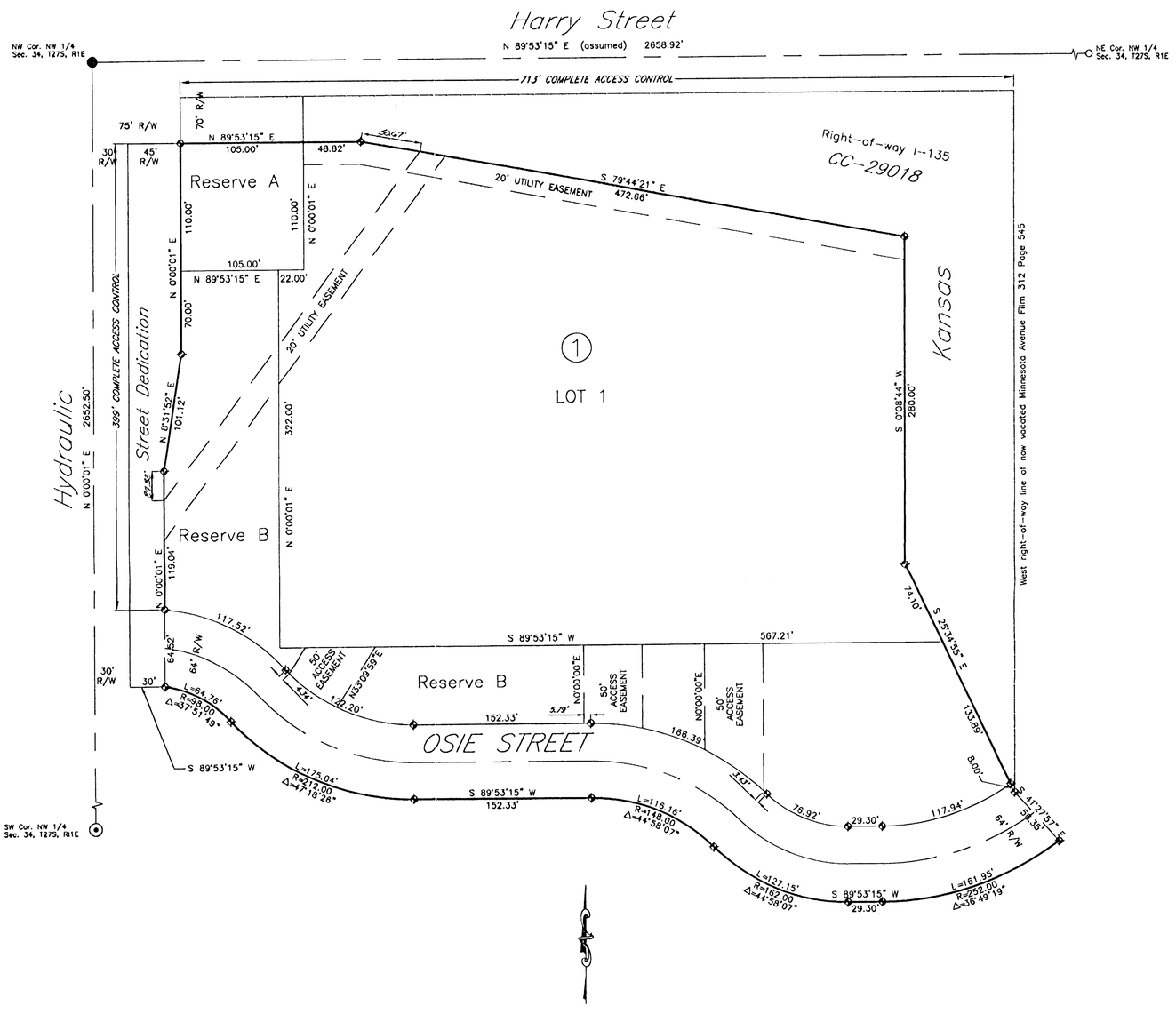
LINWOOD SCHOOL FINAL PLAT

TO SEDGWICK COUNTY, KANSAS

Northwest Quarter of Section 34, Township 27 South, Range 1 East of the 6th. P.M.

final tracing received 1/22/03



LEGEND

- State Right of Way
- ⊙ 3/4" Iron in Thimble
- ● 1/2" Rebar (found) L.S. #950
- ○ 1/2" Iron Pipe in Thimble (found)
- ◆ 5/8" Rebar (set) B. Ward L.S. #920

* * *

Access Control is hereby granted as follows:

There shall be complete access control to and from Harry St. on the N. side of Reserve A and Lot 1, Blk. 1

There shall be complete access control to and from Hydraulic Ave. on the W. side of Reserve A and Reserve B.

State of Kansas)
County of Sedgwick) ss

I, Bradley C. Ward, a registered land surveyor in aforesaid County and State, do hereby certify that this map or plat and the survey on which it is based was made in accordance with the Minimum Standards for Boundary Surveys.

Said survey is true and correct to the best of my knowledge. All monuments were either found or set.

LEGAL DESCRIPTION

Part of Linwood Park and Reserve "A", as platted in Linwood Park Addition to the City of Wichita, Sedgwick County, Kansas, being more particularly described as:

Beginning at a point 70 feet South and 30 feet East of the Northwest corner of the Northwest 1/4, Section 34, Township 27 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas, said point being on the South right-of-way line of Harry Street and the East Right of Way line of Hydraulic or the West line of Reserve A, Linwood Park Addition; thence N 89°53'15" E, on an assumed bearing and parallel with the North line of said Northwest 1/4, a distance of 198.82 feet; thence S 79°44'21" E, a distance of 472.66 feet; thence S 0°08'44" W, parallel with the West Right-of-Way line of now vacated Minnesota Avenue, a distance of 280.00 feet; thence S 25°34'55" E, a distance of 215.99 feet; thence S 41°27'57" E, a distance of 56.35'; thence on a curve to the right with a delta of 36°49'19" and a radius of 252.00 feet, on a chord bearing of S 71°28'36" W, a distance of 159.18 feet; thence S 89°53'15"W, a distance of 29.30 feet; thence on a curve to the right with a delta of 44°58'07" and a radius of 162.00 feet, on a chord bearing of N 67°37'41" W, a distance of 123.91 feet; thence on a curve to the left with a delta of 44°58'07" and a radius of 148.00 feet, on a chord bearing of N 67°37'41" W, a distance of 113.20 feet; thence S 89°53'15" W, a distance of 152.33 feet; thence on a curve to the right with a delta of 47°18'26" and a radius of 212.00 feet, on a chord bearing of N 66°27'32" W, a distance of 170.11 feet; thence on a curve to the left with a delta of 37°51'49" and a radius of 98.00 feet, on a chord bearing of N 61°44"13" W, a distance of 63.59 feet; thence S 89°53'15" W, a distance of 30 feet, to the East Right of Way line of Hydraulic; thence N 0°00'01" E, a distance of 463.53, to the Point of Beginning.

BRADLEY C. WARD REGISTERED LS-920 KANSAS CERTIFICATE SURVEYOR

Bradley C. Ward, L.S. #920
Date: December 5, 2002

State of Kansas)
County of Sedgwick) 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 Lots, Block, Streets and Reserves to be known as Linwood School, Sedgwick County, Kansas. Road right-of-way is dedicated to and for the public use. The utility easements are hereby granted as indicated for constructing, maintaining, operating, and repairing public utilities. The drainage easements as indicated are hereby dedicated for the purpose of drainage within said addition. A drainage plan has been developed and all drainage easements, rights-of-way, and reserves shall remain at established grades or modified with the approval of the applicable City or County Engineer, and unobstructed to allow for conveyance of stormwater. Reserve A shall be owned and maintained by the City of Wichita for public use. Reserve B shall be owned and Maintained by the Wichita Park Board for public use. 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. See *** for access control.

By: _____
City of Wichita Date

By: _____
Board of Park Commissioners Date

By: Chris Cherches 12-20-02.
USD 259 Date

State of Kansas)
County of Sedgwick) ss

This instrument was acknowledged before me on this 20 day of December 2002, by Chris Cherches

R Arlene Moore
Notary Public

My Commission Expires: R. ARLENE MOORE NOTARY PUBLIC STATE OF KANSAS My Appt Exp. 11-08-03

State of Kansas)
County of Sedgwick) ss

This instrument was acknowledged before me on this _____ day of _____ 2003, by _____

_____
Notary Public
My Commission Expires: _____

State of Kansas)
County of Sedgwick) ss

This instrument was acknowledged before me on this _____ day of _____ 2003, by _____

_____
Notary Public
My Commission Expires: _____

State of Kansas)
City of Wichita)

This plat of Linwood School, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 21st day of November 2002. Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____, Chair
Bernard Hentzen

_____, Secretary
Dale Miller

State of Kansas)
City of Wichita)

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

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Graves

Entered on transfer record this_____day of_____, 2003.

_____, County Clerk
Don Brace

State of Kansas)
County of Sedgwick) ss

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.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

TRICIA L. ROBELLO LS-1246 KANSAS

Revised in accordance with K.S.A. 58-2005 on this 19th day of December, 2002.

Tricia L. Robello L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Filename: 02110\FINALPLAT Date Plat Prepared: 12/3/02

kemiller engineering
516 S. Market, Wichita, KS 67202 316/264-0242

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 21, 2002

K.E. Miller Engineering
516 S. Market
Wichita, KS 67202

RE: SUB 2002-121 -- One-Step Final Plat of Linwood School Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 21, 2002, 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 November 15, 2002.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 15, 2002

K.E. Miller Engineering
516 S. Market
Wichita, KS 67202

RE: SUB 2002-121 -- One-Step Final Plat of Linwood School Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 14, 2002, 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. City water services are available to serve the site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

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

C. As drainage will be directed onto the adjacent KDOT right-of-way, a letter shall be provided from KDOT indicating their agreement to accept such drainage.

D. Complete access control needs to be platted along Harry and Hydraulic. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plattor's text.

E. Traffic Engineering requests a guarantee for a left turn lane subject to a traffic study.

F. The applicant may consider the platting of a reserve for the area denoted as Lot 2.

G. The Applicant shall guarantee the paving of the proposed street. The paving guarantee should provide for a sidewalk.

H. The final plat tracing shall state in the plattor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.

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

J. The **City Fire Department/GIS** needs to comment on the plat's street names. ***The street name is approved.***

K. The vertical line at the intersection of Osie and Hydraulic extending along the width of Osie should be deleted to indicate that Osie is proposed as a public street.

L. The signature line for the City Clerk needs to be revised to reference "Pat Graves".

M. MAPD will inform the Applicant of the need for inclusion within the plat of Reserve A, which is owned by the City of Wichita.

N. 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.

O. 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.

P. 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.)

Q. 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.

R. 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.

S. 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.

T. 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.

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

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

W. 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.

X. 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 methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, November 21, 2002, at 1:30 p.m.

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

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: USD 259, 201 N. Water, Wichita, KS 67202
City of Wichita Park Department - 11th Floor, 455 N. Main Street, Wichita, KS 67202
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. 2-8
NOVEMBER 21, 2002

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 11/14/02)

CASE NUMBER: SUB 2002-121 -- LINWOOD SCHOOL ADDITION

OWNER/APPLICANT: USD 259, 201 N. Water, Wichita, KS 67202; Wichita Park Board, 455 North Main, Wichita, KS 67202

SURVEYOR/ENGINEER: K.E. Miller Engineering, 516 S. Market, Wichita, KS 67202

LOCATION: Southeast corner of Harry and Hydraulic

SITE SIZE: 8.39 acres

NUMBER OF LOTS

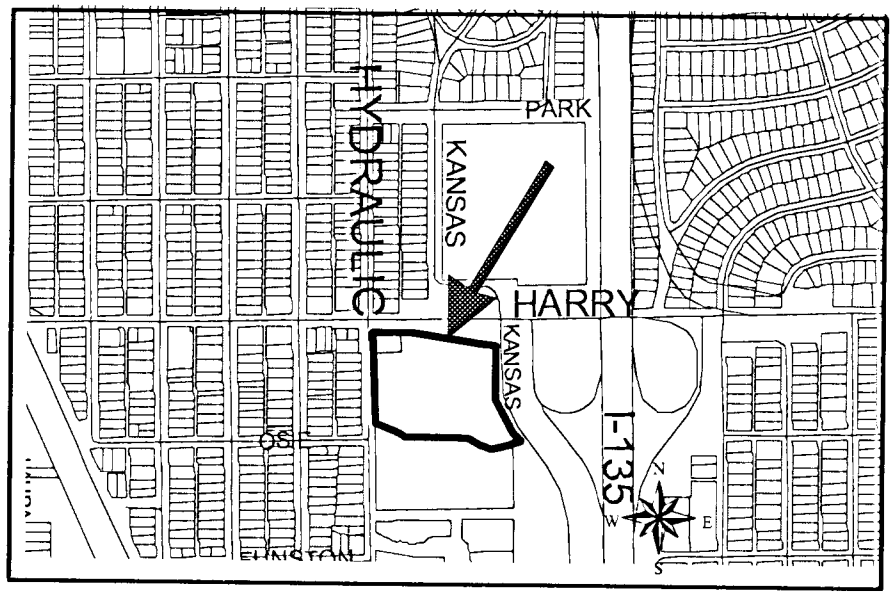
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 2.1 acres

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. City water services are available to serve the site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

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

C. As drainage will be directed onto the adjacent KDOT right-of-way, a letter shall be provided from KDOT indicating their agreement to accept such drainage.

D. Complete access control needs to be platted along Harry and Hydraulic. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plattor's text.

E. **Traffic Engineering** requests a guarantee for a left turn lane subject to a traffic study.

F. The applicant may consider the platting of a reserve for the area denoted as Lot 2.

G. The Applicant shall guarantee the paving of the proposed street. The paving guarantee should provide for a sidewalk.

H. The final plat tracing shall state in the plattor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.

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

J. The **City Fire Department/GIS** needs to comment on the plat's street names. ***The street name is approved.***

K. The vertical line at the intersection of Osie and Hydraulic extending along the width of Osie should be deleted to indicate that Osie is proposed as a public street.

L. The signature line for the City Clerk needs to be revised to reference "Pat Graves".

M. MAPD will inform the Applicant of the need for inclusion within the plat of Reserve A, which is owned by the City of Wichita.

N. 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.

O. 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.

P. 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.)

Q. 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.

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

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

W. 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.

X. 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.