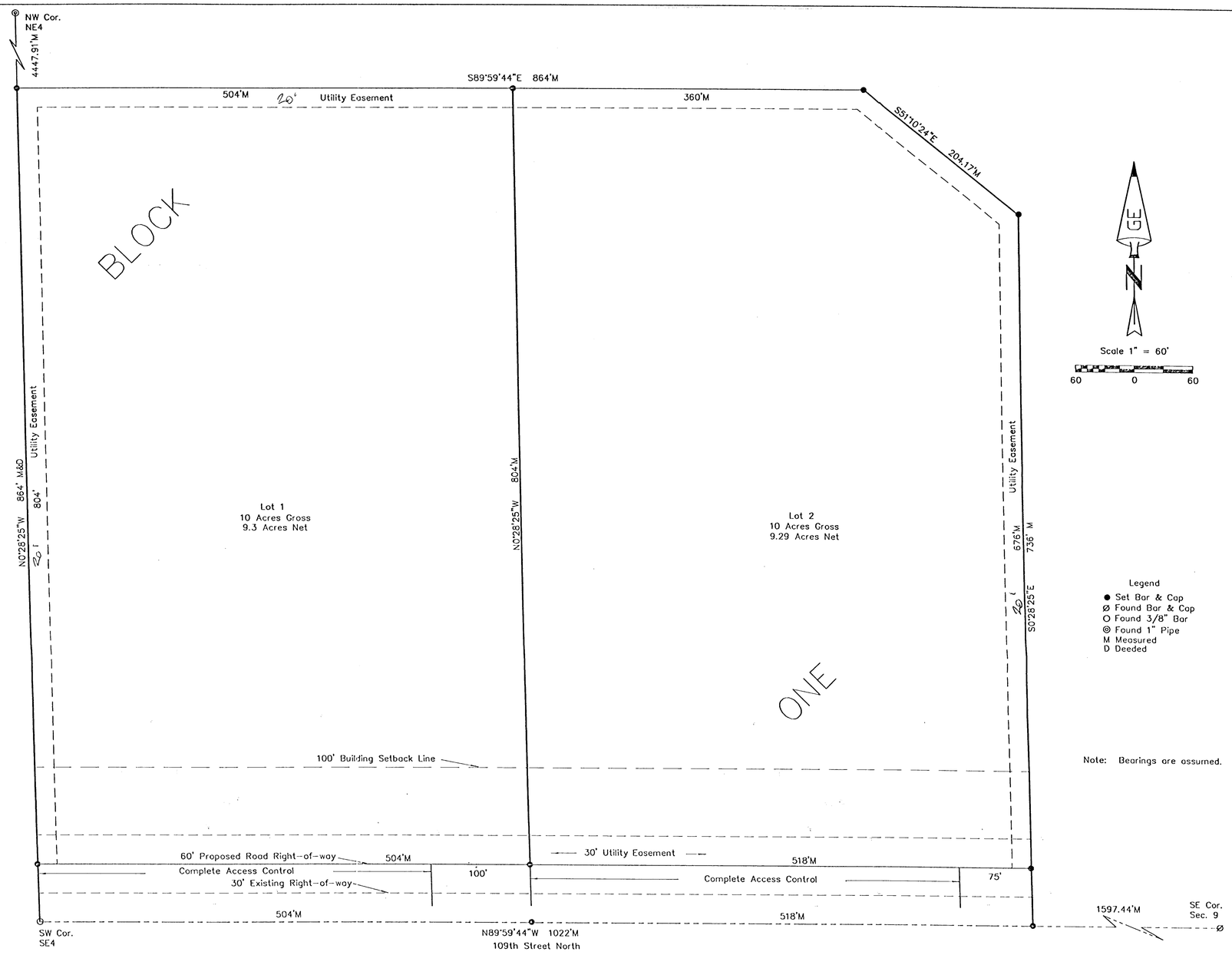
Final Rec'd 2-21-03



Scale 1" = 60'

60 0 60

Legend

- ● Set Bar & Cap
- Ø Found Bar & Cap
- O Found 3/8" Bar
- ◎ Found 1" Pipe
- M Measured
- D Deeded

Note: Bearings are assumed.

Final Plat

WIENS TRACTS

A Subdivision in the SE4 Section 9, Township 25 South, Range 2 East of the Sixth Principal Meridian in Sedgwick County, Kansas.

OWNER'S CERTIFICATE

STATE OF KANSAS) ss
COUNTY OF SEDGWICK)

This is to certify that the undersigned owner(s) of the land described in the Surveyor's Certificate, have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, streets and other public ways under the name of Wiens Tracts , and that all highways, streets, alleys, easements and public grounds, as denoted on the plat, are hereby dedicated to and for the use of the public, for the purpose of constructing, operating, maintaining and repairing public improvements; and further, that the land contained herein, is held and shall be conveyed subject to any restrictions, reservations, and covenants on file or hereafter filed in the office of the Register of Deeds of Sedgwick County, Kansas, and further, that the access controls as shown hereon are dedicated and that a drainage plan has been developed and that all drainage easements, rights-of-way, or reserves shall remain at established grades or modified with approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

_____
Steven W. Wiens Date

NOTARY CERTIFICATE

STATE OF KANSAS) ss
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2003 by Steven W. Wiens

My appointment expires: _____ Notary Public _____
(Name Printed)

MORTGAGEE CERTIFICATE

We, the undersigned mortgagees on the above described property, do hereby consent to this plat.

Name:
By: _____ Date _____
Beverly J. Tice

NOTARY CERTIFICATE

STATE OF KANSAS) ss
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2003 by Beverly J. Tice

My appointment expires: _____ Notary Public _____

PLANNING AGENCY CERTIFICATE

STATE OF KANSAS) ss
COUNTY OF SEDGWICK)

This plat is approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission on _____ day of _____, 2003

Date Signed: _____ Bernard A. Hentzen Chairman
Attest:

_____
Dale Miller, Secretary

COUNTY COMMISSIONERS CERTIFICATE

STATE OF KANSAS) ss
COUNTY OF SEDGWICK)

This plat is approved and all dedications shown on this plat are hereby accepted by the Board of County Commissioners of Sedgwick County, Kansas, on this ____ day of _____, 2003

_____
Tim Norton, Chairman

Attest:

_____
Donald Broce, County Clerk

TRANSFER RECORD

Entered on transfer record this ____ day of _____, 2003

_____
Donald Broce, County Clerk

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS) ss
COUNTY OF SEDGWICK)

This is to certify that this instrument was filed for record in the Register of Deeds office at ____ on the ____ day of _____, 2003 and is duly recorded in Book ___ at Page ___.

_____
Bill Meek, Register of Deeds

Prepared by:
Goedecke Engineering Co.
205 S. Main St. P.O. Box 629
El Dorado, Kansas 67042
316-321-3773
FAX 316-321-4199
File No. 7142Finl.flx

"CERTIFICATE OF SURVEY"

I, Roger L. Cutsinger, a Registered Land Surveyor in the State of Kansas, do hereby certify that the following described tract of land was surveyed on July 23, 2002, and the accompanying final plat was prepared and that all of the monuments shown hereon actually exist and their positions are correctly shown to the best of my knowledge and belief:

Beginning at the Southwest corner of the Southeast Quarter (SE4) of Section 9, Township 25 South, Range 2 East of the Sixth Principal Meridian in Sedgwick County, Kansas; thence North along the West line of said Quarter, on an assumed bearing of N00°28'25"W, a distance of 864 feet; thence S89°59'44"E, parallel with the South line of said Quarter, a distance of 864 feet; thence S51°10'24"E, a distance of 204.17 feet; thence S00°28'25"E, parallel with said West line, a distance of 736 feet; thence West along said South line, a distance of 1022 feet to the Point of Beginning. Said tract contains 20 Acres including the road Right-of-way.

August 15, 2002

Revised February 20, 2003
to add Mortgagee

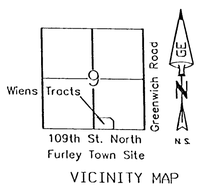
ROGER L. CUTSINGER R.L.S.

ROGER L. CUTSINGER 2-21-03 REGISTERED LAND SURVEYOR LS-809 STATE OF KANSAS

CERTIFICATION

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2003

_____
_____ R.L.S. Number ____
County Land Surveyor, Sedgwick County, Kansas



VICINITY MAP

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 23, 2003

Roger Cutsinger
Goedecke Engineering
205 S. Main
El Dorado, KS 67042

RE: SUB 2002-139 -- One-Step Final Plat of Wiens Tracts

At the regular meeting of the Metropolitan Area Planning Commission on January 23, 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 January 17, 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 four (4) copies. Also, if a change is required on the tracing after submittal, four (4) 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. (Cost: $8.00 for the first page; $4.00 for each additional page); and

3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

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

January 17, 2003

Roger Cutsinger
Goedecke Engineering
205 S. Main
El Dorado, KS 67042

RE: SUB 2002-139 -- One-Step Final Plat of Wiens Tracts

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 16, 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. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.

B. The site is currently located within the Rural Water District No. 1 which requires a 10-acre minimum lot size. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.

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

D. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***The drainage plan needs to address the effect of terraces on development. Terrace arrows show flow to the south rather than to the north.***

E. Access controls need to be platted along 109th St. North. The opening for Lot 2 shall be located along the east property line. The final plat shall reference the dedication of access controls in the plattor's text.

F. The west line of Lot 1 needs to be a solid line.

G. Dimensions are needed on the south line of Lots 1 and 2.

H. On the final plat, the MAPC signature block needs to reference "Dale Miller, Secretary".

I. On the final plat, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".

J. The year "2003" needs to replace "2002" within the signature blocks.

K. 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.

L. Access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) The surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed)

M. 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.

N. 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.)

O. 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.

P. 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.

Q. 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.

R. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all

construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

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

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

U. 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. ***Southwestern Bell has requested additional easements.***

V. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. 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, January 23, 2003, at 1:30 p.m.

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

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Steven W. Wiens, 10500 E. 109th Street No., Valley Center, KS 67147
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-9
JANUARY 23, 2003

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 1/16/03)

CASE NUMBER: SUB 2002-139 – WIENS TRACTS ADDITION

OWNER/APPLICANT: Steven W. Wiens, 10500 E. 109th St. North, Valley Center, KS 67147

SURVEYOR/ENGINEER: Goedecke Engineering, 205 S. Main, Eldorado, KS 67042

LOCATION: West of Greenwich, North side of 109th St. North

SITE SIZE: 20 acres

NUMBER OF LOTS

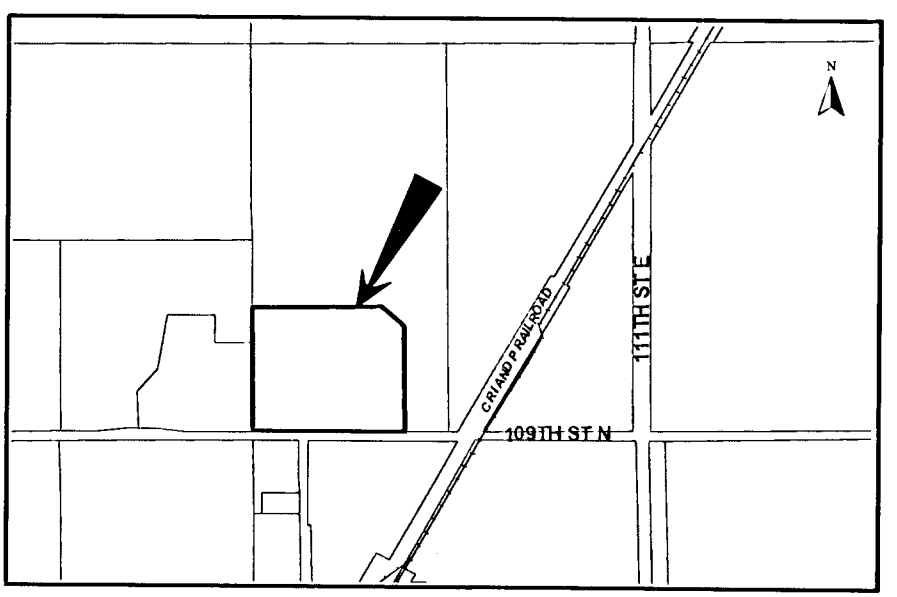
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 10 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.

B. The site is currently located within the Rural Water District No. 1 which requires a 10-acre minimum lot size. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.

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