

LINE	DIRECTION	DISTANCE
1	N00°41'55" W	330.24'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
100	50.00'	252.29'	35.60'	58.00'	S89°18'05" W	289°05'56"

KNOW ALL MEN BY THESE PRESENTS:

That the State Bank of Colwich, holders of a mortgage on the property described in the Surveyor's Certificate, do hereby consent to the plat of Meadow Oaks 3rd Addition.

State Bank of Colwich

Frank A. Suellentrop
 Frank A. Suellentrop, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 25 day of Jan, 1996, by Frank A. Suellentrop, President of the State Bank of Colwich.

STEVEN SCHOENECKER
 NOTARY PUBLIC
 STATE OF KANSAS
 My Appt. Exp. 8-21-98

Steven Schoenecker
 Notary Public
 Steven Schoenecker

My Appointment Expires: 8-21-98

KNOW ALL MEN BY THESE PRESENTS:

That we, Critchfield Real Estate Limited Partnership 1985, holders of a mortgage on the property described in the Surveyor's Certificate, do hereby consent to the plat of Meadow Oaks 3rd Addition.

Critchfield Real Estate Limited Partnership 1985

Edward C. Hill
 Edward C. Hill, Agent

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 25th day of January, 1996, by Edward C. Hill, Agent for Critchfield Real Estate Limited Partnership 1985.

Nancy N. Pruitt
 Notary Public
 My Appt. Exp. 11-27

Nancy N. Pruitt
 Notary Public
 Nancy N. Pruitt

My Appointment Expires: June 11, 1997

KANSAS, COUNTY OF SEDGWICK: ss.

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 "MEADOW OAKS 3RD ADDITION" to Wichita, Kansas, being a replat of part of Lot 1, Block 1 and Lots 37, 38, 39, 40, and 41, Block 2 in Meadow Oaks Addition to Wichita, Kansas being more particularly described as follows:

Commencing at the Northeast Corner of the West Half of the Northeast Quarter of Section 1, Township 27 South, Range 1 East of the 6th P.M. Sedgwick County, Kansas, thence S00°41'55"E for a distance of 530.00 feet to the point of beginning; thence S00°41'55"E for a distance of 501.29 feet to the Southeast corner of said Lot 41, Block 2; thence S89°18'05"W for a distance of 181.00 feet; thence S00°41'55"E for a distance of 41.50 feet to the Southeast corner of said Lot 37, Block 2; thence S89°18'05"W for a distance of 129.00 feet; thence N00°41'55"W for a distance of 262.79 feet to the Northwest corner of said Lot 39, Block 2; thence S89°18'05"W for a distance of 10.00 feet; thence N00°41'55"W for a distance of 279.41 feet to the Northeast Corner of Lot 29, Block 2, of said Meadow Oaks Addition; thence N89°11'45"E for a distance of 320.00 feet to the point of beginning. Vacation of the previously dedicated easements are by virtue of K.S.A. 17-512 (b).

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

Dated this 25th day of JANUARY, 1996.

Kenny E. Hill
 KENNY E. HILL
 LICENSED
 LAND SURVEYOR
 KANSAS

Kenny E. Hill, L.S. 984

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, have caused the land described in the Surveyor's Certificate to be divided into lots, a block, and a street. The street is hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and use of drainage and utilities. The minimum low opening elevation for the homes built on this addition shall be 166.0 (City of Wichita Datum).

3AH-Inc.

Mathias Eck
 Mathias Eck, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 29th day of January, 1996, by Mathias Eck, President of 3AH-Inc.

Carol R. Barnes
 CAROL R. BARNES
 Notary Public
 My Appt. Exp. 11-27-96

My Appointment Expires: _____

This plat of MEADOW OAKS 3RD ADDITION to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this 22nd day of October, 1995



WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Susan Osborne-Hawes, 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 _____, 1996.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this _____ day of _____, 1996.

Susan E. Crockett-Spoon, 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 _____, 1996.

Pat Kettler, Register of Deeds

Ed Reso, Chief Deputy

MEADOW OAKS 3RD ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

*Copied from Tracing
 11/31/96*



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

October 13, 1995

Yung Design Group
4912 E. 29th Street
Wichita, KS 67226

Re: S/D 95-58 MEADOW OAKS 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1995, 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 October 9, 1995.

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: 3-AH Inc., P. O. Box 9007, Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY



October 9, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
313) 268-4421

Yung Design Group 268-4390

4912 E. 29th Street
Wichita, KS 67226

Re: S/D 95-58 MEADOW OAKS 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 5, 1995, 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 sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be included in the paving petition.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. *K. Hull noted from given to C.E.* As requested by City Engineering, agreements shall also be submitted regarding the redistribution of existing specials/petitions.
- 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 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.
- H. Since this is a replat, proper reference to KSA 12-512(b) as amended, shall be noted in the surveyor's text as to the vacation of street right-of-way, easements, setbacks, etc.
- I. On the final plat tracing, the utility easement along Lots 4 and 5's common lot line shall be clearly labeled as a 10-foot utility easement.
- J. *will be 20 ft on the plat in clear* That portion of the 20-foot easement along the north line of this plat, but off-site cannot be granted by this plat. A dedication by separate instrument shall be provided for recording with

October 9, 1995

Page 2

this plat. The final plat tracing shall note that the 10-foot, off-site portion of this easement has been "granted by separate instrument".

- K. On the final plat tracing, since no Reserve is being plated for this Addition, the reference to a reserve shall be deleted from the plat's text.
- L. On the final plat tracing, signature blocks shall be corrected to indicate John W. McKay, Jr. as the MAPC Chairman and Susan E. Crockett-Spoon as the County Clerk.
- M. 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.)
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 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, October 12, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: 3-AH Inc., P. O. Box 9007, Wichita, KS 67212

Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

(Final Plat Approved 10/5/95, Preliminary Plat Approved 8/24/95)

CASE NUMBER: S/D 95-58 MEADOW OAKS 3RD ADDITION

OWNER/APPLICANT: 3-AH Inc., P. O. Box 9007, Wichita, KS 67212

SURVEYOR/ENGINEER: Yung Design Group, 4912 E. 29th Street, Wichita, KS 67226

LOCATION: South of 29th Street North and west of Woodlawn

SITE SIZE: 3.4 Acres

NUMBER OF LOTS

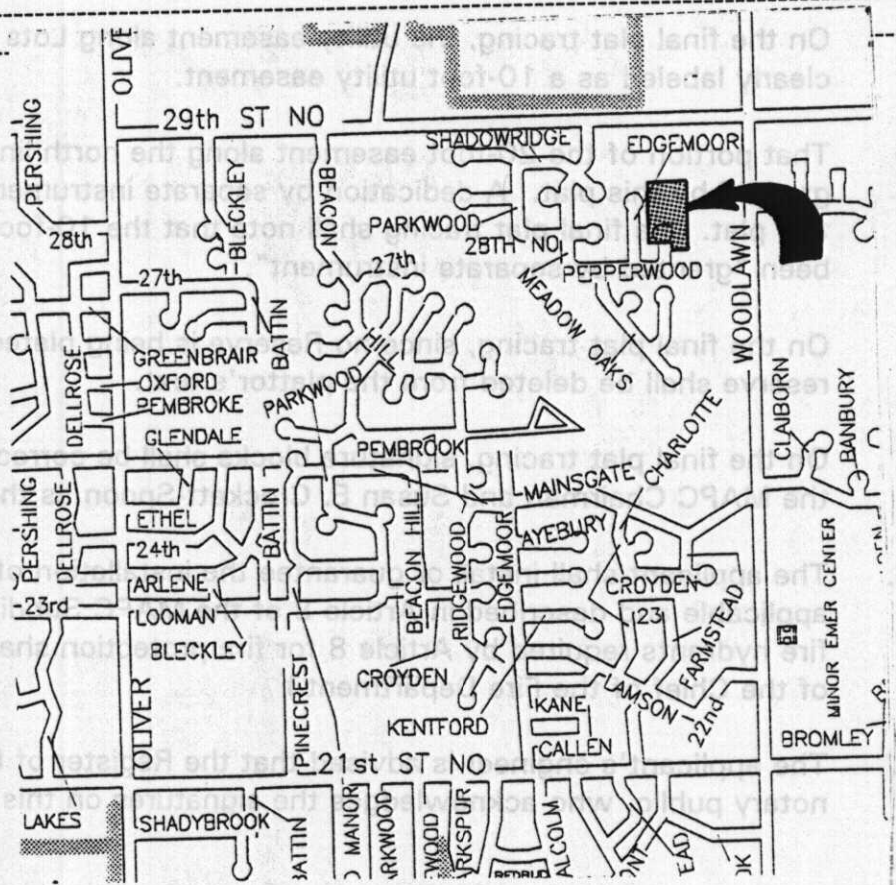
Residential:	11
Office:	
Commercial:	
Industrial:	
Total:	11

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: "AA" (DP-147)

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be included in the paving petition.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. As requested by City Engineering, agreements shall also be submitted regarding the redistribution of existing specials/petitions.
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- G. 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.
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- I. On the final plat tracing, the utility easement along Lots 4 and 5's common lot line shall be clearly labeled as a 10-foot utility easement.
- J. That portion of the 20-foot easement along the north line of this plat, but off-site cannot be granted by this plat. A dedication by separate instrument shall be provided for recording with this plat. The final plat tracing shall note that the 10-foot, off-site portion of this easement has been "granted by separate instrument".
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- N. 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

S/D 95-58 - Final Plat of Meadow Oaks 3rd Addition
October 12, 1995 - Page 3

signature.

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