CLARK ELEMENTARY ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

N.E. Cor. Lot 8, Block 1
Eastridge 5th Addition

N. 1/4 Cor.
Sec. 30-T27S-R2E

S.E. Cor.
Lot 35
Eastridge Add.

S.W. Cor.
Lot 35
Eastridge Add.

S 01°14'44" E(M) 923.54'(M) 924.00±(P)

1508.52'(C)
S 01°14'44" E(C)

S 88°39'58" W(C)
72.54'(M)
72.54'±(P)

12.15'(P)

60' R/W

S 88°39'58" W(C)
84.69'±(P)
84.69'(M)

AMINC SET

40' R/W

Δ=43°53'30"(M)
L=290.58'(M)
R=379.32'(P)(M)
T=152.84'(M)
Δ=43°50'31"(P)
L=290.25'(P)
T=152.65'(P)

S.E. Cor. Lot 11, Block 2
Eastridge 2nd Addition

Barlow Street

969.86'(M) 970.00'(P)
S 45°05'13" E(C)

300.00'(P)(M)S 45°05'13" E(C)

N.W. Cor. Lot 19, Block 14
Replat of Part of Eastridge Addition

Apache Drive

S 44°54'47" W(C)
496.46'(P)(M)

60' R/W

60' R/W

60' R/W

60' R/W

111.60'

79.45'

20' Utility Easement

88°52'47"

S 45°05'13" E(C) 423.00'(P)(M)

Cottonwood Lane

60' R/W

Royal Road

60' R/W

410.3'±(P)
410.56'(M)
S 45°03'07" W(C)

10' Utility Easement

118.70'(P)(M)
N 76°25'16" E(C)

40' R/W

S 01°14'44" E(C)
446.00'(P)(M)

COVENTRY ROAD

San Pablo Lane

① LOT 1

SCALE
50 0 50 100

LEGEND

- ○ = 1/2" Iron Pipe (found)
- ○ = 3/4" Iron Pipe (found)
- ● AMINC SET = 5/8" Rebar AMINC CLS #104 (set)
- (P) = Platted
- (M) = Measured
- (C) = Calculated

BENCHMARK

1. "□" cut on N. side of S.W. walk Approx. 73' S.W. of S.W. Building Entrance.
Elev. 160.93 (city datum)

2. "□" cut on E. side of walk N. of W. drive entrance.
Elev. 158.94 (city datum)

AM CONSULTING Inc.
ENGINEERING SERVICES
142 N. Emporia Wichita, KS 67202
316/265-2870 fax 316/265-2839

FILE COPY

CLARK ELEMENTARY ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) ss

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we, AM Consulting, Inc. have surveyed and platted "CLARK ELEMENTARY ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Block 15, in Replat of Part of Eastridge, an Addition to Wichita, Kansas, Sedgwick County, Kansas, and part of Block 17 in said Replat of Part of Eastridge described as follows: Beginning at the Northeast corner of said Block 17; thence South 122 feet; thence with an angle of 77° and 40' to the right for a distance of 118.7 feet; thence Southwesterly 410.3 feet more or less to a point on the Northerly line of Cottonwood Lane extended, said point being 12.3 feet Southeast of the Southerly line of Royal Road; thence Northwest 12.3 feet to Royal Road; thence Northeasterly and East to the place of beginning, and together with the vacated street described as Royal Road from the Northeasterly line of Cottonwood Lane to the West line of Governour Road, as platted in said Replat of Part of Eastridge, and as vacated in Deed Book 831, Page 205 and in Deed Book 834, Page 347, and on Film 170, Page 114.

Said tract contains 303,314 square feet more or less.

Existing public dedications, right-of-ways, and easements being vacated by virture of K.S.A. 12-512(b).

RANDALL L. ELKINS — LICENSED — LS-1294 — KANSAS — LAND SURVEYOR

_____, Surveyor
Randall L. Elkins, L.S. # 1294

State of Kansas)
Sedgwick County) ss

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and Block, to be known as "CLARK ELEMENTARY ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for constructing, maintaining, operating, and repairing utilities. Right of Way as shown is hereby dedicated to the public for streets.

A drainage plan has been developed for the plat. All drainage easements and/or right-of-ways shall remain at established grades, or as modified with the approval of the applicable public agency, and unobstructed to allow for the conveyance of stormwater.

_____
U.S.D. 259, By:

2/8/04
Date

State of Kansas)
Sedgwick County) ss

BE IT REMEMBERED that on this 5th day of February, 2004 before me, the undersigned, a notary public in and for the County and State aforesaid came Michael Kinard, President of BOE to me personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Mike Willome
Notary Public

6/9/07
My appointment expires:

MIKE WILLOME
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 6/9/07

UNIFIED SCHOOL DISTRICT No. 259 — SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) ss

This plat of "CLARK ELEMENTARY ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita/Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this____day of_____, 2003.
Wichita/Sedgwick County Metropolitan Area Planning Commission.

_____, Chair
Ronald L. Marnell

_____, Secretary
John L. Schlegel

State of Kansas)
City of Wichita) ss

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this____day of_____, 2003. At the Direction of the City Council.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Schofield

Entered on transfer record this____day of_____, 2003.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) ss

This is to certify that this instrument was filed for record in the Register of Deeds office at____o'clock____.m., on the____day of_____, 2003, and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

State of Kansas)
Sedgwick County) ss

Reviewed in accordance with K.S.A. 58-2005 on this 7th day of February, 2004.

TRICIA L. ROBELLO — LICENSED — LS-1248 — KANSAS — LAND SURVEYOR

_____
Tricia L. Robello, L.S.
Deputy County Surveyor
Sedgwick County, Kansas

AM CONSULTING Inc.
ENGINEERING SERVICES
142 N. Emporia Wichita, KS 67202
316/265-2870 fax: 316/265-2839

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 11, 2003

Tim Austin
AM Consulting, Inc.
142 N. Emporia
Wichita, KS 67202

RE: SUB 2003-134 -- One-Step Final Plat of Clark Elementary Addition

At the regular meeting of the Metropolitan Area Planning Commission on December 11, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated December 5, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;

2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting ($8.00 for the first page; $4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**

3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e'mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 5, 2003

Tim Austin
AM Consulting, Inc.
142 N. Emporia
Wichita, KS 67202

RE: SUB 2003-134 -- One-Step Final Plat of Clark Elementary Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 4, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

A. Municipal services appear to be available to serve the site. ***A 10-ft utility easement is needed along the southeast property line. A 20-ft utility easement is needed to cover the sewer line extending from Cottonwood Lane.***

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

D. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

E. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".

F. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".

G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

H. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

I. 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.)

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 (Phone 316-946-4556) 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 (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) 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.

M. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

N. Perimeter closure computations shall be submitted with the final plat tracing.

O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

P. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property.

Q. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, December 11, 2003. The meeting will begin at 12:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5-2
DECEMBER 11, 2003

STAFF REPORT
(One-Step Final Plat Approved 12/04/03)

CASE NUMBER: SUB 2003-134 -- CLARK ELEMENTARY ADDITION

OWNER/APPLICANT: USD 259, Attn: Joe Hoover, 201 N. Water, Wichita, KS 67202

SURVEYOR/ENGINEER: AM Consulting, Inc., 142 N. Emporia, Wichita, KS 67202

LOCATION: South of Kellogg, East of Woodlawn

SITE SIZE: 6.96 acres

NUMBER OF LOTS

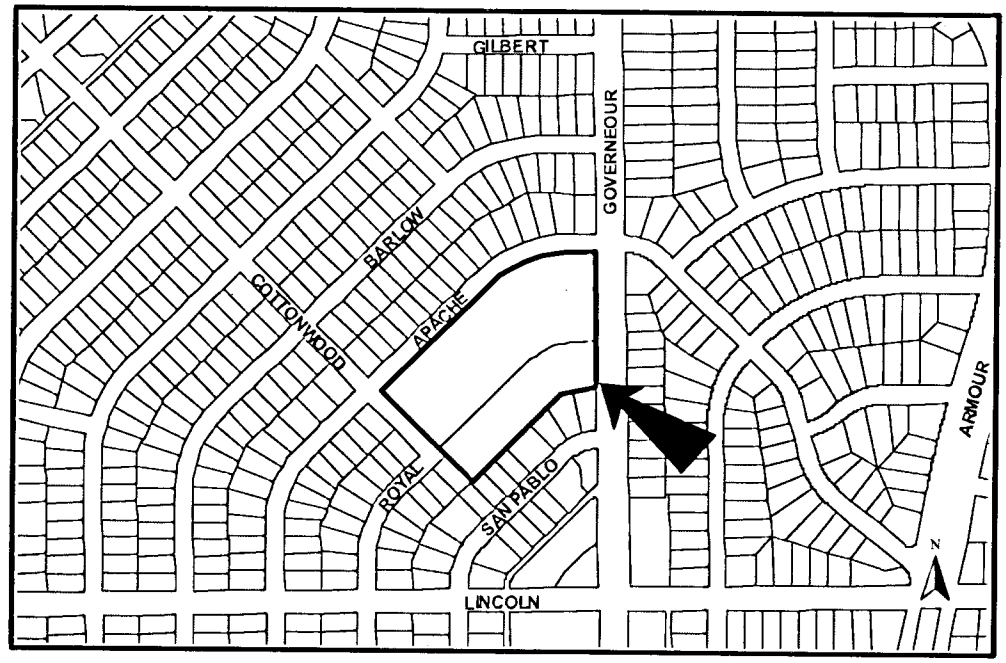
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 6.96 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the "Replat of Part of Eastridge Addition".

STAFF COMMENTS:

A. Municipal services appear to be available to serve the site. ***A 10-ft utility easement is needed along the southeast property line. A 20-ft utility easement is needed to cover the sewer line extending from Cottonwood Lane.***

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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