

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

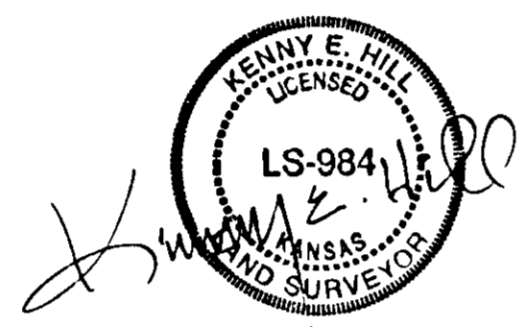
I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and plotting "HARBOR ISLE 2ND ADDITION" to Wichita, Kansas, being that part of Section 19, Township 26 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 19; thence on an assumed bearing of N00°04'14"W, on the West line of the Northwest Quarter of said Section 19, for a distance of 574.40 feet more or less to a point on the South line extended of a Sedgwick County Easement for Drainage as recorded on Film 1655, Page 1601, Film 1659, Page 1031 and Film 1655, Page 1603; thence S89°34'29"E for a distance of 1067.24 feet along the South line of said Easement for Drainage to a point of curve; thence on a circular curve to the right having a radius of 980.74 feet and a central angle of 26°04'54" for an arc distance of 446.44 feet along the south line of said easement for drainage; thence S63°29'34"E for a distance of 1140.23 feet along the south line of said easement for drainage; thence S82°47'20"E for a distance of 105.96 feet along the south line of said easement for drainage; thence S63°29'56"E for a distance of 82.61 feet along the south line of said easement for drainage to the West line of the Wichita Valley Center Flood Control right-of-way; thence S43°40'47"W on the West line of said Flood Control right-of-way for a distance of 268.92 feet to a point of curve; thence continuing on the West line of said Flood Control right-of-way on a circular curve to the left having a radius of 533.37 feet and a central angle of 29°36'30" for an arc distance of 275.63 feet; thence N75°54'25"W for a distance of 189.84 feet; thence S71°20'29"W for a distance of 971.59 feet to the Northeast corner of Lot 36, Block 1 Harbor Isle Addition; thence N59°13'04"W for a distance of 927.64 feet on the North line of Harbor Isle Addition; thence S89°59'30"W for a distance of 477.34 feet to a point on the West line of the Southwest Quarter of said Section 19; thence N00°00'30"W for a distance of 318.75 feet to the point of beginning, containing 55.14 acres more or less. Easements and other public reservations are hereby vacated to conform to those shown on this plat by virtue of KSA 12-512(b) as amended.

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

Dated this 27th day of MARCH, 1998.

Poe and Associates of Kansas, Inc.



Kenny E. Hill, Vice President
L.S. 984

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 reserves. 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. Reserve A and C shall permit drainage, entry monuments, lighting, landscaping, berms, irrigation, walks, walls, paths, sanitary sewers and utilities confined to easements. Reserve B shall permit, entry monuments, lighting, landscaping, irrigation and utilities confined to easements. Reserve D shall permit a pond, drainage improvements, boat docks, landscaping, irrigation, paths, walks, gazebos, recreation facilities and utilities confined to easements. The reserves are to be owned and maintained by a property owners association, its successor's and assigns.

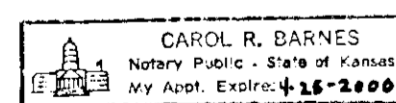
The minimum low opening elevation for the homes built in this addition shall be 134.0 (City of Wichita Datum) or 1321.4 (MSL Datum). The minimum basement floor elevation for homes built in this addition shall be 131.0 (City of Wichita Datum) or 1318.4 (MSL Datum). All abutters' rights of access to or from Meridian over and across the west line of Reserves A and C are hereby granted to the City of Wichita.

Bachman Enterprises, Inc

Brad Bachman, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 31st day of MARCH, 1998, by Brad Bachman, President of Bachman Enterprises, Inc.



Carol R. Barnes, Notary Public

My Appointment Expires: 4-25-2000

That the First National Bank of Centralia, holders of a mortgage on the property described in the Surveyor's certificate, do hereby consent to the plat of Harbor Isle 2nd Addition.

The First National Bank of Centralia

Bruce L. Bachman, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 14th day of April, 1998, by Bruce L. Bachman, President of The First National Bank of Centralia.

My Appointment Expires: 3/27/02

Jeffrey R. Conner, Notary Public

This plat of HARBOR ISLE 2ND ADDITION to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this _____ day of _____, 1998.

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Richard Lopez, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1998.

Bob Knight, Mayor

Pat Burnett, City 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 and is duly recorded.

Larry Consolver, Register of Deeds

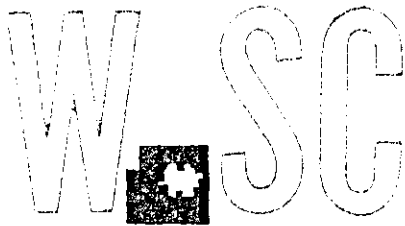
Michael D. Hurtt, Deputy

Final tracing
Rec'd 5-4-98
Sheet 2 of 2

HARBOR ISLE 2ND ADDITION

TO WICHITA - SEDGWICK COUNTY, KANSAS

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
PHONE: 268-4421
FAX: 268-4390

January 29, 1998

Poe & Associates
% Kenny Hill
5940 E. Central, Ste. 200
Wichita KS 67208-4242

Re: S/D 97-59 - One-Step Final Plat of HARBOR ISLE 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 29, 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 23, 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, 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 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.

S/D 97-59 -- One-Step Final Plat of HARBOR ISLE 2ND ADDITION
January 29, 1998 -- Page 2

Sincerely,

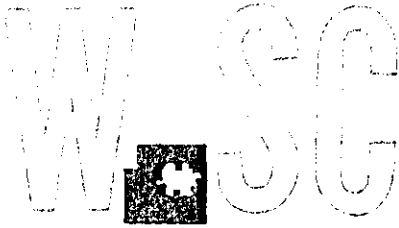
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Bachman Enterprises, 4647 N. Meridian, Wichita, KS 67204
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA --- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1628
(316) 268-4421
FAX (316) 268-4090

January 23, 1998

Poe & Associates
% Kenny Hill
5940 E. Central, Ste. 200
Wichita KS 67208-4242

Re: S/D 97-59 - One-Step Final Plat of HARBOR ISLE 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 22, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets. As a through-type street, sidewalks will be required along one side of Harborlight Street.
- D. The applicant shall guarantee construction of any storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. At the terminus of Harborlight Street on the south line of this plat a temporary cul-de-sac should be constructed. A temporary easement will need to be established by separate instrument.



- G. **Traffic Engineering** should comment on any improvements needed to Meridian Avenue at this time. **No improvements are needed.**
- H. **City Engineering** should comment on the status of the applicant's drainage plan as well as the minimum low opening elevations shown on the plat. **The drainage plan is approved.**
- I. 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 will be formed and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. 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 a method similar to special assessments.
- K. Reserve D, containing the lake, adjoins Reserve F in the Harbor Isle Addition along the southwest portion of this plat which also contains the lake. Both of these reserves shall be owned and maintained by the same entity, and referenced as such in the plat's text. **The applicant shall submit a document indicating that transfer of ownership of Reserve D to the owner of Reserve F in the Harbor Isle Addition will occur subsequent to excavation of the channels.**
- L. 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.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this **property. KGE has requested additional easements. Southwestern Bell has requested that a utility easement be established within the emergency access easement.**
- N. 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.)

- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with final plat tracing.
- R. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P.O. 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.
- S. Recording of the plat within thirty (30) days after approval by the City Council.
- T. The applicant is reminded that a platting binder is required with final plat. Approval of each portion of this plat will be subject to submittal of the binder and any conditions found by such a review.
- U. City Fire Department should comment on the appropriateness of the street names. *The street names are acceptable. At the terminus of Harborlight Street on the south line of this plat a temporary cul-de-sac (50-foot radius) should be constructed.*
- V. The Chairman of the MAPC signature block should be amended to read Richard Lopez.
- W. In regard to the emergency access easement across lots 2 and 3 in Block 2, no obstructions will be allowed in this easement except for any gates as is approved by City Fire Department. The applicant will be responsible for the installation of an acceptable driving surface or other improvements as is determined by City Fire Department.
- X. The applicant should be prepared to comment on the need for the front yard utility easements denoted on the plat.

S/D 97-59 -- One-Step Final Plat of HARBOR ISLE 2ND ADDITION
January 23, 1998 -- Page 4

- Y. The applicant needs to revise the legal description to accurately portray the land being platted. The distances and degrees for the southeastern lines of the plat are not identical to the legal description.
- Z. The final plat tracing should replace references to 1997 with 1998.

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, January 29, 1998 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: Bachman Enterprises, 4647 N. Meridian, Wichita, KS 67204
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau
of Public Services, 1250 S. Seneca, Wichita, KS 67213

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

January 22, 1998

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER: S/D 97-59 HARBOR ISLE 2ND ADDITION

OWNER/APPLICANT: Bachman Enterprises, 4647 N. Meridian
Wichita, KS 67204

SURVEYOR/ENGINEER: Poe and Associates, 5940 E. Central
Wichita, KS 67208

LOCATION: South of 53rd St. North and East of Meridian

SITE SIZE: 55.1 acres

NUMBER OF LOTS

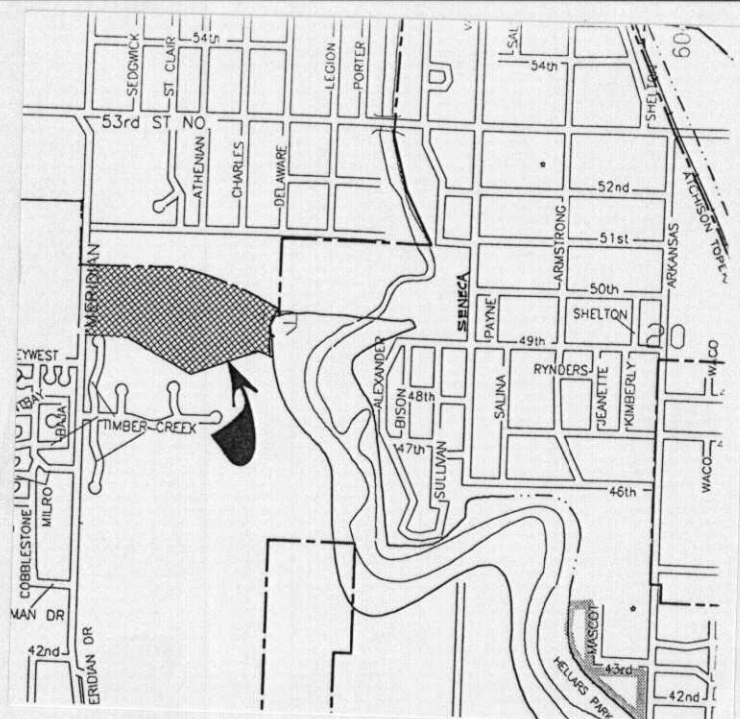
Residential:	86
Office:	
Commercial:	
Industrial:	
Total:	<u>86</u>

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: SF-6, Single-Family

PROPOSED ZONING: SF-6, Single-Family

VICINITY MAP



Note: This site was annexed in September 1997. This plat supersedes the plat which was approved by the MAPC in August of 1997. The intention of this redesign was to create more waterfront lots which was accomplished by relocating Harborlight Street northward and creating cul-de-sacs extending toward the lake.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets. As a through-type street, sidewalks will be required along one side of Harborlight Street.
- D. The applicant shall guarantee construction of any storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. At the terminus of Harborlight Street on the south line of this plat a temporary cul-de-sac should be constructed. A temporary easement will need to be established by separate instrument.
- G. **Traffic Engineering** should comment on any improvements needed to Meridian Avenue at this time.
- H. **City Engineering** should comment on the status of the applicant's drainage plan as well as the minimum low opening elevations shown on the plat.
- I. 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 will be formed and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. 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 a method similar to special assessments.

- K. Reserve D, containing the lake, adjoins Reserve F in the Harbor Isle Addition along the southwest portion of this plat which also contains the lake. Both of these reserves shall be owned and maintained by the same entity, and referenced as such in the plat's text.
- L. It is recommended that access to Reserve D be created with access easements or extending finger-like areas of reserves to the cul-de-sacs between the lots to increase the accessibility and usefulness of Reserve D for all homeowners in the Addition, in addition to ease of maintenance.
- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. 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.)
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with final plat tracing.

- S. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P.O. 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.
- T. Recording of the plat within thirty (30) days after approval by the City Council.
- U. The applicant is reminded that a platting binder is required with final plat. Approval of each portion of this plat will be subject to submittal of the binder and any conditions found by such a review.
- V. City Fire Department should comment on the appropriateness of the street names.
- W. The Chairman of the MAPC signature block should be amended to read Richard Lopez.
- X. In regard to the emergency access easement across lots 2 and 3 in Block 2, no obstructions will be allowed in this easement except for any gates as is approved by City Fire Department. The applicant will be responsible for the installation of an acceptable driving surface or other improvements as is determined by City Fire Department.
- Y. The applicant should be prepared to comment on the need for the front yard utility easements denoted on the plat.
- Z. The applicant needs to revise the legal description to accurately portray the land being platted. The distances and degrees for the southeastern lines of the plat are not identical to the legal description.
- AA. The final plat tracing should replace references to 1997 with 1998.