 feet and a long chord of 238.39 feet, bearing S79°31'54"W; thence S64°31'03"W, 26.57 feet; to a point on a curve to the right; thence along said curve 85.26 feet, said curve having a central angle of 24°25'29", a radius of 200.00 feet, and a long chord of 84.61 feet, bearing S76°43'48"W; thence S88°56'33"W, 90.62 feet to a point lying 50 feet East of the West line of said Northwest Quarter; thence N01°03'27"W, 534.90 feet parallel with said West line to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 21st day of June, 2000.



Gregory J. Allison, R.L.S. #1257
 MKEC Engineering Consultants, Inc.
 Wichita, Ks. 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, a block, streets and reserves the same to be known as "KILLENWOOD POINTE ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, and drainage are hereby granted to the public. The Streets are hereby dedicated to and for the use of the public, Reserves A, B, C, and D are platted for open space, landscaping and irrigation. Reserves A and B are also platted for drainage. Reserves C and D are also platted for monuments. All abutters right of access to or from Greenwich over and across the West line of "KILLENWOOD POINTE ADDITION," are hereby granted to the public as indicated on the face of the plat. A drainage plan has been developed for this plat and 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 storm water.

Willard J. Kiser Properties, L.L.C.

John L. Kiser, Manager

STATE OF KANSAS }
) ss.
 SEDGWICK COUNTY }

BE IT REMEMBERED, that on this 21st day of June, 2000, before me the undersigned, a Notary Public in and for the County and State aforesaid, came John L. Kiser, Manager Willard J. Kiser Properties, L.L.C., to me personally known 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: 9-27-2003

KISER GATEWAY L.L.C

John L. Kiser, Manager

STATE OF KANSAS }
) ss.
 SEDGWICK COUNTY }

BE IT REMEMBERED, that on this 21st day of June, 2000, before me the undersigned, a Notary Public in and for the County and State aforesaid, came John L. Kiser, Manager, Kiser Gateway L.L.C. to me personally known 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: 9-27-2003

This plat of "KILLENWOOD POINTE ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this ____ day of _____, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
 Francis S. Garofalo
 _____, Secretary
 Marvin S. Kraut

Consent is hereby given for the formation of a SANITARY SEWER DISTRICT within the boundary of this plat by the board of Sedgwick County Commissions, as they deem necessary to provide sanitary sewer service to this area.

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2000.

_____, Mayor
 Bob Knight
 _____, City Clerk
 Pat Burnett

Entered on transfer record this ____ day of _____, 2000.

_____, County Clerk
 James Alford

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 _____, 2000.

_____, Register of Deeds
 Bill Meek
 _____, Deputy
 Linda Kizzire

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2000.

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



Wichita-Sedgwick County Metropolitan Area Planning Department

May 11, 2000

MKEC, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2000-21 – Final Plat of KILLENWOOD POINTE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on May 11, 2000, 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 5, 2000.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

May 5, 2000

MKEC, Inc.
411 n. Webb Road
Wichita, KS 67206

RE: SUB 2000-21 -- Final Plat of KILLENWOOD POINTE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 4, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's city limits, the applicant shall submit a request for annexation.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. **A sanitary sewer layout is requested.**
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. **County Engineering** needs to comment on the need for additional right-of-way along Greenwich. **10-foot of additional right-of-way shall be dedicated along Greenwich.**

The requested dedication has been denoted on the final plat.
- F. **County/City Engineering** needs to comment on the status of the applicant's drainage plan. **The Applicant shall coordinate the removal or modification of terraces on the site with NRCS. City Engineering requests an off-site drainage easement.**
- G. **City Fire Department** needs to comment on the plat's street names. **The plat's street names are approved.**

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- H. The plat shall denote complete access control along the site's frontage to Greenwich.
- I. 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.
- J. 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 Homeowners' Association to maintain the "parking strip" located between this site's south property line and driving surface for Killenwood.
- K. 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.
- L. The applicant shall guarantee the paving of the proposed streets.
- M. The owner's signature block should reference "Killenwood Pointe" Addition.
- N. The MAPC signature block should reference Frank Garofalo as the Chairman.
- O. The southwest tie point should reference Section 15, Township 27 South.
- 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 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

May 7, 2000

Page 3


- 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 be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- 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.
- 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.
- 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.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 11, 2000, at 1:30 p.m.

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Kiser Gateway, LLC, and Willard J. Kisers Properties, LLC, 7765 Killarney, Wichita, KS 67206
Rob Ramseyer, Ritchie Associates, Inc., 8100 E. 22nd Street No., Wichita, KS 67226
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat Approved 5/4/00; Preliminary Plat Approved 4/6/00)

CASE NUMBER: SUB 2000-21 -- KILLENWOOD POINTE ADDITION

OWNER/APPLICANT: Kiser Gateway, LLC & Willard J. Kiser Properties, LLC, 7765 Killarney, Wichita, KS 67206

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: South of 13th Street on the east side of Greenwich Road

SITE SIZE: 11 Acres

NUMBER OF LOTS

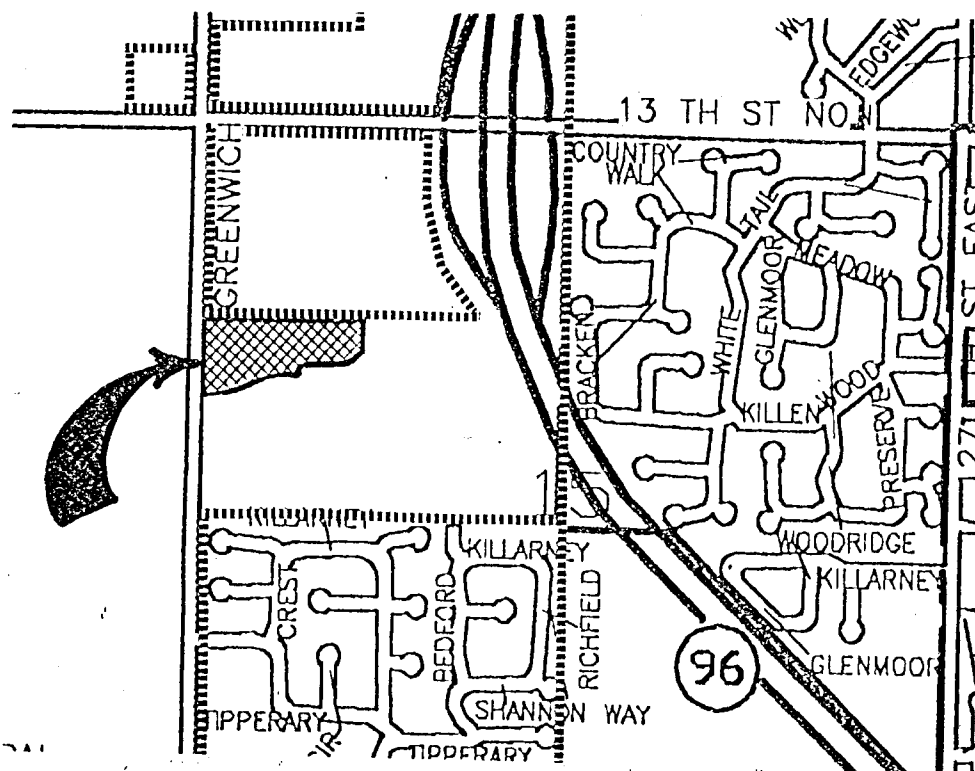
Residential:	22
Office:	
Commercial:	
Industrial:	
Total:	22

MINIMUM LOT AREA: 10,400 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: TF-3, Two-Family Residential

VICINITY MAP



**SUB 2000-21 -- Final Plat of KILLENWOOD POINTE ADDITION
July 13, 2000 - Page 2**

Note: This site was approved for a zone change to TF-3, Two-Family Residential subject to platting. The site is located in the County adjoining Wichita's city limits and an annexation request will be required.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's city limits, the applicant shall submit a request for annexation.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. **A sanitary sewer layout is requested.**
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. **County Engineering** needs to comment on the need for additional right-of-way along Greenwich. **10-foot of additional right-of-way shall be dedicated along Greenwich.**

The requested dedication has been denoted on the final plat.
- F. **County/City Engineering** needs to comment on the status of the applicant's drainage plan. **The Applicant shall coordinate the removal or modification of terraces on the site with NRCS. City Engineering requests an off-site drainage easement.**
- G. **City Fire Department** needs to comment on the plat's street names. **The plat's street names are approved.**
- H. The plat shall denote complete access control along the site's frontage to Greenwich.
- I. 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.
- J. 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 Homeowners' Association to maintain the "parking strip" located between this site's south property line and driving surface for Killenwood.
- K. 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.
- L. The applicant shall guarantee the paving of the proposed streets.

SUB 2000-21 -- Final Plat of KILLENWOOD POINTE ADDITION
July 13, 2000 - Page 3

- M. The owner's signature block should reference "Killenwood Pointe" Addition.
- N. The MAPC signature block should reference Frank Garofalo as the Chairman.
- O. The southwest tie point should reference Section 15, Township 27 South.
- 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 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 316-729-0102) 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 be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- 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.
- 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.
- 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.