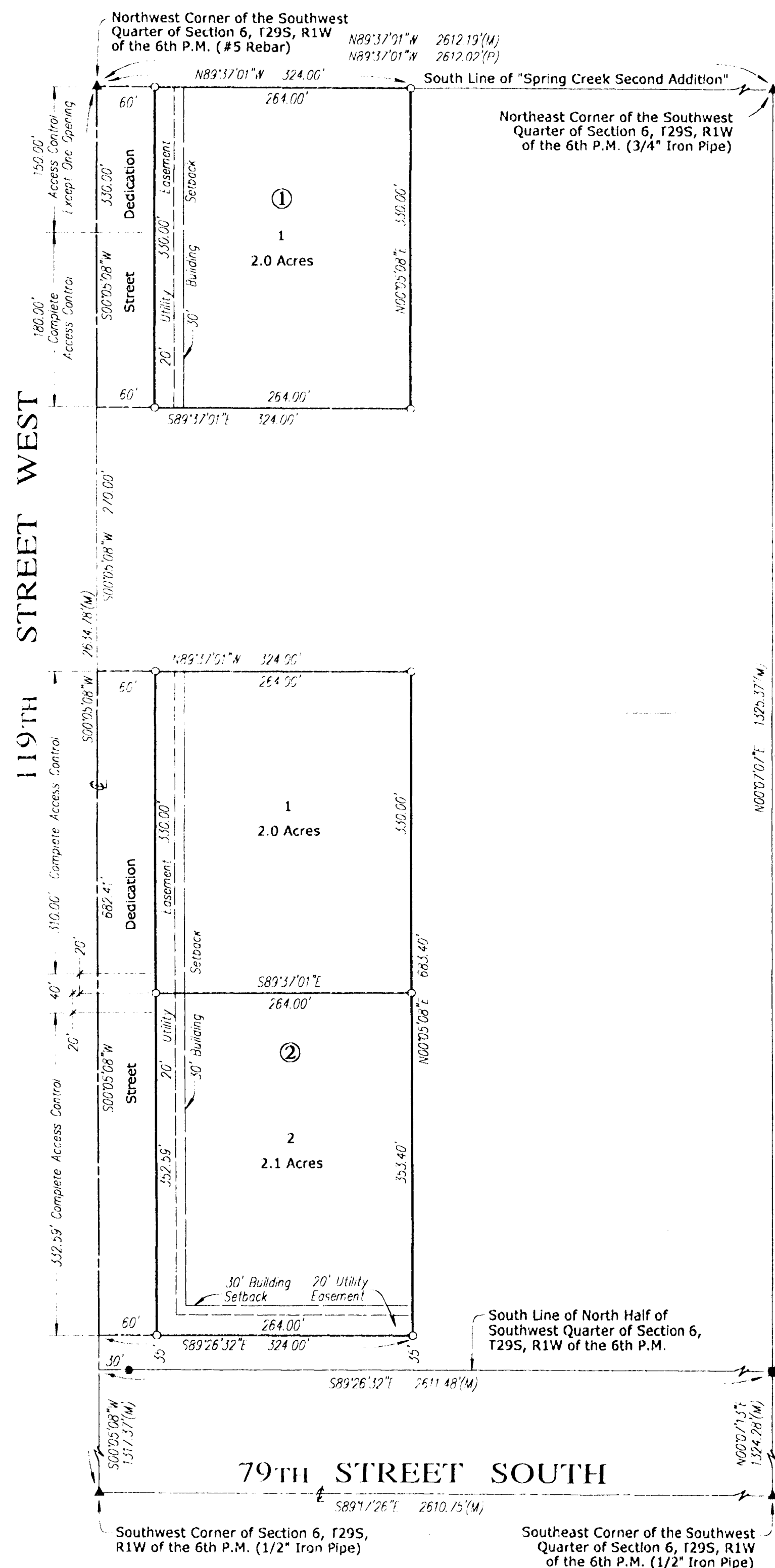


final tracing
received 3-3-03

FINAL PLAT OF "VAUGHNS' TWO OAKS ADDITION"

SEDGWICK COUNTY, KANSAS

IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 29 SOUTH, RANGE 1 WEST OF THE 6TH P.M.



FLOOD ZONE:

Subject property is in Zone C, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0200 A and Community Panel Number 200321 0275 A, effective June 3, 1986.

BENCH MARK #1:

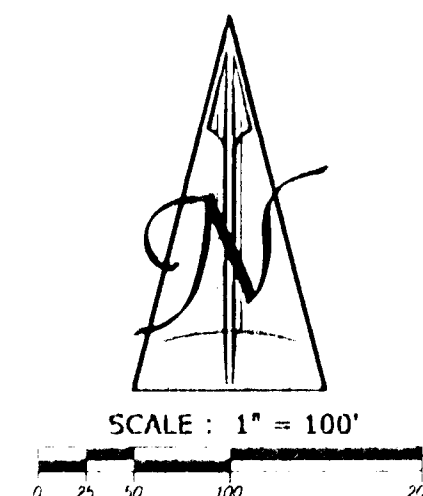
Railroad Spike in Power Pole 31' Southwest of West Quarter Corner of Section 6, T29S, R1W of the 6th P.M.

Elevation: 1312.32 MSL

BENCH MARK #2:

Railroad Spike in Power Pole 31.4' Southwest of Southwest Corner of the Plat of "Vaughn's Two Oaks Addition".

Elevation: 1327.17 MSL



LEGEND:

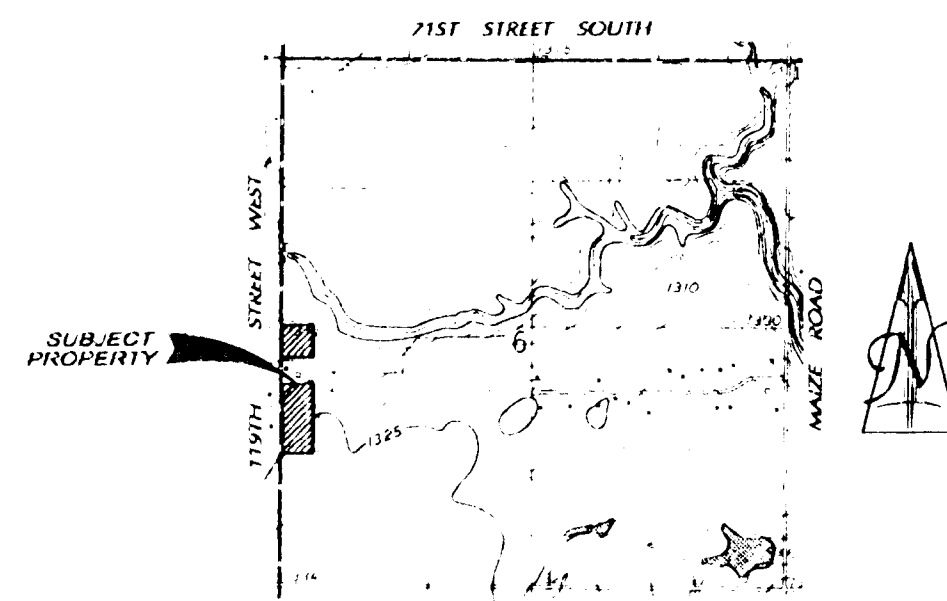
- ▲ = Section Corner Found as Noted
- = 3/4" Iron Pipe Found
- = #4 Rebar with I.D. Cap "ABBOTT 1207" Found
- = #4 Rebar with I.D. Cap "TTLST CLS22" Set
- (P) = Platted Measurement
- (M) = Measured

BEARING BASIS:

Matched Platted South Line of "Spring Creek Second Addition" with Bearing of N89°37'01" W

VICINITY MAP

Sec. 6, T29S, R1W



SCALE: 1" = 2,000'

BAYNEVILLE QUADRANGLE
7.5 Minute Series

State of Kansas)
Sedgwick County) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "VAUGHNS' TWO OAKS ADDITION", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

That part of the Southwest Quarter of Section 6, Township 29 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: the West 324 feet of the North Half of said Southwest Quarter, EXCEPT the South 35 feet thereof, AND EXCEPT the South 270 feet of the North 600 feet thereof.

TERRA TECH LAND SURVEYING, INC.

Dave Goodrich LS #957

Date



Know all men by these presents that the undersigned, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, and Street, to be known as "VAUGHNS' TWO OAKS ADDITION", Sedgwick County, Kansas. The Street is hereby granted to and for the use of the public. All abutters' rights of access to or from 119th Street West, over and across the West line of the South 180 feet of Lot 1, Block 1, "VAUGHNS' TWO OAKS ADDITION", and the West lines of Lots 1 and 2, Block 2, "VAUGHNS' TWO OAKS ADDITION", are hereby granted to the appropriate governing body provided, however, that Lot 1, Block 2, shall have access to 119th Street West at one location situated within the South 20 feet of said Lot, and Lot 2, Block 2, shall have access to 119th Street West at one location situated within the North 20 feet of said Lot. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. A drainage plan has been developed for this plat and 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.

Stanley E. Vaughn

Sandra K. Vaughn

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this 17th day of Feb., 2003,
by Stanley E. Vaughn and Sandra K. Vaughn.

Judy A. Conley, Notary Public

My Commission Expires: 6/21/03

This plat of "VAUGHNS' TWO OAKS ADDITION", 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

Bernard A. Hentzen

Secretary

Dale Miller

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

Fricia L. Robello, LS#1246
Deputy County Surveyor
Sedgwick County, Kansas

State of Kansas)
County of Sedgwick) ss

The dedications shown on the plat, if any, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on 2003.

(Seal)

Commission Chairman

Ben Sciortino

Attest: County Clerk

Don Brace

(Seal)

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.

Register of Deeds

Bill Meek

Deputy

Linda Kizzire

TERRA TECH
LAND SURVEYING, INC.

22200 W. 63rd St. S.
Volo, Kansas 67149
(316) 734-2863 / 734-3213
Fax (316) 734-3274



Wichita-Sedgwick County Metropolitan Area Planning Department

January 23, 2003

Michele Webster
Terra Tech Land Surveying
22200 W. 63rd St. So.
Viola, KS 67149

RE: SUB 2002-129 -- Final Plat of Vaughns' Two Oaks Addition

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

Enclosure: Marked Copy of Plat
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

January 17, 2003

Michele Webster
Terra Tech Land Surveying
22200 W. 63rd St. So.
Viola, KS 67149

RE: SUB 2002-129 -- Final Plat of Vaughns' Two Oaks Addition

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 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. Based on the lot sizes being platted, this approval must be for the use of septic systems.
- B. The site is currently located within the Rural Water District No. 4. 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. A drainage plan is needed. Terraces on site need to be reflected on the drainage plan.
- E. Two openings along 119th St. West are proposed, including one joint opening. Access controls are approved.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

(No existing ditches)

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- 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. 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).
- I. The platting 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.
- 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. (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.)
- 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.

- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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.
- S. *The applicant will be relocating the utility easement from between Lots 1 and 2, to the south line of Lot 2.*

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: Stanley and Sandy Vaughn, 4716 W. 55th Street So., Wichita, KS 67215
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

STAFF REPORT

(FINAL PLAT APPROVED 1/16/03; PRELIMINARY PLAT APPROVED 12/12/02)

CASE NUMBER: SUB 2002-129 – VAUGHN’S TWO OAKS ADDITION

OWNER/APPLICANT: Stanley & Sandy Vaughn, 4716 W. 55th St. South, Wichita, KS 67215

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Attn: Michele Webster, 22200 W. 63rd St. South, Viola, KS 67149

LOCATION: North of 79th St. South, East side of 119th St. West

SITE SIZE: 6.1 acres

NUMBER OF LOTS

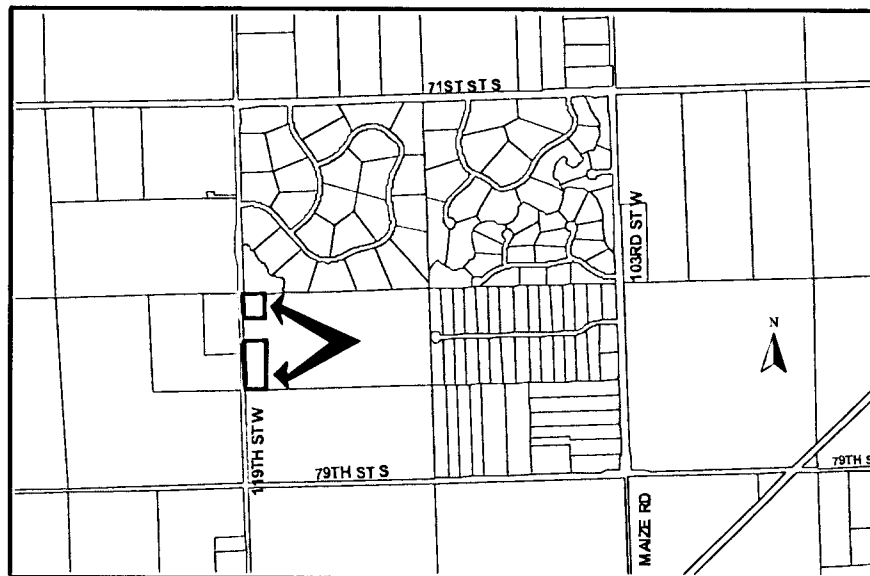
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 2 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. It is located in the Clearwater Area of Influence.

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. **Based on the lot sizes being platted, this approval must be for the use of septic systems.**
- B. The site is currently located within the Rural Water District No. 4. 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. **A drainage plan is needed. Terraces on site need to be reflected on the drainage plan.**
- E. Two openings along 119th St. West are proposed, including one joint opening. **Access controls are approved.**
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- 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. 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).
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