

N.W. COR., S.W. 1/4, SEC. 7, T. 29 S., R. 2 W. Found 3/4" iron pipe

CTR. 1/4, SEC. 7, T. 29 S., R. 2 W. Found "x" cut in conc. base for corner fence post



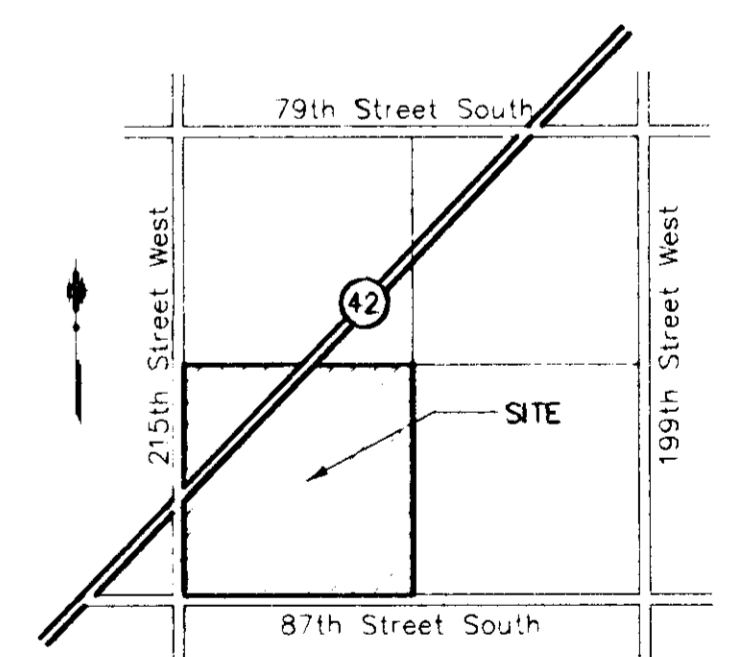
LINE TABLE

LINE	LENGTH	BEARING
L1	150.00	N90°00'00"W
L2	40.00	S11°26'28"W
L3	626.62	N00°04'59"W
L4	357.22	N89°55'01"E
L5	598.26	N00°04'59"W
L6	614.78	N00°04'59"W
L7	40.00	N69°50'06"E
L8	93.63	N00°04'59"W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG.	DIST.
C1	650.00	274.04	24°09'22"	139.09	N77°55'19"W	272.02
C2	600.00	520.91	49°44'36"	278.15	N89°17'04"E	504.71
C3	465.00	300.51	37°01'42"	155.72	S82°55'37"W	295.31
C4	75.00	351.84	268°47'12"	76.61	N55°50'04"E	107.18
C5	280.00	381.97	78°09'40"	227.39	S38°59'51"W	353.03
C6	713.72	478.35	38°24'01"	248.55	N58°52'40"E	469.44
C7	485.22	425.46	50°14'21"	227.50	S64°47'50"W	411.96
C8	350.00	408.47	66°52'03"	231.08	S33°21'02"E	385.68
C9	350.00	408.47	66°52'03"	231.08	N33°21'02"E	385.68
C10	520.00	182.26	20°04'55"	92.07	N10°07'27"W	181.33
C11	75.00	352.60	269°21'48"	75.84	S25°09'12"W	106.66

LOT	BLOCK	MINIMUM LOW OPENING
2-3	1	1325.0
5-7	1	1323.7
8-9	1	1322.8
2	2	1317.0
5-6	2	1321.4
8	2	1324.7
16-17	2	1316.0
1	3	1321.2
2, 6	3	1318.3
5	3	1317.0
3-4	3	1315.5



VICINITY MAP
No Scale

- Bench Mark U.S.G.S. E 39
A standard disk, stamped E 39 1934 and set in the top of a concrete post, 140' West of and 25' North of the Southwest Corner of Section 7-T29S-R2W. Elevation 1317.13
- Bench Mark
1/2" Square spike set in the East face of a power pole 150' South of and 30' East of the West Quarter Corner of Section 7-T29S-R2W. Elevation 1331.58

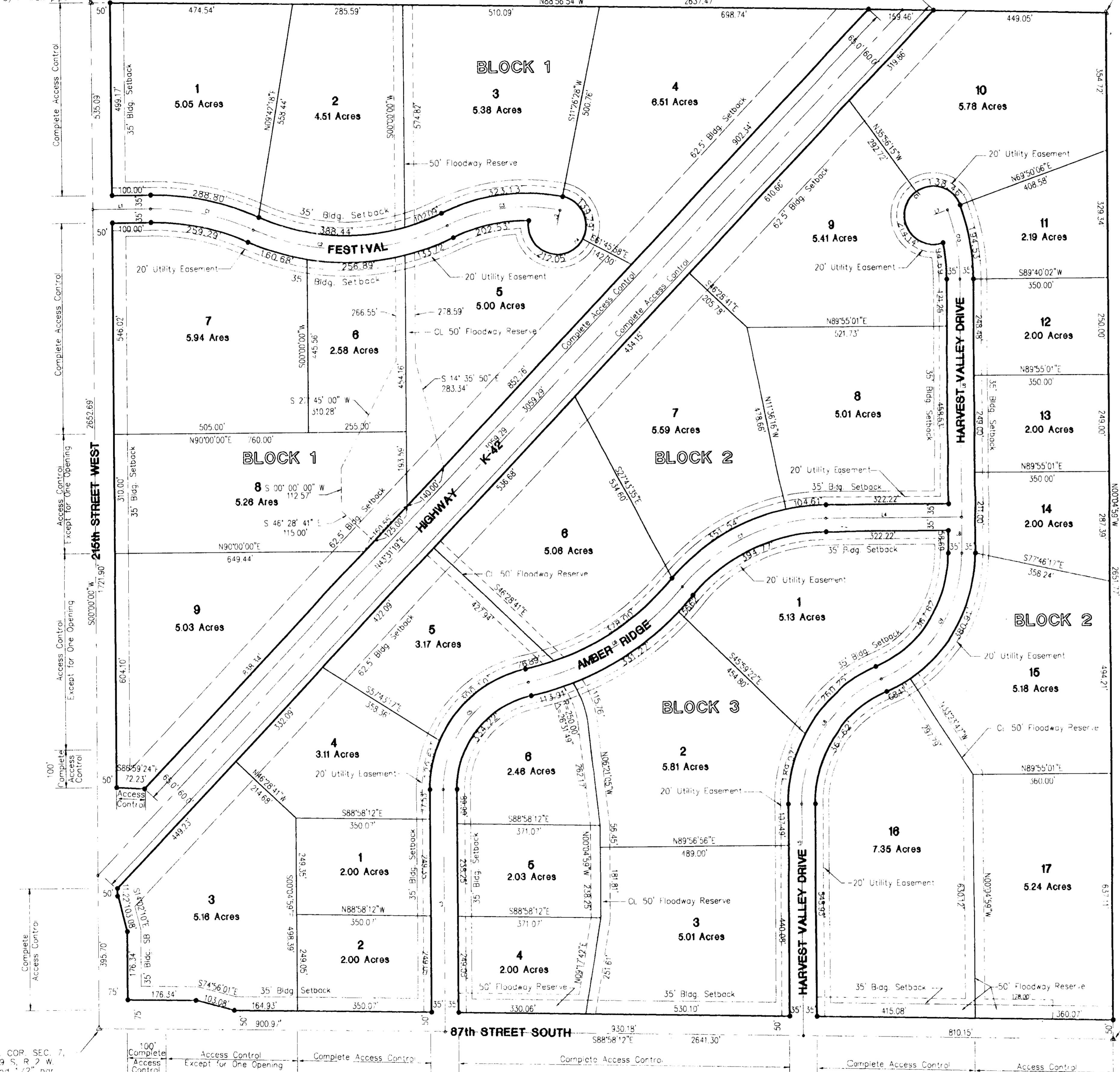


PE POE & ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS
5640 E. Central, Suite 200 • Wichita, KS 67208 • 316.685-4114 • Fax 316.685-4444

4-20-98

HARVEST VALLEY ESTATES

SEDGWICK COUNTY, KANSAS S.W. 1/4, SEC. 7, T. 29 S., R. 2 W



filed tracing
received 4-20-98

STATE OF KANSAS, COUNTY OF SEDGWICK: ss

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and plotting "HARVEST VALLEY ESTATES" to Sedgwick County, Kansas, being described as follows:

The Southwest Quarter of Section 7, Township 29 South, Range 2 West, of the 6th P.M., Sedgwick County, Kansas, except for that part condemned for highway in District Court Case #A-1842.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this 10TH day of MARCH, 1998.


Kenny E. Hill, L.S. 984

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1998.

Mark F. Schroeder, Chairman

Paul W. Hancock, Pro-tem Chairman

Betsy Gwin, Commissioner

Melody C. Miller, Commissioner

Tom Winters, Commissioner

ATTEST:

James Alford, County Clerk

Entered on transfer record this _____ day of _____, 1998.

James Alford, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____, A.M.-P.M. on the _____ day of _____, 1998.

Larry Consolver, Register of Deeds

Michael D. Hurtt, Chief Deputy

KNOW ALL MEN BY THESE PRESENTS:

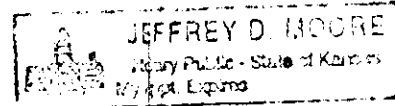
That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into lots, blocks, streets and a floodway. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. Maintenance of the floodway on each individual lot shall be the responsibility of the owner of that lot until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage. Provided further, that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. All abutters' rights of access to or from K-42 over and across the East line of Block 1 and the West line of Block 2 and also to or from 215th Street West over and across the West line of Block 1 except for one opening to Lot 8, Block 1 and one opening in the Northerly 504.10 feet of Lot 9, Block 1, and also to or from 87th Street South over and across the South Line of Blocks 2 and 3 except for one opening to Lot 17, and one opening in the Easterly 341.27 feet of Lot 3, Block 2 are hereby granted to the appropriate governing body. The minimum low opening elevations for lots subject to high water shall be as shown in the table on sheet no. 1 of this plat.

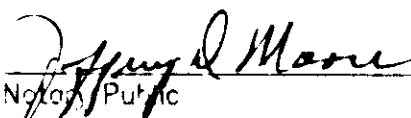
PRESTWICK PROPERTIES, INC.


Richard Cummings, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss

This instrument was acknowledged before me on this 8 day of March, 1998, by Richard Cummings, President of Prestwick Properties, Inc.




Notary Public

My Appointment Expires: 9-29-2000

This plat of HARVEST VALLEY ESTATE to Sedgwick County, Kansas, has been submitted to and approved by the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this _____ day of _____, 1998.

WICHITA SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

Richard E. Lopez, Chairman

Marvin S. Krout, Secretary

HARVEST VALLEY ESTATES

SEDGWICK COUNTY, KANSAS

 POE & ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS
5940 L. Center, Suite 200 ■ Wichita, KS 67208 ■ 316.855.4114 ■ Fax 316.855.4444

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1638
PHONE 316-268-4421
FAX 316-268-4390

January 15, 1998

Poe & Associates
5940 E. Central, Ste 200
Wichita, KS 67208

Re: S/D 97-41 -- Final Plat of HARVEST VALLEY ESTATES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 15, 1998, 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 January 9, 1998.

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 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 developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

RECEIVED

S/D 97-41 -- Final Plat of HARVEST VALLEY ESTATES

January 15, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

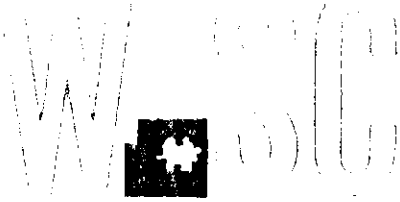
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

CC: Prestwick Properties, Inc., 427 N. Hillside, Wichita, KS 67214
Jeff Lange, Lange Homes, Inc., 4911 S. Meridian, Wichita, KS 67217
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Services, 1250 S. Seneca, Wichita, KS 67213

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

November 7, 1997

Poe & Associates
5940 E. Central, Ste 200
Wichita, KS 67208

FILE COPY

Re: S/D 97-41 - Revised Preliminary Plat of HARVEST VALLEY ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 6, 1997, the above captioned plat was considered. The action of the Committee was to approve the revised preliminary and authorize preparation of the final plat, subject to the following:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall obtain a memorandum of approval for on-site systems from the Environmental Health Division of the Health Department. Health Department asks for additional soil tests. A memorandum of approval for on-site systems has been obtained.

County Health Department has revoked the memorandum of approval for on-site systems due to the revised lot layout. Lots 1 and 2 will need to be consolidated into one lot.

- B. County Engineering needs to comment on the need, if any, for improvements to 215th Street West or 87th Street South.

County Engineering has indicated no need for improvements at this time.

- C. The appropriate departments and affected agencies should comment on the suitability of the interior street layout, the number of intersections with K-42, and proposed access control. The word "complete" should be removed from any reference to access control which allows access. It cannot be complete access control if access is allowed. Also, should accel/decel and/or left-turn lanes be provided along K-42 at approved points of access?

County Engineering has indicated the proposed intersections with K-42 are unacceptable. A revised street layout is needed which includes Festival Street as a cul-de-sac; a loop street combining Harvest Valley Drive, Amber Ridge and Shade Court; and a cul-de-sac replacing the current Harvest Valley Drive intersection with K-42.

For Lot 9, Block 1, 100 feet of complete access control shall be dedicated along the southern frontage of the lot along 215th Street West. For Lot 3, Block 2, complete access control shall be dedicated for the north 100 feet and the south 100 feet of frontage along 215th Street West.

D. The applicant shall guarantee the installation of interior, residential streets to the gravel suburban residential street standard. County Engineering has required the standard 36-foot wide gravel surface for Festival Street and Harvest Valley Drive.

E. County Engineering needs to comment on the status of the applicant's drainage concept. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.

County Engineering has commented that the drainage concept is acceptable. The drainage easements shall be shown on the final plat as a floodway reserve, and be a minimum width of 50 feet. The drainage easement on Lot 17, Block 2 shall be realigned to line up with the culvert under 87th Street South.

F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)

H. 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.

I. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

J. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)

K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

- L. Perimeter closure computations should be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the County Commission is required.
- N. Appropriate departments need to comment on the proposed street name(s).

The representative from Fire Department requested that Shade Street be renamed.

- O. The zoning ordinance requires a setback of 125 feet from the centerline of the right-of-way of K-42.
- P. The zoning ordinance requires a 30-foot setback for the interior streets. The applicant is advised that the current platting of a 35-foot setback would apply if platted as shown.
- Q. Lot 2 of Block 4 does not conform with the 200-foot lot width requirement. An increase in the distance of the building setback from the road would meet the standard.

This item will not be applicable subject to the consolidation of Lots 1 and 2 per County Health Department's requirements.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report (current platting binder) by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platter; if the title report or attorney's opinion has not already been submitted.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure

cc: Prestwick Properties, Inc., 427 N. Hillside, Wichita, KS 67214
Jeff Lange, Lange Homes, Inc., 4911 S. Meridian, Wichita, KS 67217
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

January 15, 1998

STAFF REPORT

(Final Plat Approved 1/08/98, Revised Preliminary Plat-Approved 11/06/97, Deferred 10/23/97, Deferred 8/21/97, Deferred 7/10/97, Deferred 6/19/97)

FILE COPY

CASE NUMBER: S/D 97-41 HARVEST VALLEY ESTATES

OWNER/APPLICANT: Prestwick Properties, Inc.
427 N. Hillside, Wichita, KS 67214

SURVEYOR/ENGINEER: Poe & Associates of Kansas, Inc., Consulting Engineers
5940 E. Central, Suite 200, Wichita, KS 67208
Jeff Lange, Lange Homes, Inc.
4911 S. Meridian, Wichita, KS 67217

LOCATION: Northeast corner of 215th West and 87th Street South

SITE SIZE: 147 Acres

NUMBER OF LOTS

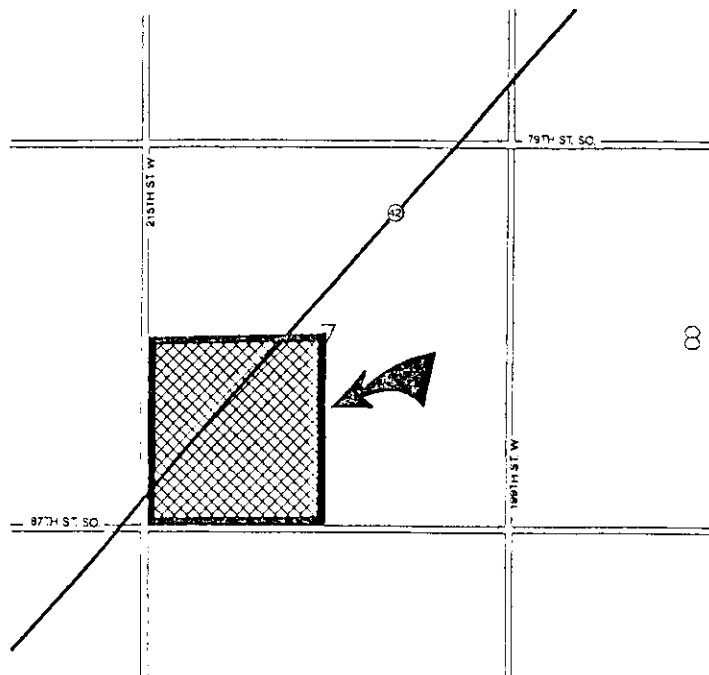
Residential:	32
Office:	
Commercial:	
Industrial:	
Total:	<u>32</u>

MINIMUM LOT AREA: Two acres

CURRENT ZONING: "RR", Rural Residential

PROPOSED ZONING: "RR", Rural Residential

VICINITY MAP:



Note: This site is located in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall obtain a memorandum of approval for on-site systems from the Environmental Health Division of the Health Department. Health Department asks for additional soil tests. A memorandum of approval for on-site systems has been obtained.

County Health Department has approved the site for sewage lagoons and septic systems.

- B. County Engineering needs to comment on the need, if any, for improvements to 215th Street West or 87th Street South.

County Engineering has indicated no need for improvements at this time. County Engineering has requested a 75-foot arterial intersection right-of-way at the southwest corner of the plat if this can be accomplished without a substantial alteration to the lot layout.

- C. The appropriate departments and affected agencies should comment on the suitability of the interior street layout, the number of intersections with K-42, and proposed access control. The word "complete" should be removed from any reference to access control which allows access. It cannot be complete access control if access is allowed. Also, should accel/decel and/or left-turn lanes be provided along K-42 at approved points of access?

County Engineering has indicated the proposed intersections with K-42 are unacceptable. A revised street layout is needed which includes Festival Street as a cul-de-sac; a loop street combining Harvest Valley Drive, Amber Ridge and Shade Court; and a cul-de-sac replacing the current Harvest Valley Drive intersection with K-42.

The final plat includes a revised street layout as requested by County Engineering.

For Lot 9, Block 1, 100 feet of complete access control shall be dedicated along the southern frontage of the lot along 215th Street West. For Lot 3, Block 2, complete access control shall be dedicated for the north 100 feet and the south 100 feet of frontage along 215th Street West.

The final plat includes the requested access controls. However, Lot 3, Block 2, located on the southwest corner of the plat, now denotes access to 87th Street

South, rather than 215th Street West as indicated on the preliminary plan.

- D. The applicant shall guarantee the installation of interior, residential streets to the gravel suburban residential street standard. County Engineering has required the standard 36-foot wide gravel surface for Festival Street and Harvest Valley Drive.
- E. County Engineering needs to comment on the status of the applicant's drainage concept. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.

County Engineering has commented that the drainage concept is acceptable. The drainage easements shall be shown on the final plat as a floodway reserve, and be a minimum width of 50 feet. The drainage easement on Lot 17, Block 2 shall be realigned to line up with the culvert under 87th Street South.

The final plat includes the requested revisions by County Engineering. On the final plat tracing, the centerline of the floodway reserves should be denoted by a dashed line. The platting text should note the creation of the Floodway reserves. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan has been approved although revisions need to be made to minimum building pad elevations. County Engineering also requires a letter of map revision regarding the floodway located within the plat.

- F. 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.
- G. For those reserves being platted for floodway purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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 a method similar to special assessments.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)

- J. 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.
- K. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. Perimeter closure computations should be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the County Commission is required.
- P. Appropriate departments need to comment on the proposed street name(s).

The representative from Fire Department requested that Shade Street be renamed.
- Q. The zoning ordinance requires a setback of 125 feet from the centerline of the right-of-way of K-42.

The final plat includes the above setback.
- R. The zoning ordinance requires a 30-foot setback for the interior streets. The applicant is advised that the current platting of a 35-foot setback would apply if platted as shown.
- S. Lot 2 of Block 4 does not conform with the 200-foot lot width requirement. An increase in the distance of the building setback from the road would meet the standard.

S/D 97-41 -- Final Plat of HARVEST VALLEY ESTATES

January 15, 1998, Page 5

This item will not be applicable subject to the consolidation of Lots 1 and 2 per County Health Department's requirements.

T. On the final plat tracing, the Chair of the MAPC should read Richard E. Lopez. The Deputy should read Michael D. Hurtt. The Chair Pro Tem should read Paul W. Hancock. Melody C. Miller should be spelled correctly.