

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/12/91 SUBJECT **BRIARWOOD ESTATES 6TH ADDITION** TO WICHITA, SEDGWICK COUNTY, KANSAS TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12/13/91

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1991, I HAVE CAUSED TO BE SURVEYED AND PLATTED "BRIARWOOD ESTATES 6TH ADDITION" TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES, THE SAME BEING A REPLAT OF PORTIONS OF BRIARWOOD ESTATES 4TH AND 5TH ADDITIONS TO WICHITA, SEDGWICK COUNTY, KANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:  
LOTS 26 THROUGH 44, BLOCK 1, LOTS 16 THROUGH 26, BLOCK 2, AND RESERVES "C", "D", "E", AND PART OF "F", BRIARWOOD ESTATES 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH LOTS 25, 26, AND 27, BLOCK 1, AND LOTS 1 THROUGH 4, BLOCK 3, AND RESERVE "C" IN BRIARWOOD ESTATES 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEGINNING AT THE SOUTHWEST CORNER OF LOT 32, BLOCK 1, BRIARWOOD ESTATES 4TH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N 7° 21' 29" W ALONG THE EAST RIGHT-OF-WAY LINE OF 119TH STREET WEST A DISTANCE OF 653.34 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, IN SAID BRIARWOOD ESTATES 5TH ADDITION; THENCE BEARING N 82° 38' 31" E ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF 274.22 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 32' 12" AN ARC DISTANCE OF 40.44 FEET; THENCE BEARING N 11° 10' 43" E A DISTANCE OF 193.00 FEET TO THE N.W. CORNER OF LOT 27, BLOCK 1, BRIARWOODS ESTATES 5TH ADDITION; THENCE BEARING N 82° 23' 07" E ALONG THE NORTHERLY LINE OF SAID LOT 27 A DISTANCE OF 53.95 FEET; THENCE BEARING S 52° 21' 29" E ALONG THE NORTHERLY LINE OF LOTS 27 AND 26 IN SAID BLOCK 1, A DISTANCE OF 175.00 FEET TO THE N.E. CORNER OF LOT 26; THENCE BEARING N 82° 38' 31" E ALONG THE NORTH LINE OF LOT 25 IN SAID BLOCK 1, A DISTANCE OF 39.70 FEET; THENCE BEARING S 52° 21' 29" E A DISTANCE OF 37.17 FEET; THENCE BEARING S 7° 21' 29" E A DISTANCE OF 93.72 FEET TO THE S.E. CORNER OF SAID LOT 25; THENCE BEARING S 82° 38' 31" W ALONG THE NORTH RIGHT-OF-WAY LINE OF ALDERNY STREET A DISTANCE OF 85.00 FEET; THENCE BEARING S 7° 21' 29" E A DISTANCE OF 58.00 FEET TO THE N.E. CORNER, RESERVE "H" IN SAID BRIARWOOD ESTATES 4TH ADDITION; THENCE ALONG THE NORTH LINE OF SAID RESERVE "H" BEARING S 82° 38' 31" W A DISTANCE OF 20 FEET TO THE NORTHWEST CORNER OF RESERVE "H" IN SAID BLOCK 1; THENCE BEARING S 7° 21' 29" E A DISTANCE OF 124.88 FEET TO THE SOUTHWEST CORNER OF SAID RESERVE "H"; THENCE BEARING S 18° 03' 53" E A DISTANCE OF 32.30 FEET TO THE NORTHEAST CORNER OF LOT 26, BLOCK 2, IN SAID BRIARWOOD ESTATES 4TH ADDITION; THENCE BEARING S 7° 21' 29" E ALONG THE EAST LINE OF SAID LOT 26 EXTENDED A DISTANCE OF 196.89 FEET; THENCE BEARING S 86° 46' 20" E A DISTANCE OF 57.51 FEET TO THE NORTHWEST CORNER OF LOT 15 IN SAID BLOCK 2; THENCE BEARING S 3° 13' 40" W ALONG THE WEST LINE OF SAID LOT 15 EXTENDED A DISTANCE OF 147.13 FEET TO A POINT ON THE SOUTH LINE OF ALDERNY COURT ON A CURVE TO THE LEFT HAVING A RADIUS OF 570.74 FEET AND A CHORD OF 5.52 FEET BEARING S 87° 37' 27" W; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 33' 15" A DISTANCE OF 5.52 TO THE NORTHWEST CORNER OF LOT 25, BLOCK 1, IN SAID BRIARWOOD ESTATES 4TH ADDITION; THENCE BEARING S 3° 13' 40" W A DISTANCE OF 119.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE BEARING N 86° 46' 20" W ALONG THE SOUTH LINE OF SAID BLOCK 1 A DISTANCE OF 531.05 FEET TO THE POINT OF BEGINNING.

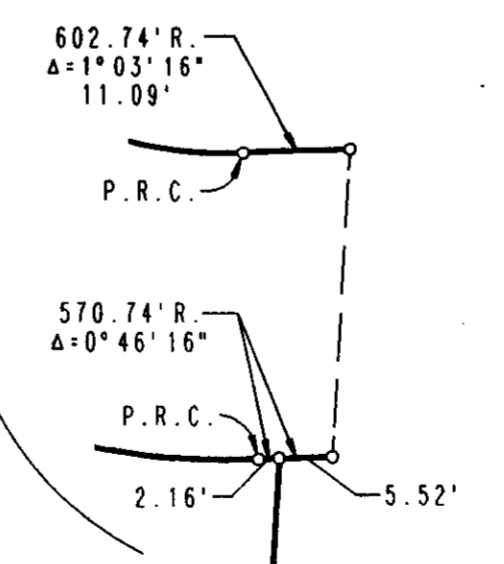
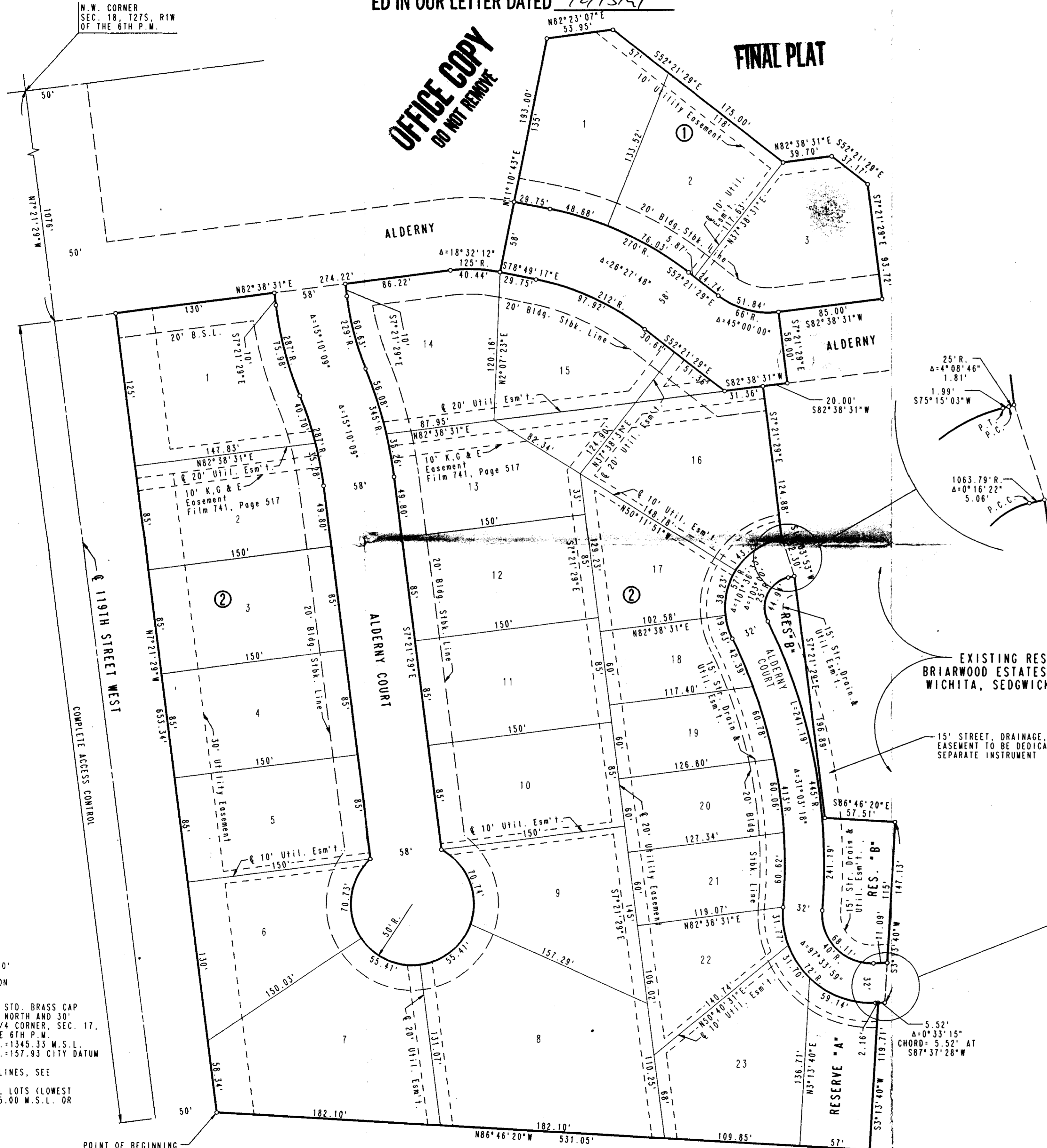
CHARLES S. BROWN, P.E., LIC. NO. 7581 R.L.S. 991  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

EXISTING RESERVE "F" IN BRIARWOOD ESTATES 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

15' STREET, DRAINAGE, AND UTILITY EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT

OFFICE COPY  
DO NOT REMOVE

FINAL PLAT



N.W. CORNER SEC. 18, T27S, R1W OF THE 6TH P.M.

SCALE: 1"=50'  
○ = SET IRON

B.M. - CITY OF WICHITA STD. BRASS CAP IN CONCRETE 25' NORTH AND 30' EAST OF SOUTH 1/4 CORNER, SEC. 17, T27S, R1W OF THE 6TH P.M.  
ELEV. = 1345.33 M.S.L.  
ELEV. = 157.93 CITY DATUM

FOR BUILDING SETBACK LINES, SEE C.U.P. DP-136  
MIN. PAD ELEV. FOR ALL LOTS (LOWEST OPENING) SHALL BE 1335.00 M.S.L. OR 147.60 CITY DATUM

NOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVES, THE SAME TO BE KNOWN AS "BRIARWOOD ESTATES 6TH ADDITION" TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE RESERVES, AS INDICATED, SHALL BE RESERVED FOR DRAINAGE UTILITIES, LANDSCAPING, PRIVATE ACCESS, AND RECREATIONAL FACILITIES IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS ESTABLISHED AND BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENT, AND SHALL BE OWNED AND MAINTAINED BY THE BRIARWOOD ESTATES HOMEOWNERS' ASSOCIATION. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 119TH STREET WEST OVER AND ACROSS THE WEST LINE OF BLOCK 2 ARE HEREBY GRANTED TO THE CITY OF WICHITA. ALL PORTIONS OF BRIARWOOD ESTATES 4TH AND 5TH ADDITIONS TO WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED. MINIMUM PAD ELEVATION FOR ALL LOTS (LOWEST OPENING) SHALL BE 1335.00 M.S.L. OR 147.60 CITY DATUM. FOR BUILDING SETBACK LINES AFFECTING LOTS, SEE C.U.P. DP-136.

SLAWSON RESIDENTIAL DEVELOPMENT COMPANY

LARRY A. CHAMBERS, PRESIDENT

SLAWSON INVESTMENT CORPORATION

LARRY A. CHAMBERS, PRESIDENT

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1991, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME LARRY A. CHAMBERS, PRESIDENT OF SLAWSON RESIDENTIAL DEVELOPMENT COMPANY AND SLAWSON INVESTMENT CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID COMPANIES, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: \_\_\_\_\_

WE, THE FIRST NATIONAL BANK IN WICHITA, KS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF BRIARWOOD ESTATES 6TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1991, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME \_\_\_\_\_ OF THE FIRST NATIONAL BANK IN WICHITA, KS., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: \_\_\_\_\_

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1991.

\_\_\_\_\_, CHAIRMAN  
CHRISTOPHER J. GOEBEL

\_\_\_\_\_, SECRETARY  
MARVIN S. KRUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1992.

\_\_\_\_\_, MAYOR  
BOB KNIGHT

\_\_\_\_\_, DEPUTY CITY CLERK  
PAT BURNETT

ENTERED ON TRANSFER RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1992.

\_\_\_\_\_, COUNTY CLERK  
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1992.

\_\_\_\_\_, REGISTER OF DEEDS  
PAT KETTLER

\_\_\_\_\_, DEPUTY  
ED RESA

S/D 91-25

Page 2

Bill G. Yung Design  
4912 E. 29th St. N., Suite 1  
Wichita, KS 67220

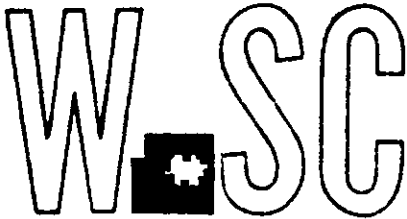
Joe Gaudet  
1257 N. Pinegrove  
Wichita, KS 67212

Evelyn DeBerry  
11725 Alderney Ct. #11  
Wichita, KS 67212

Dan Overeen  
11725 Alderney Ct. #8  
Wichita, KS 67212

Bob Lakin  
11725 Alderney C.t #29  
Wichita, KS 67212

Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
456 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

December 20, 1991

Gary Wiley  
Professional Engineering Consultants  
303 South Topeka  
Wichita, KS 67202

Re: S/D 91-25 (Final Plat) Briarwood Estates 6th Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on December 19, 1991, 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 December 13, 1991.

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  
Senior Planner

cc: Slawson Investment Corp., 104 S. Broadway, Wichita, KS 67202

**FILE COPY**

ments as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

As indicated on the final plat, a portion of this easement along the east line of Alderny Court is off-site and will be dedicated by separate instrument. This document shall be submitted with the final plat tracing to the Planning Department.

- 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 and 32-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. Prior to this plat being released for recording, the applicant shall submit proof that all outstanding taxes, as indicated in the platting binder, have been paid.
- I. On the final plat tracing the east and west lines of Alderny shall be shown as dashed lines. Solid lines are used to indicate private streets but also in this case it needs to be clearly indicated that this section of the site is public street right-of-way.
- J. 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.
- K. 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.
- L. 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.
- M. The applicant shall submit a letter from Cablevision indicating that satisfactory arrangements have been made for the relocation of any lines not being covered by a utility easement.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

December 19, 1991

**STAFF REPORT**  
(Final Plat Approved 12/12/91,  
Preliminary Plat Approved 5/16/91)

**CASE NUMBER:** S/D 91-25 - BRIARWOOD ESTATES 6TH ADDITION

**OWNER/APPLICANT:** Slawson Investment Corp., 104 S. Broadway,  
Wichita, KS 67202

**SURVEYOR/ENGINEER:** Bill G. Yung Design, 4912 E. 29th St. N.,  
Suite 1, Wichita, KS 67220

**LOCATION:** Southeast corner of 13th Street North and  
119th Street West

**SITE SIZE:** 9.45 Acres

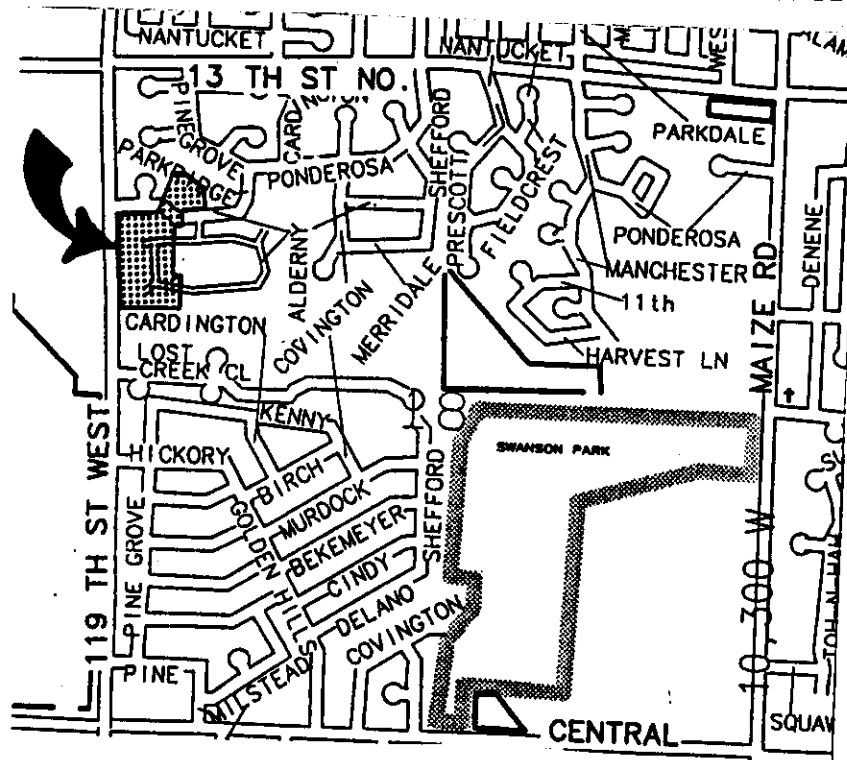
**NUMBER OF LOTS**

Residential:	26
Office:	
Commercial:	
Industrial:	
Total:	26

**MINIMUM LOT AREA:** Approx. 6,600 sq. ft.

**CURRENT ZONING:** "AA" One Family Dwelling; CUP, DP-136,  
Amendment #2

VICINITY MAP:



**STAFF COMMENTS:**

- A. While the single family uses now being shown in Block 2 are among the uses allowed in parcel 3 of the C.U.P., the change in development plans or patterns, including the elimination of significant open space reserve areas will require the applicant to obtain an adjustment or amendment to the C.U.P., prior to this plat being scheduled for City Council review.

Since this site has already experienced significant development and has active homeowner's associations, a letter should be provided to the Planning Department from the homeowner's association(s) indicating they have no objections to these changes. Further, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.

- B. Although the applicant may submit square footage figures for the lots or an agreement so that existing specials can be redistributed, it is recommended that new petitions be submitted. If projects are to be abandoned as a result of this replat, the applicant shall pay off any charges against the abandoned projects. If new petitions are provided, the following improvements shall be guaranteed: the extension of municipal water and sanitary sewer, drainage and/or storm sewer improvements, and the paving of the interior streets.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. 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.
- E. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these ease-