

REGENCY LAKES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed and
platted "REGENCY LAKES", an Addition to Wichita, Sedgwick County,
Kansas, and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as follows: A tract of land in the
SW 1/4 of Sec. 4, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County,
Kansas and further described as follows: Beginning at the SE Corner of
said SW 1/4, thence north along the east line of said SW 1/4, 2646.35 feet
to the NE Corner of said SW 1/4, thence west, 1.58 feet, more or less,
to the NE Corner of Tallgrass East 3rd Addition to Wichita, Sedgwick
County, Kansas; thence south along the east line of said Tallgrass East
3rd Addition and the east line of Tallgrass East 4th Addition to Wichita,
Sedgwick County, Kansas as extended south, 2646.43 feet, more or less,
to the point of beginning, TOGETHER with the SE 1/4 of said Sec. 4,
EXCEPT the east 1600 feet thereof, and EXCEPT that part taken for
Highway in Condemnation Case 87C1434, and EXCEPT that part taken for
right-of-way in Film 1164 at Page 549, and EXCEPT that part of said
SE 1/4 and said SW 1/4 described as follows: Beginning at the SW Corner
of said SE 1/4, thence N88°59'57"E along the south line of said SE 1/4,
688.11 feet to a point 1959.19 feet west of the SE Corner of said SE 1/4,
thence N01°00'03"W, 90.02 feet to the P.C. of a curve to the right;
thence northerly along said curve, having a central angle of 27°35' and a

radius of 187.67 feet, an arc distance of 90.35 feet, (having a chord
length of 89.48 feet bearing N12°47'27"E), to the P.R.C. of a curve to
the left; thence northerly along said curve, having a central angle of
120°30' and a radius of 508 feet, an arc distance of 107.80 feet,
(having a chord length of 107.60 feet bearing N20°30'12"E), to the
P.C.C. of a curve to the left; thence northerly along said curve, having
a central angle of 40°12'06" and a radius of 275 feet, an arc distance of
192.95 feet, (having a chord length of 189.02 feet bearing N05°40'36"W),
to the P.R.C. of a curve to the right; thence northerly along said curve,
having a central angle of 34°19'35" and a radius of 454 feet, an arc
distance of 272.00 feet, (having a chord length of 267.95 feet bearing
N08°36'51"W), to the P.C.C. of a curve to the right; thence northerly
along said curve, having a central angle of 04°32'56" and a radius of
245 feet, an arc distance of 19.45 feet, (having a chord length of
19.45 feet bearing N10°49'24"E); thence S89°00'15"W, 700.73 feet to
a point on the east line of Tallgrass East 4th Addition to Wichita, Sedg-
wick County, Kansas; thence south along said east line, 750.09 feet to
the point of beginning, TOGETHER with a tract in said SE 1/4 further
described as follows: Commencing at the SE Corner of said SE 1/4, thence
S88°59'57"W along the south line of said SE 1/4, 1600.02 feet to a point
1600 feet normally distant from the east line of said SE 1/4 and for
a point of beginning; thence N00°43'50"W parallel with and 1600 feet normally
distant from the east line of said SE 1/4, 2286.74 feet to a point on the

south line of the right-of-way taken in Film 1164, Page 549; thence
S89°10'42"E along the south line of said right-of-way, 175.06 feet to
a point 1425 feet normally distant from the east line of said SE 1/4;
thence S00°43'50"E parallel with and 1425 feet normally distant from
the east line of said SE 1/4, 1199.20 feet; thence S88°59'57"W parallel
with the south line of said SE 1/4, 125 feet to a point 1550 feet
normally distant from the east line of said SE 1/4; thence S00°43'50"E
parallel with and 1550 feet normally distant from the east line of said
SE 1/4, 1082 feet to a point on the south line of said SE 1/4; thence
S88°59'57"W along the south line of said SE 1/4, 50 feet to the point
of beginning.

Existing public easements and dedications being vacated by
virtue of K.S.A. 12-512(b).
Baughman Company, P.A.

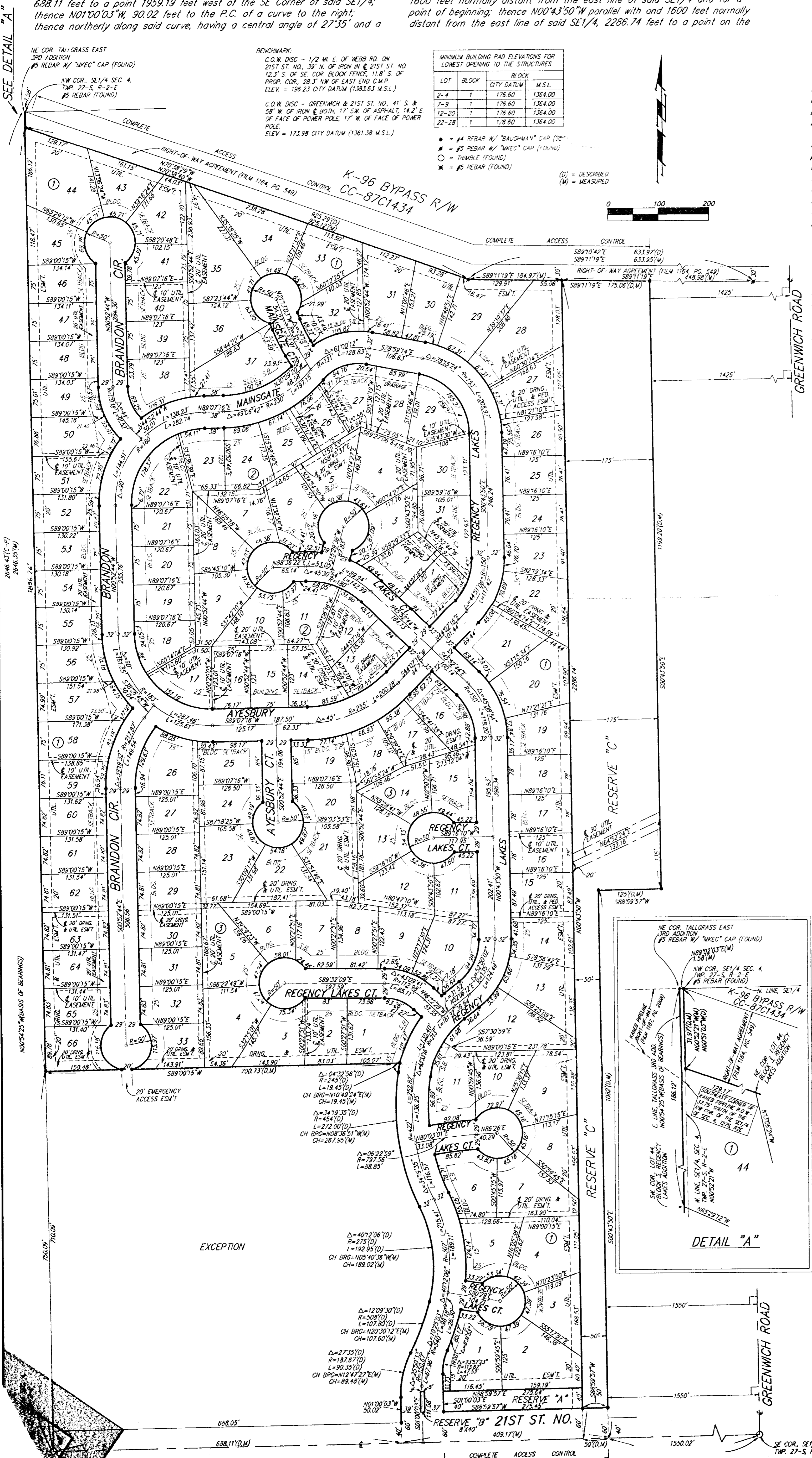
Michael G. Conroy
Michael G. Conroy
Surveyor



LOT	BLOCK	CITY DATUM	M.S.L.
2-4	1	176.60	1364.00
7-9	1	176.60	1364.00
12-20	1	176.60	1364.00
22-28	1	176.60	1364.00

BENCHMARK:
C.O.W. DISC - 1/2 MI. E. OF WEBB RD. ON
21ST ST. NO. 39' N. OF IRON W. & 21ST ST. NO.
12' S. OF SE. COR. BLOCK FEED, 118' S. OF
PROP. COR., 283' N.W. OF EAST END C.M.P.
ELEV. = 196.23 CITY DATUM (1383.63 M.S.L.)

C.O.W. DISC - GREENWICH & 21ST ST. NO. 41' S. &
58' W. OF IRON W. & 21ST ST. NO. 142' E
OF FACE OF POWER POLE, 17' W. OF FACE OF POWER
POLE
ELEV. = 173.98 CITY DATUM (1361.38 M.S.L.)



Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into Lots, Blocks, Reserves, and Streets to
be known as "REGENCY LAKES", an Addition to Wichita, Sedgwick County
Kansas. The utility easements are hereby granted as indicated for the
construction and maintenance of all public utilities. The drainage
and utility easements are hereby granted as indicated for drainage
purposes and for the construction and maintenance of all public
utilities. The drainage easements are hereby granted as indicated for
drainage purposes. The drainage, utility, and pedestrian access
easements are hereby granted for drainage purposes, for the con-
struction and maintenance of all public utilities, and for pedestrian
access to or from Reserve "C". The emergency access easement is
hereby granted as indicated for emergency access purposes and no fences
or other obstructions shall be constructed or placed within this
easement. The streets are hereby dedicated to and for the use of
the public. Reserve "A" is hereby reserved for landscaping, open
space, earthberms, screening walls, sidewalks, monument signs, and
utilities as confined to easements. Reserve "B" is hereby reserved for
landscaping, open space, streets, utilities, and monument signs.
Reserve "C" is hereby reserved for drainage purposes, lakes, open space,
earthberms, gazebos, sidewalks, landscaping, and utilities as confined
to easements. Reserves "A", "B", and "C" shall be owned and
maintained by the Homeowners Association for the Addition.
All abutters rights of access to or from 21st Street North over and
across the south line of Reserves "A" and "C" are hereby granted
to the City of Wichita, Kansas.

Henry B. Brown, Jr. Ann L. Brown
Harry B. Brown, Jr. Ann L. Brown

Diana L. Kitch William R. Levine
Diana L. Kitch William R. Levine

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 199____, by Harry B. Brown, Jr.
and Ann L. Brown, husband and wife.

Notary Public
My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 5th day of February, 1997, by Diana L. Kitch
and William R. Levine, wife and husband.

Notary Public
My App't. Exp. 08-30-99

This plat of "REGENCY LAKES", an
Addition to Wichita, Sedgwick County, Kansas has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.
Dated this 25th day of July, 1996.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Susan Osborne-Howes
Susan Osborne-Howes

Marvin S. Krout
Marvin S. Krout

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 199____

Mayor
Bob Knight

City Clerk
Pat Burnett

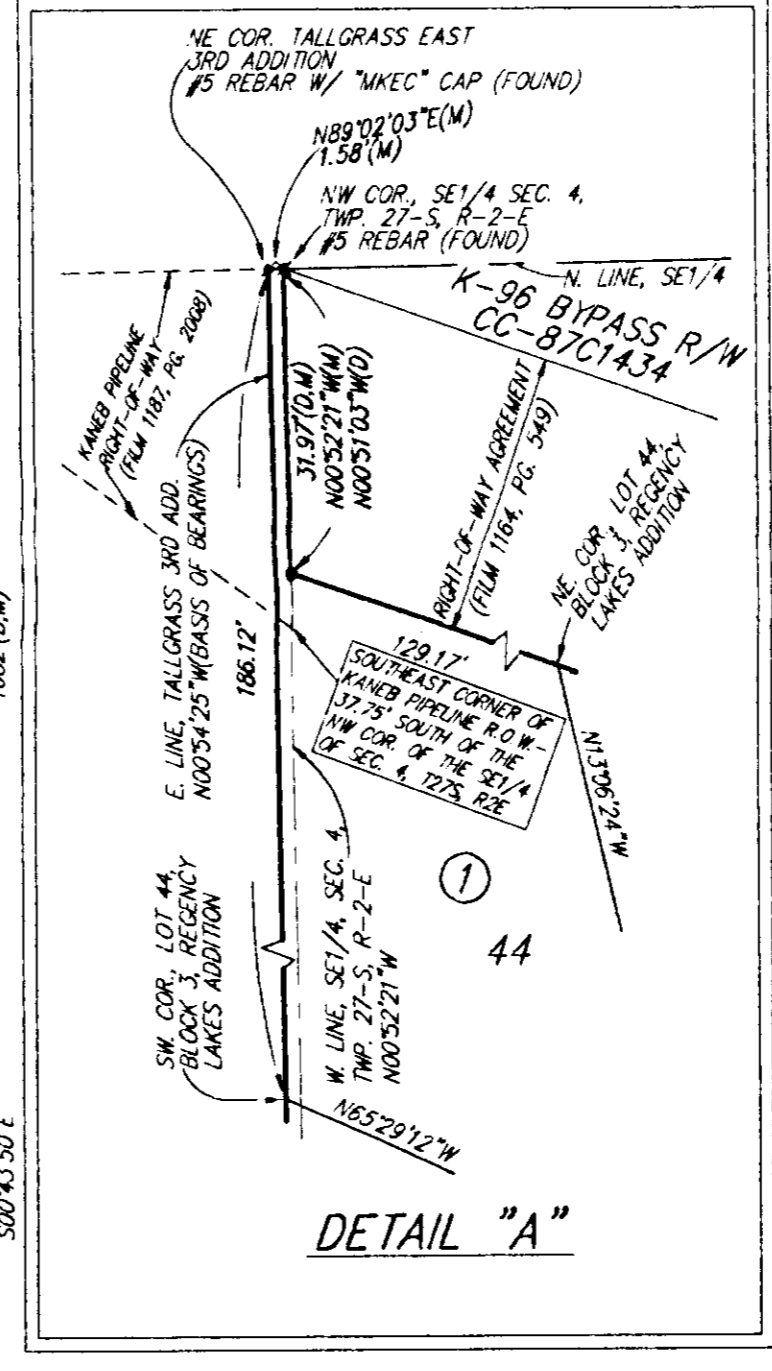
Entered on transfer record this _____ day
of _____, 199____

County Clerk
JAMES ALFORD

State of Kansas) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 199____, at _____ o'clock _____ M.; and is duly recorded.

Register of Deeds
LARRY CONSOVER

Deputy
MICHAEL D. HURTT





METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 25, 1996

Baughman Company SD 96-22
c/o Phil Meyer
315 S. Ellis
Wichita, KS 67211

RE: S/D 96-22, Final Plat of the Regency Lakes Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 25, 1996, 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 July 18, 1996.

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 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Jay Russell, 455 N. Maize Road, Wichita, KS 67277
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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Baughman Company SD 96-22
c/o Phil Meyer
315 S. Ellis
Wichita, KS 67211

July 18, 1996

2/19/97

Phil M. noted that certain off-site easements for this plat will be provided by the borrower, Bus AK plat is hold this plat so that it can go with that plat

RE: S/D 96-22, Final Plat of the Regency Lakes Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 18, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As requested by the applicant, the final plat tracing may include, as a Reserve, the area along this plat's east line. The plat shall note the purpose or uses for this Reserve. Also, at least 2 or 3 means of access shall be provided from this Reserve, westward into the residential areas.
- B. Prior to this site being forwarded to the City Council for approval, the site shall have been annexed to the City. Upon annexation, the proposed lot sizes will be acceptable under City zoning.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. As noted by Planning and City Engineering, sewer service may not be possible at this time and completion of this plat to the City Council may be subject to the availability of sewer to this site. As needed, off-site utility easements shall be provided for extension of sanitary sewer.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. The applicant needs to contact the Water Department and City Engineering to determine if and how this site can be served at this time.
- E. The applicant shall guarantee the paving of the proposed interior streets. In addition, this guarantee shall provide for sidewalk on at least one side of all non-cul-de-saced streets.

Being provided by Greenwich Street
1104 -> so 1/2 1/2

20 F. As noted by Traffic Engineering, guarantees shall be provided for a left-turn lane in 21st Street and a right-turn lane from the site to serve the development's entrance at 21st

not listed on plat. Phil says was a dual left turn from site to 21st not an accel along 21st

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.)

Q. 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.

R. 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.

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. The applicant's agent is reminded that a platting binder is to be submitted with the final plat. This plat will be subject to a review of the plat binder and any relevant conditions found by such a review.

U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

V. Recording of the plat within 30 days after approval by the City Council.

W. As requested by County Engineering, the final plat tracing shall dedicate 60 feet of right-of-way for 21st Street North (FAS route).

X. The final plat tracing shall indicate minimum building pad elevations for lots along the plat's east line, adjacent to the detention facilities.

Y. As requested by KG&E-Electric, the final plat tracing shall grant additional, 10-foot utility easements along the following common lot lines: Lots 58 and 59, Block 3, Lots 16 and 17 and 26 and 27, Block 2.

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,

S/D 96 - 22 - Final Plat of the . . . JENCY LAKES ADDITION

July 18, 1996

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July 25, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Don Losew". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Jay Russell, 455 N. Maize Road, Wichita, KS 67277

Mike Lindebak, City Engineer

July 25, 1996

STAFF REPORT

(Final Plat Approved 7/18/96, Preliminary Plat Approved 5/9/96)

CASE NUMBER: S/D 96-22 REGENCY LAKES ADDITION

OWNER/APPLICANT: Jay Russell, 455 N. Maize Road, Wichita, KS 67277

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 S. Ellis, Wichita, KS 67211

LOCATION: North of 21st Street North and west of Greenwich

SITE SIZE: 57.27 ± Acres

NUMBER OF LOTS

Residential: 131

Office:

Commercial:

Industrial:

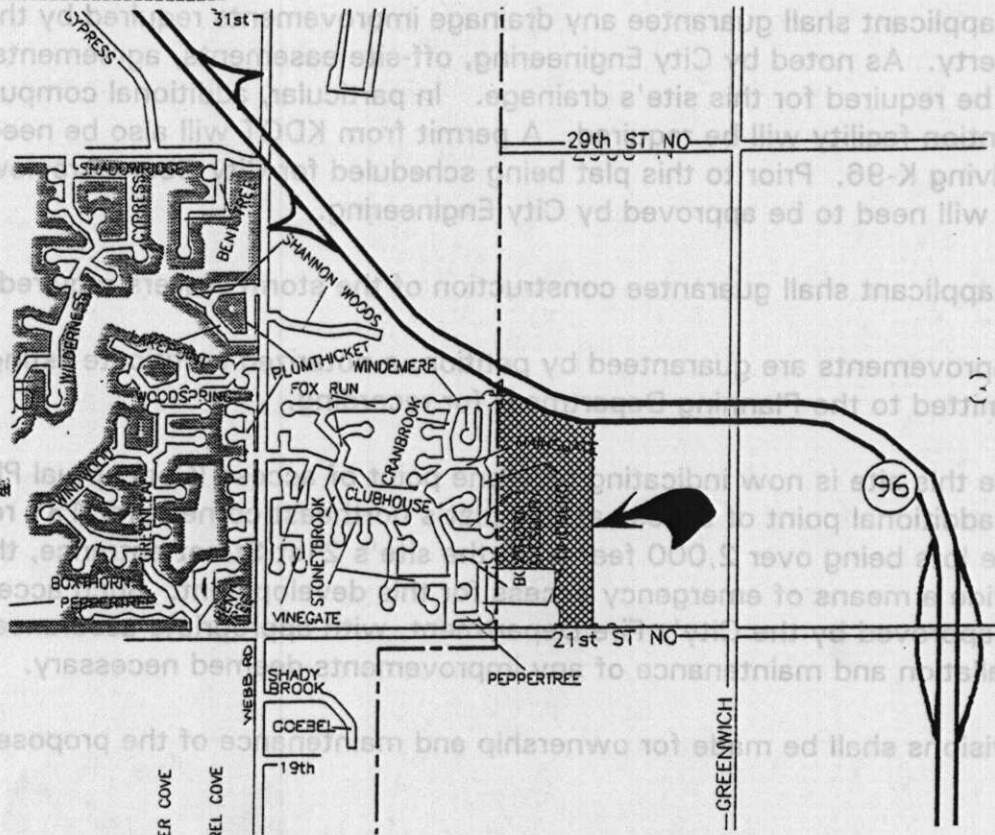
Total: 131

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "SF-6" By Annexation

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A. As requested by the applicant, the final plat tracing may include, as a Reserve, the area along this plat's east line. The plat shall note the purpose or uses for this Reserve. Also, at least 2 or 3 means of access shall be provided from this Reserve, westward into the residential areas.
- B. Prior to this site being forwarded to the City Council for approval, the site shall have been annexed to the City. Upon annexation, the proposed lot sizes will be acceptable under City zoning.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. As noted by Planning and City Engineering, sewer service may not be possible at this time and completion of this plat to the City Council may be subject to the availability of sewer to this site. As needed, off-site utility easements shall be provided for extension of sanitary sewer.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. The applicant needs to contact the Water Department and City Engineering to determine if and how this site can be served at this time.
- E. The applicant shall guarantee the paving of the proposed interior streets. In addition, this guarantee shall provide for sidewalk on at least one side of all non-cul-de-saced streets.
- F. As noted by Traffic Engineering, guarantees shall be provided for a left-turn lane in 21st Street and a right-turn lane from the site to serve the development's entrance at 21st Street North.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property. As noted by City Engineering, off-site easements, agreements and improvements will also be required for this site's drainage. In particular, additional computations for the off-site detention facility will be required. A permit from KDOT will also be needed for the drainage involving K-96. Prior to this plat being scheduled for City Council review, a revised drainage plan will need to be approved by City Engineering.
- H. The applicant shall guarantee construction of the storm sewers required by this plat.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Since this site is now indicating only one point of access (Conceptual Plan indicated at least one additional point of access at this plat's northeast corner), for 131 residential lots, with some lots being over 2,000 feet from the site's 21st Street entrance, the applicant shall provide a means of emergency access for this development. Such access needs to be reviewed and approved by the City's Fire Department, with appropriate assurances provided for by the installation and maintenance of any improvements deemed necessary.
- 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. This covenant shall also provide for the owners' association to maintain the "parking strip" located between this site's south line and the driving surface to 21st Street North.

- 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 final plat tracing shall indicate the street names requested by the City's Fire Department.
- N. The applicant is advised that the configuration of Lot 6, Block 2 is somewhat awkward and may significantly hamper the positioning of a home on this lot.
- O. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- P. 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.)
- Q. 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.
- R. 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.
- 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. The applicant's agent is reminded that a platting binder is to be submitted with the final plat. This plat will be subject to a review of the plat binder and any relevant conditions found by such a review.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

S/D 96-22 - Final Plat of REGLE LAKE ADDITION

July 25, 1996 - Page 4

- V. Recording of the plat within 30 days after approval by the City Council.
- W. As requested by County Engineering, the final plat tracing shall dedicate 60 feet of right-of-way for 21st Street North (FAS route).
- X. The final plat tracing shall indicate minimum building pad elevations for lots along the plat's east line, adjacent to the detention facilities.
- Y. As requested by KG&E-Electric, the final plat tracing shall grant additional, 10-foot utility easements along the following common lot lines: Lots 58 and 59, Block 3, Lots 16 and 17 and 26 and 27, Block 2.

Larry Ross's stated reason for voting in the negative was because part of this plat is in the floodplain area.