

BELLE TERRE ADDITION

SEDGWICK COUNTY, KANSAS.

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 "BELLE TERRE ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed described as being that part of the N.E. 1/4 of Sec. 24, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the N.E. Corner of said N.E. 1/4; thence with an assumed bearing of S 00 12'56" W along the east line of said N.E. 1/4, 793.74 feet; thence N 89 47'04" W, 50 feet; thence S 58 17'23" W, 204.74 feet; thence S 57 03'52" W, 503.83 feet; thence S 56 32'52" W, 266.66 feet for a point of beginning; thence continuing S 56 32'52" W, 20.98 feet; thence S 56 53'41" W, 429.77 feet; thence N 30 13'27" W, 209.15 feet; thence N 89 59'54" W, 1289.62 feet to a point on the west line of said N.E. 1/4, 679.91 feet to a point 707.7 feet south of the N.W. Corner of said N.E. 1/4; thence S 89 59'54" E, 750 feet; thence N 00 09'30" E, 707.7 feet to a point on the north line of said N.E. 1/4; thence S 89 59'54" E along the north line of said N.E. 1/4, 846.07 feet to a point 1045.01 feet west of the N.E. Corner of said N.E. 1/4; thence S 00 12'56" W, 1055.01 feet; thence S 33 27'08" E, 320.14 feet to the point of beginning. Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Date _____ Baughman Company, P.A.
Surveyor
Gregory F. Severns

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____ 1993, by Gregory C. Downing, President of Downing Development Company, L.L.C. on behalf of Downing Development Company, L.L.C.

My appointment Expires _____
Notary Public

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

Prairie State Bank
Vice-President
Randall D. Craven

State of Kansas) SS
Sedgwick County)

behalf of the bank.
My appointment Expires _____
Notary Public

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

Dated this _____ day _____ 1993
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
L. D. Brackenridge Jr.
Secretary
Marvin S. Kraut

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 1993.

Mayor
Frank M. Ojile
City Clerk
Pat Burnett

Entered on transfer record this _____ day _____ 1993.
County Clerk
Susan E. Crockett-Spoon

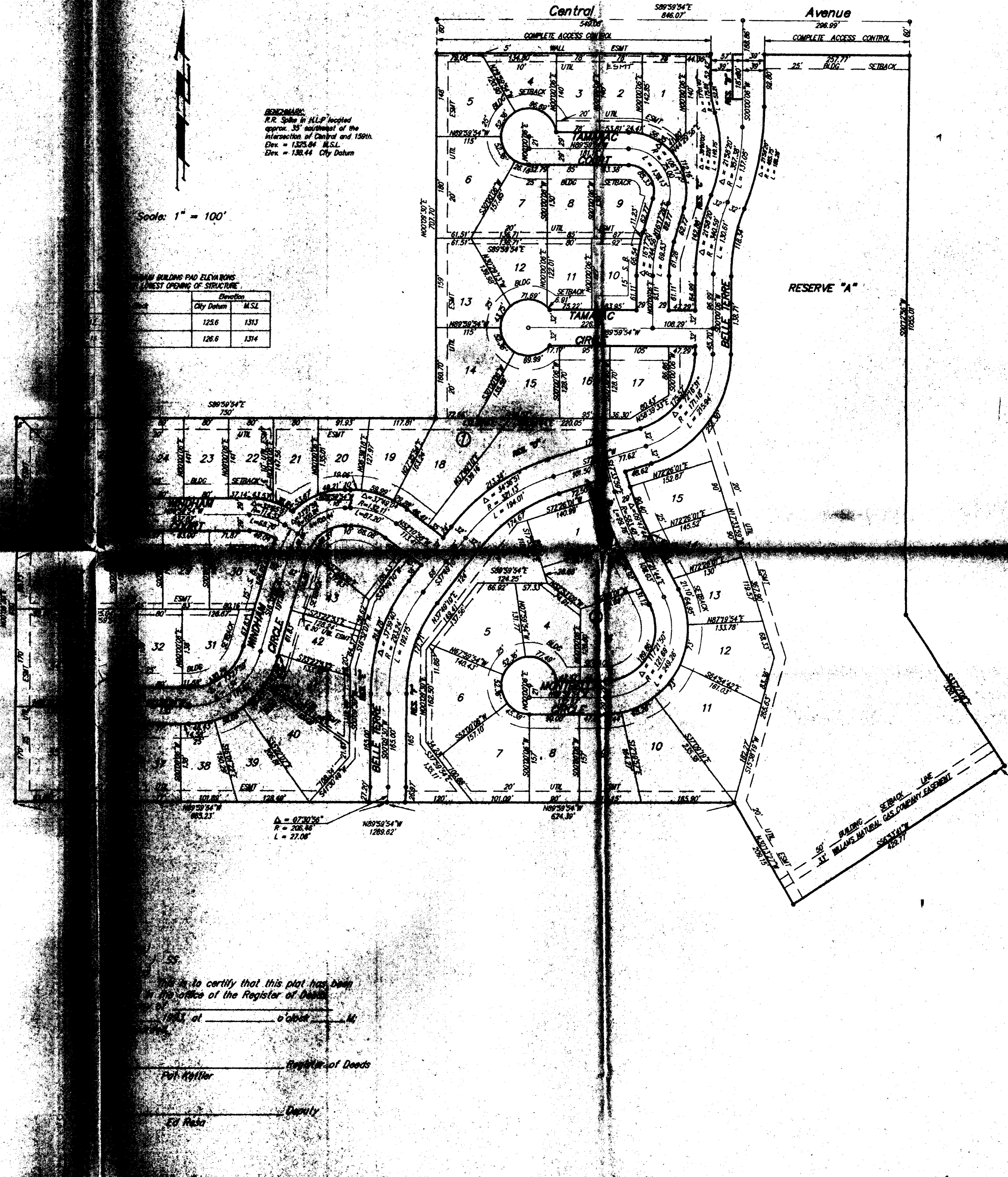
Know all men by these presents that we, the undersigned owners, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, Streets and Reserves to be known as "BELLE TERRE ADDITION", Sedgwick County, Kansas. Reserve "A", is hereby reserved for roadway, lakes, drainage, entry monuments, parks, sidewalks, landscaping, gazebos, clubhouse and related facilities, and utility purposes confined to easements as shown. Reserve "B", is hereby reserved for a guard house, landscaping, streets, and utility purposes. Reserves "C", "D", "E", and "F", is hereby reserved for entry monuments, sidewalks, landscaping, and utility purposes confined to easements as shown. Reserves "A", "B", "C", "D", "E", and "F" 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 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. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Central Avenue over and across the north line of Lot 1, 2, 3, 4, 5, Blk. 1 and Reserve "C", and over and across the north line of Reserve "A" 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.
President
Gregory C. Downing



MINIMUM BUILDING PAD ELEVATIONS
LOWEST OPENING OF STRUCTURE

Block	City Datum	M.S.L.
1-10	125.6	1313
11-16	126.6	1314



Baughman Company
February 26, 1993
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DL:rh

cc: Greg and Mary Stich Downing, 1124 Terradyne, Wichita, KS
67002
Bill Yung Design, 4912 E. 29th Street North, Wichita, KS
67220
Doug Phillips, 501 Lancaster Drive, Wichita, KS 67230
Paul Good, R. H. Garvey Bldg., 300 W. Douglas - Suite 500,
Wichita, KS 67202
Mike Banett, 15840 Stratford Row, Wichita, KS 67230
Jim and Nancy Fleagel, #5 Sandalwood, Wichita, KS 67230
Fred Braht, 316 N. 159th Street East, Andover, KS 67230
Mike Nash, #22 Sagebrush, Wichita, KS 67230
Dwight Wallace, #10 Sagebrush, Wichita, KS 67230
Bob Kaplan, 200 N. 159th Street East, Andover, KS 67230
Patrice Ziegler, 607 Brookhaven Dr., Wichita, KS 67230
Charles Mitchell, 617 Brookhaven Dr., Wichita, KS 67230
Bob Coyer, 500 Brookhaven, Wichita, KS 67230
Ken Helmer, #12 Sagebrush, Wichita, KS 67230
Ron Messner, 15315 E. Central, Wichita, KS 67230
Larry Toomey, 825 N. Waco, Wichita, KS 67203
R. M. Barrett, 15840 Stratford Row, Wichita, KS 67230
Greg Olson, 15930 Plymouth, Wichita, KS 67230
Pat Stuenkel, Box 295, Andover, KS 67230
David Cox, 120 N. 159th Street East, Wichita, KS 67230
George Mancuso, 15820 E. Central, Wichita, KS 67230
Alfred Ponte, 518 Lancaster Dr., Wichita, KS 67230
Kerri Oswald, #11 Sagebrush, Wichita, KS 67230
Marvin Schellenberg, 7926 West 21st Street North, Wichita, KS
67212
Roger Sherwood, Sherwood Harper & Gregory, 833 N. Waco,
Wichita, KS 67203
Tim Buchanan, 260 N. Rock Road, Wichita, KS 67206
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 26, 1993

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 92-50 BELLE TERRE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, February 25, 1993, 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 February 19, 1993.

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

FILE COPY

of delivery, and the tentative mailbox locations can be determined.

- T. 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.
- 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.

February 25, 1993

STAFF REPORT

(Final Plat Approved 2/18/93, Preliminary Plat Approved 10/29/92)

CASE NUMBER: S/D 92-50 BELLE TERRE ADDITION

OWNER/APPLICANT: Downing Development Company, 1124 Terradyne, Wichita, KS 67002

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th Street North, Wichita, KS 67220

LOCATION: South of Central and west of 159th Street East

SITE SIZE: 39 Acres

NUMBER OF LOTS

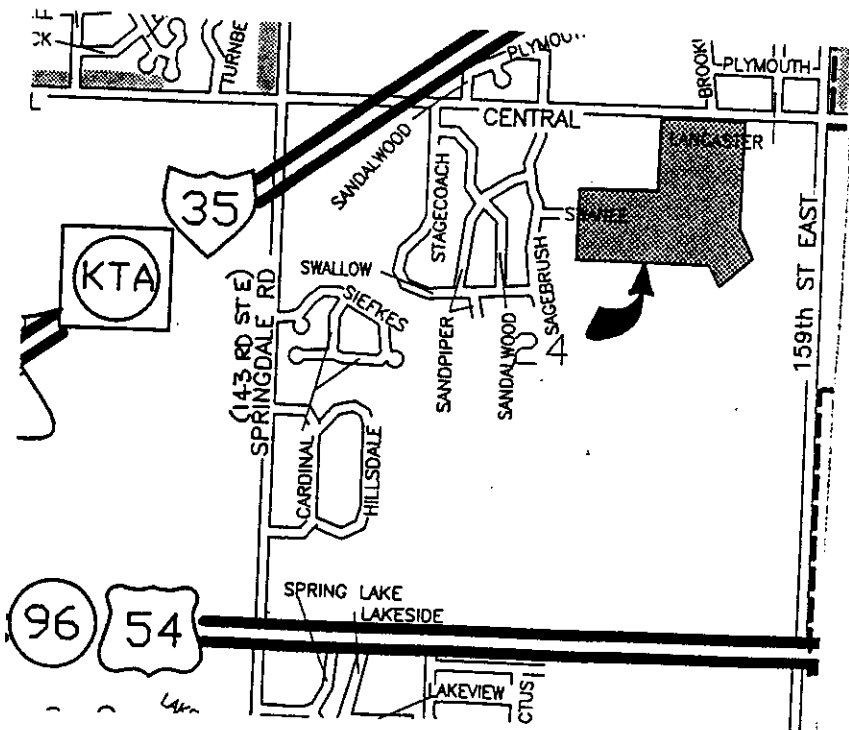
Residential:	59
Office:	
Commercial:	
Industrial:	
Total:	59

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" - (SCZ-0642)

VICINITY MAP:



STAFF COMMENTS:

- A. The location of this plat in the County requires its approval by both the Wichita City Council and the Board of County Commissioners. The final plat tracing shall therefore include the proper approval signature blocks for both of these political bodies.
- 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. This guarantee shall include any needed extensions of water along Central. Since this property will utilize a City of Wichita water supply line in Central, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. Although located in the County, this is an urban scale development and streets shall be guaranteed to the urban standard. The paving guarantee shall also provide for a temporary turnaround for the street segment adjacent to Reserves E and F. As indicated by County Engineering, this turnaround should be provided off-site, with the applicant obtaining and submitting to the County any needed off-site right-of-way. A copy of such dedication shall be submitted to Planning for the plat file.
- F. The applicant shall also guarantee the installation of sidewalk along at least one side of Belle Terre. If the County is unable to include such improvements with its paving petitions an alternate means of guarantee shall be used.
- G. As indicated by County Engineering, the applicant shall guarantee a decel lane, for the entrance to this site, along Central.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Separate Certificates of Petitions shall be submitted for those projects involving City and County improvements.
- I. The applicant shall attempt to obtain by a separate request, a vacation application, signed by all abutting property owners, for the street segment located west of lot 27, Block 1. This request should be submitted for consideration, prior to this plat being scheduled for City Council review.
- J. 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.

- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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.
- L. As indicated by County Engineering, a floodway shall be platted in or as part of Reserve A. Further, the plat's text shall be amended to more clearly indicate the floodway and uses to be allowed in this Reserve. The applicant is advised that a portion of the street Belle Terre is presently within the FEMA regulatory floodway and until that area is removed from such floodway, no street construction will be allowed.
- M. For Reserve A which indicates possible structures as a use, 25-foot building setbacks shall be platted in any areas where this reserve abuts a public street. In particular, a setback shall be indicated to Belle Terre.
- N. The applicant is advised that guard houses, as is being indicated for Reserve B may in no manner be used to stop, impede, or in any manner restrict the public's use of public streets.
- O. 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.
- P. On the final plat tracing the recording information for the gas line easement in Reserve A shall be indicated. Also, the 50 foot setback should be labeled as a "Pipeline" setback so as to distinguish it from a platted setback. A copy of this easement shall be submitted for the plat file.
- Q. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- R. 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.
- S. 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