

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

ESTATES AT BELLE TERRE SECOND SEDGWICK COUNTY, KANSAS.

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/4/94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 8-5-94

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, "ESTATES AT BELLE TERRE SECOND",
Sedgwick County, Kansas and that the accompanying plat is
a true and correct exhibit of the property surveyed described
as being a replat of Estates at Belle Terre, Sedgwick County,
Kansas.

Existing easements and dedications being vacated by
virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Gregory F. Severns

Know all men by these presents that we,
the undersigned owners, have caused the land described in
the surveyors certificate to be platted into Lots, a Block,
and Reserves to be known as "ESTATES AT BELLE TERRE SECOND",
Sedgwick County, Kansas. Reserve "A" is hereby reserved
for floodway, lakes, drainage, parks, sidewalks, landscaping,
gazebos, recreation building facility, swimming pool, tennis
courts, basketball courts, and utility purposes confined to
easements as shown. All uses defined for Reserve "A"
shall be approved by the appropriate governing body.
Reserves "B" and "C" are hereby reserved for private streets,
drainage, and utility purposes. Reserve "D" is hereby
reserved for streets, guard house, landscaping, and utility
purposes. Reserves "E" and "F" are hereby reserved for entry
monuments, sidewalks, landscaping, and utility purposes
confined to easements as shown. Reserves "G" is hereby
reserved for sidewalks, landscaping, and utility purposes
confined to easements as shown. Reserve "H" is hereby
reserved for streets, water features, and utility purposes.
Reserve "I" is hereby reserved for floodway, drainage, sidewalks,
landscaping, and utility purposes as confined to easements.
Reserves "A", "B", "C", "D", "E", "F", "G", "H" and "I" shall be
owned and maintained by the homeowners association for the
addition. The utility easements are hereby granted for the
construction and maintenance of all public utilities. The
drainage easements are hereby granted for drainage purposes.
The street, drainage and utility easements are hereby granted as
indicated for the maintenance and repair of streets, for drainage
purposes, and for the construction and maintenance of public utilities.
The floodway easements are hereby reserved for floodway
purposes and shall be the responsibility of the homeowners
association until such time as the appropriate governing
body elects to assume the responsibility for maintenance and
improvements of the drainage. No buildings 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 said appropriate
governing body. With such permission of said appropriate
governing body, additional improvements and/or activities
may be permitted within said floodway. The wall easement
is hereby granted for construction and maintenance of the
private wall, utilities may cross the wall easement. 159th
Street East is hereby dedicated to and for the use of the
public. All abutters rights of access to or from 159th
Street East over and across the east line of Lot 1, 9, 10, 11,
12, 13, and over and across the east line of Reserve "E" and
Reserve "F" are hereby granted to the appropriate governing
body. The Minimum Building Pad Elevations for the lowest
opening to the structures are as shown on the accompanying
plat.

Downing Development Company, L.L.C.

Gregory C. Downing

Michael C. Wood
Teresa A. Wood

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged
before me, this _____ day of _____ 1994, by
Gregory C. Downing, Member of Downing Development
Company, L.L.C. on behalf of Downing Development Company,
L.L.C.

My appointment Expires _____

Notary Public

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged
before me, this _____ day of _____ 1994, by
Michael C. Wood and Teresa A. Wood, husband and wife.

My appointment Expires _____

Notary Public

We, the undersigned, holders of a mortgage
on the above described property do hereby consent to the
plat of "ESTATES AT BELLE TERRE SECOND", Sedgwick County, Kansas.

Bank IV Kansas, N.A.

James W. Faith

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged
before me, this _____ day of _____ 1994, by
James W. Faith, Senior Vice-President of Bank IV Kansas, N.A.
on behalf of the bank.

My appointment Expires _____

Notary Public

This plat of ESTATES AT BELLE TERRE SECOND,
Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.

Dated this _____ day _____ 1994.

Wichita-Sedgwick County Metropolitan Area
Planning Commission.

James D. Miner

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 _____ 1994.

Elma Broadfoot

Pat Burnett

This plat approved and all dedications
shown hereon accepted by the board of Commissioners of
Sedgwick County, Kansas, this _____ day of _____ 1994.

Betsy Gwin

Andrew L. Blas

Paul W. Hancock

Thomas G. Winters

Mark F. Schroeder

Susan E. Crockett-Spoon

Entered on transfer record this _____ day
of _____ 1994.

Susan E. Crockett-Spoon

State of Kansas) SS
Sedgwick County)

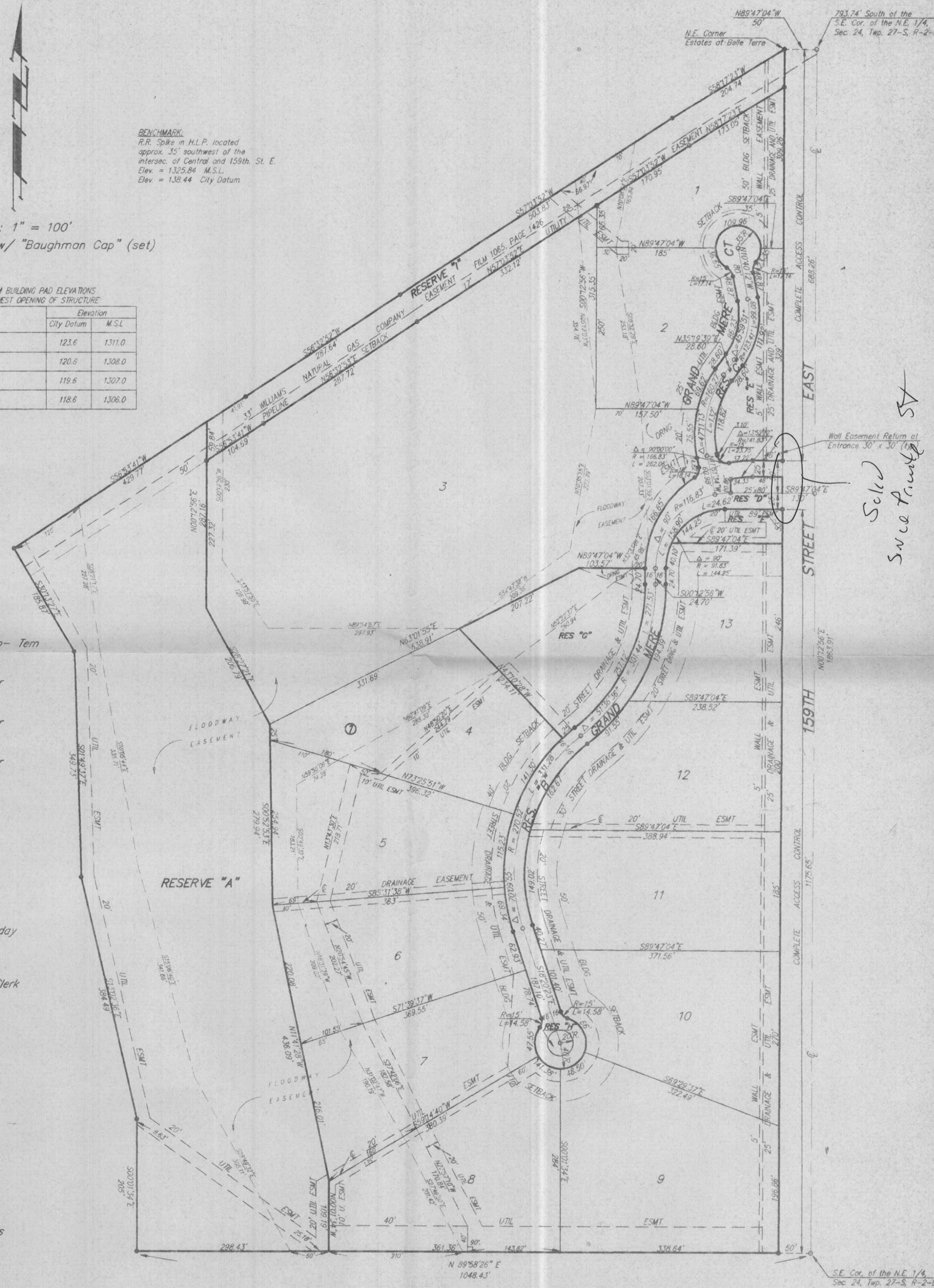
This is to certify that this plat has been
filed for record in the office of the Register of Deeds,
this _____ day of _____ 1994, at _____ o'clock _____ M,
and is duly recorded.

Pat Kettler

Ed Resa

Scale: 1" = 100'
• = 1/2" Rebar w/ "Baughman Cap" (set)

Lot & Block	Elevation	
	City Datum	M.S.L.
1, 2, 3, 4 - BLK 1	123.6	1311.0
5 - BLK 1	120.6	1308.0
6 - BLK 1	119.6	1307.0
7, 8 - BLK 1	118.6	1306.0



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 16, 1994

Baughman Company, P.A.
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-53 ESTATES AT BELLE TERRE SECOND - (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on August 11, 1994, 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 August 5, 1994.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Don Losew
Senior Planner

DL:rh

cc: Downing Development Company, Attn: Greg and Mary Downing, 1124 Terradyne, Andover, KS 67002
Marvin Schellenberg, 7926 W. 21st Street, Wichita, KS 67212
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230
Mike Lindebak, City Engineer

1400 B1

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

August 5, 1994

Baughman Company, P.A.
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-53 ESTATES AT BELLE TERRE SECOND (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 4, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- Phil has 11/1/94 - will take to Rob for Warren & Lindbaker S.S.*
- A. While an Outside-the-City water agreement was required for this site, the platting binder does not indicate that such an agreement has been recorded. The applicant shall therefore submit such an agreement for this plat or provide proof that such agreement has been recorded.
 - B. Since this plat is now creating an additional Reserve, revised covenants shall also be submitted to include the Reserves now being platted.
 - C. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
 - D. 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.
 - E. 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.
 - F. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
 - G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-

101(c).

H. 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, April 11, 1994 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: Downing Development Company, Attn: Greg and Mary Downing, 1124 Terradyne,
Andover, KS 67002
Marvin Schellenberg, 7926 W. 21st Street, Wichita, KS 67212
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8

August 11, 1994

STAFF REPORT

(Final Plat Approved 8/4/94)

CASE NUMBER: S/D 94-53 ESTATES AT BELLE TERRE SECOND

OWNER/APPLICANT: Downing Development Company, Attn: Greg and Mary Downing, 1124 Terradyne, Andover, KS 67002

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

AGENT: Marvin Schellenberg, 7926 W. 21st Street, Wichita, KS 67212

TOWNSHIP: Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230

LOCATION: West of 159th Street East and south of Central

SITE SIZE: 37.38 Acres

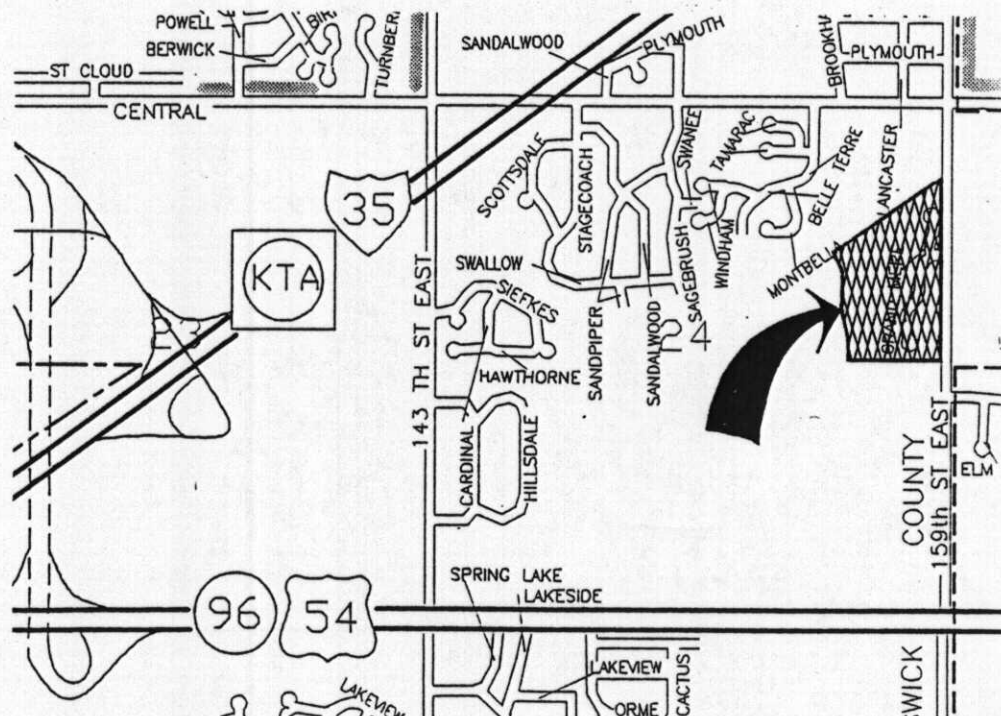
NUMBER OF LOTS

Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	13

MINIMUM LOT AREA: 1 Acre

CURRENT ZONING: "R-1" County Suburban Residential

VICINITY MAP:



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STAFF COMMENTS:

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- F. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.