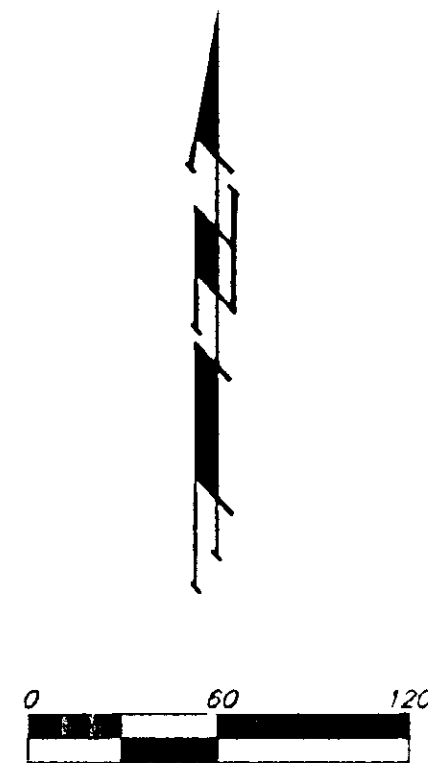


OFFICE COPY
DO NOT REMOVE
PARK MEADOW ESTATES THIRD ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2-10-97 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 7-11-97

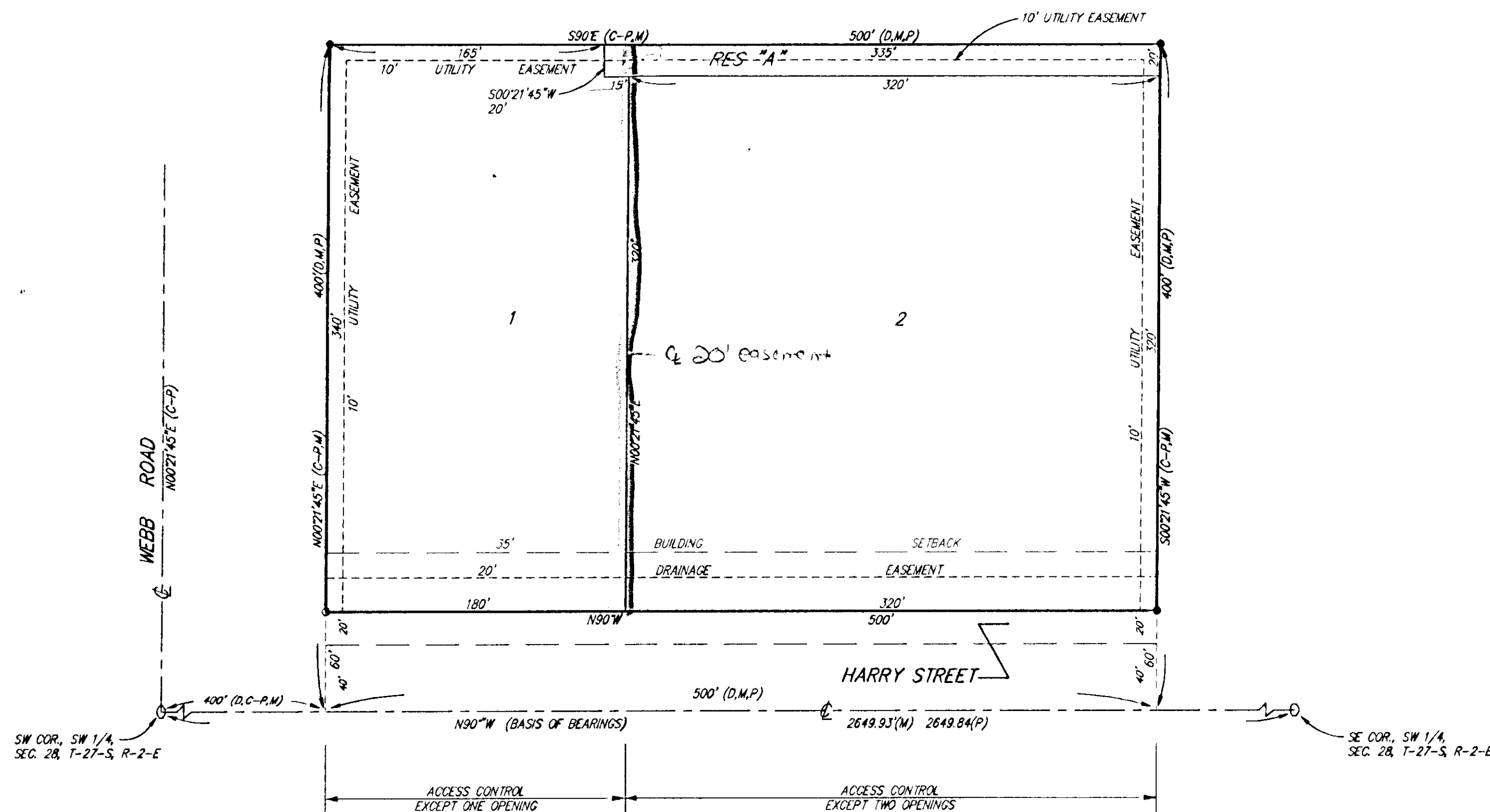
SEDGWICK COUNTY, KANSAS



LEGEND:

- (C-P) = CALCULATED PER PLATTED INFORMATION
(D) = DESCRIBED
(M) = MEASURED
(P) = PLATTED
● = #4 REBAR W/ "BAUGHMAN" CAP(SET)
○ = #4 REBAR (FOUND)
○ = THIMBLE (FOUND)

for 10' easement
unless otherwise
noted



State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A. Surveyors in
aforesaid County and State do hereby certify that we have surveyed and
platted "PARK MEADOW ESTATES THIRD ADDITION," Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the property
surveyed, described as follows:

Commencing at the Southwest corner of the Southwest Quarter
of Section 28, Township 27 South, Range 2 East of the Sixth
Principal Meridian, Sedgwick County, Kansas; thence East along
the South line of said Southwest Quarter, 400 feet for a point
of beginning; thence North parallel with the West line of said
Southwest Quarter, 400 feet; thence East parallel with the
South line of said Southwest Quarter, 500 feet; thence South
parallel with the West line of said Southwest Quarter, 400 feet
to a point on the South line of said Southwest Quarter; thence
West along the South line of said Southwest Quarter, 500 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.

_____, Surveyor
Michael G. Conrey

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots to be known as "PARK MEADOW ESTATES THIRD ADDITION",
Sedgwick County, Kansas. The utility easements are hereby granted as
indicated for the construction and maintenance of all public utilities. The
drainage easement is hereby granted as indicated for drainage purposes.
Reserve "A" is hereby reserved for a landscape buffer, open space,
landscaping, berms, and utilities as confined to easement. Reserve "A"
shall be owned and maintained by the owner of Lot 2. All abutters rights
of access to or from Harry Street over and across the South line of Lots
1 and 2 are hereby granted to the appropriate governing body provided,
however, that said Lot 1 shall have access to Harry Street at one location
and said Lot 2 shall have access to Harry Street at two locations, all as
shall be determined by the Engineer for the appropriate governing body.

Orlin E. Ard, Jr.

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this _____ day of _____, 1997, by Orlin E. Ard Jr., a
single person.

My App't. Exp. _____ Notary Public

This plat of "PARK MEADOW ESTATES THIRD ADDITION",
Sedgwick County, Kansas has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this _____ day of _____, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
John C. Frye

_____, Secretary
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 _____, 1997.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day
of _____, 1997.

_____, County Clerk
James Alford

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 1997, at _____ o'clock _____ M., and is duly recorded.

_____, Register of Deeds
Larry Consolver

_____, Deputy
Michael D. Hurtt

This plat approved and all dedications shown
hereon accepted by the Board of Commissioners of Sedgwick County,
Kansas, this _____ day of _____, 1997.

_____, Chairman
Thomas G. Winters

_____, Chair Pro-Tem
Paul W. Hancock

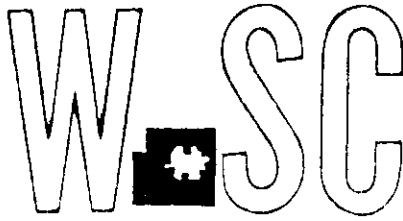
_____, Commissioner
Betsy Gwin

_____, Commissioner
Melody C. Miller

_____, Commissioner
Mark F. Schroeder

_____, County Clerk
James Alford

WICHITA — 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

FILE COPY

July 21, 1997

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 97-18 - FINAL PLAT OF PARK MEADOW ESTATES 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 17, 1997, 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 11, 1997.

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.

Please call if you have any questions.

Sincerely,

Keith Gooch
Current Plans Division

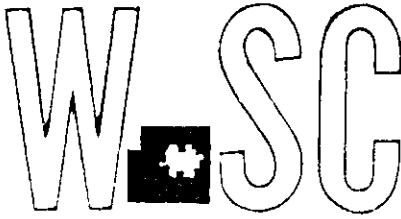
KG:lfb

cc: Orlin E. Ard, Jr., (Contract Purchaser), P. O. Box 8207, Wichita, KS 67208
Mike Lindebak, City Engineer



MADE IN THE U.S.A.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 258-4421
FAX (316) 258-4390

FILE COPY

July 11, 1997

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 97-18 - FINAL PLAT OF PARK MEADOW ESTATES 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 11, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

- ✓ A. The applicant is advised that annexation of this plat by the City of Wichita should be completed prior to this plat being forwarded to the City Council for their consideration. An annexation application has been submitted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- ✓ D. Traffic Engineering indicates proposed access controls are satisfactory. Engineering is asking for a left-turn lane to be provided to the eastern most access point on Harry. Engineering also indicated a willingness to meet with the applicant to discuss the left-turn lane.
- ✓ E. A sidewalk should be provided along Harry.
- ✓ F. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property including storm sewers. Engineering indicates storm sewers would need to be extended to match the left-turn lane along Harry.
- ✓ G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ✓ H. City Engineering needs to comment on the status of the applicant's drainage plan. City Engineering needs a drainage guarantee.

Phi) — 1 uti (Hueasentmt KGE + notice of recording for Protective overlay +
Vicki (2 drainage guarantee — storm sewer
3 water + sewer

- 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. Attached are KG&E's request for additional utilities.
- 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 City Council.

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, July 17, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Keith Gooch
Current Plans Division

KG\fb

Enclosure

cc: Orlin E. Ard, Jr., (Contract Purchaser), P. O. Box 8207, Wichita, KS 67208
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

July 10, 1997

STAFF REPORT

(Final Plat, Preliminary Plat-Approved 6/05/97)

CASE NUMBER: S/D 97-18 - PARK MEADOW ESTATES 3RD ADDITION

OWNER/APPLICANT: (Contract Purchaser): Orlin E. Ard, Jr.
P.O.Box 8207, Wichita, KS 67208

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211; 262-7271

LOCATION: Located on the northeast corner of Harry and Webb

SITE SIZE: 3.9 Acres

NUMBER OF LOTS

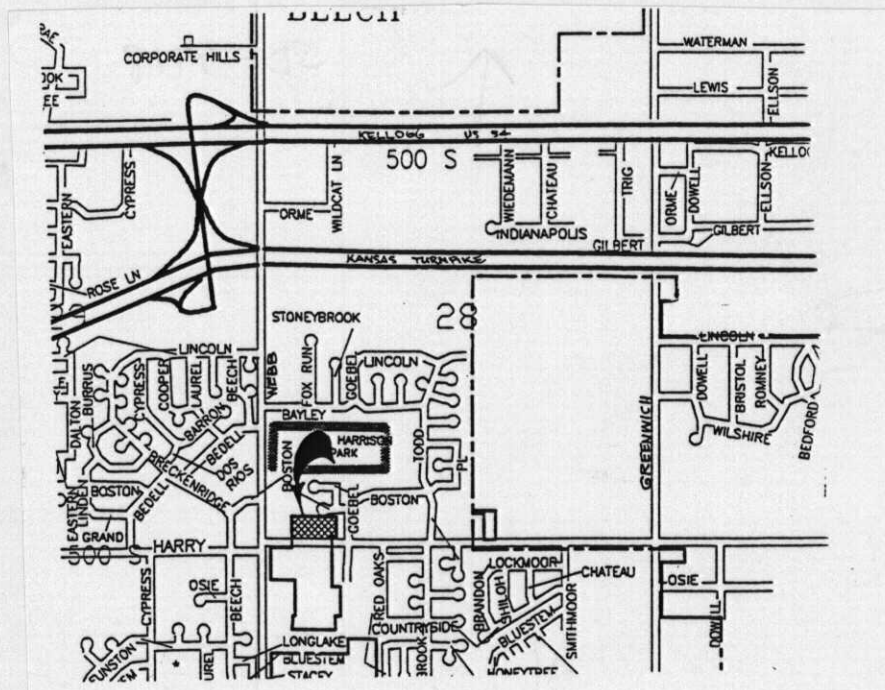
Residential:	
Office:	
Commercial:	2
Industrial:	==
Total:	2

MINIMUM LOT AREA: 60,900 +/- square feet

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "LC" Limited Commercial

VICINITY MAP:



NOTE: This site is approved by the MAPC, subject to platting, for "LC", Limited Commercial zoning, (SCZ-0727). That zone case included a requirement for a 20-foot wide landscape buffer along the northern property line when adjacent to residential zoning.

STAFF COMMENTS:

- A. The applicant is advised that annexation of this plat by the City of Wichita should be completed prior to this plat being forwarded to the City Council for their consideration.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. **Traffic Engineering** indicates proposed access controls are satisfactory. Engineering is asking for a left-turn lane to be provided to the eastern most access point on Harry. Engineering also indicated a willingness to meet with the applicant to discuss the left-turn lane.
- E. A sidewalk should be provided along Harry.
- F. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property including storm sewers. **Engineering** indicates storm sewers would need to be extended to match the left-turn lane along Harry.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- 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).

S/D 97-18 - Final Plat of PARK MEADOW ESTATES 3RD ADDITION

July 10, 1997 - Page 3

- 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 City Council.