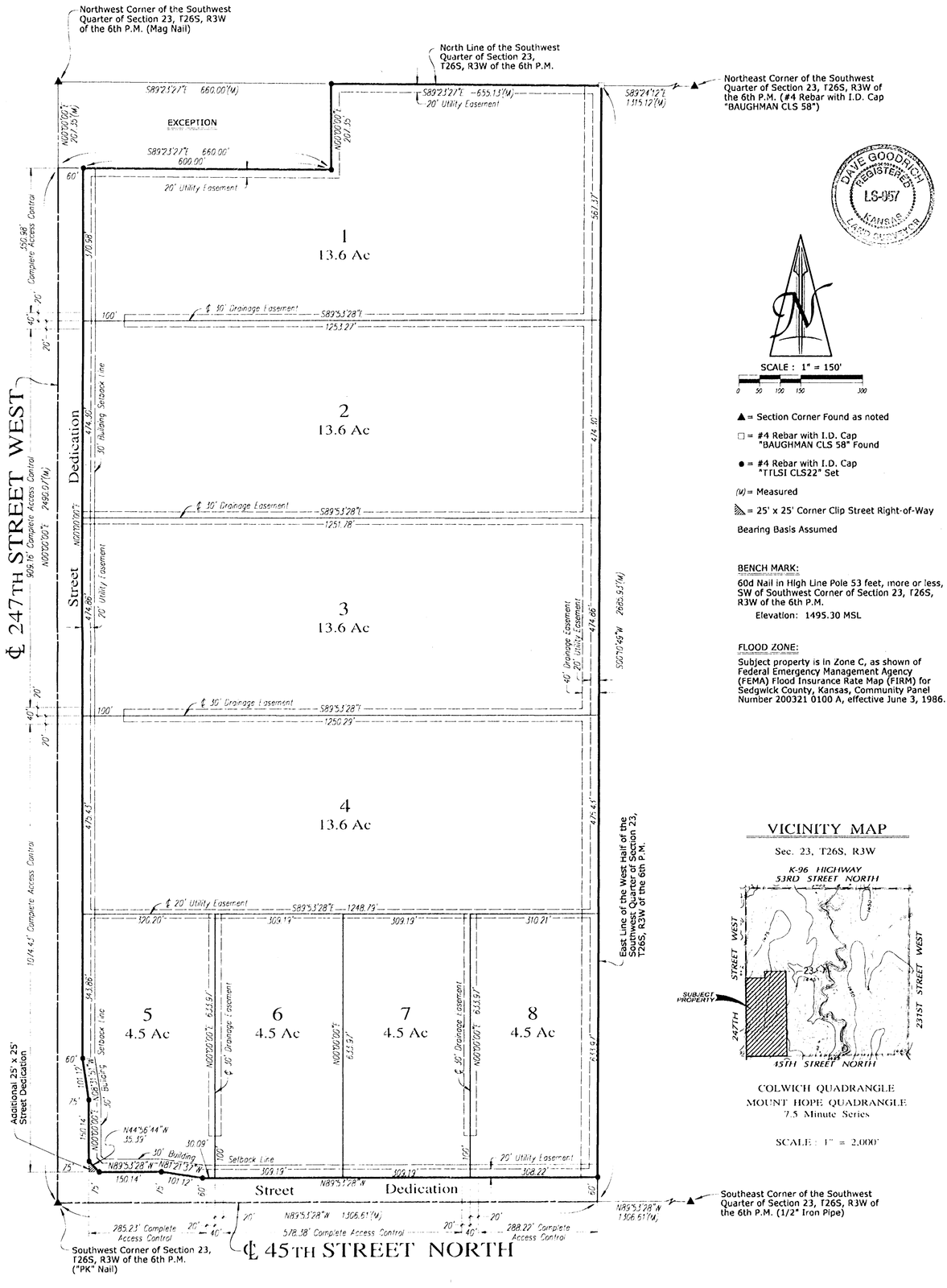
Final Lucid 2-12-03



SCALE : 1" = 150'

0 50 100 150 300

▲ = Section Corner Found as noted

□ = #4 Rebar with I.D. Cap "BAUGHMAN CLS 58" Found

● = #4 Rebar with I.D. Cap "TTLSI CLS22" Set

(M) = Measured

= 25' x 25' Corner Clip Street Right-of-Way

Bearing Basis Assumed

BENCH MARK:

60d Nail in High Line Pole 53 feet, more or less, SW of Southwest Corner of Section 23, T26S, R3W of the 6th P.M.

Elevation: 1495.30 MSL

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 0100 A, effective June 3, 1986.

VICINITY MAP

Sec. 23, T26S, R3W

COLWICH QUADRANGLE
MOUNT HOPE QUADRANGLE
7.5 Minute Series

SCALE : 1" = 2,000'

DAVE GOODRICH REGISTERED LS-957 KANSAS LAND SURVEYOR

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 "GOD'S COUNTRY" an Addition to Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The West Half of the Southwest Quarter of Section 23, Township 26 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT that part described as: Beginning at the Northwest corner of said Southwest Quarter; thence with an assumed bearing of South 89°23'27" East, on the North line of said Southwest Quarter, a distance of 660 feet; thence South 0°00'00" West, parallel with the West line of said Southwest Quarter, a distance of 207.35 feet; thence North 89°23'27" West, a distance of 660 feet to a point on the West line of said Southwest Quarter; thence North 0°00'00" East, on said West line, a distance of 207.35 feet to the Point of Beginning.

TERRA TECH LAND SURVEYING, INC.

Dave Goodrich 2/07/03 LS #957 — Date 2-12-03

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 and Streets, to be known as "GOD'S COUNTRY" an Addition to Sedgwick County, Kansas. The Streets are hereby granted to and for the use of the public. All abutters' rights of access to or from 247th Street West, over and across the West lines of Lots 1, 2, 3, 4, and 5, "GOD'S COUNTRY", are hereby granted to the appropriate governing body provided, however, that Lots 1 and 2, shall have access to 247th Street West at one location being 40 feet wide and centered on their common lot line extended. Also provided, that Lots 3 and 4, shall have access to 247th Street West at one location being 40 feet wide and centered on their common lot line extended. All abutters' rights of access to or from 45th Street North, over and across the South lines of Lots 5, 6, 7, and 8, "GOD'S COUNTRY", are hereby granted to the appropriate governing body provided, however, that Lots 5 and 6, shall have access to 45th Street North at one location being 40 feet wide and centered on their common lot line extended. Also provided, that Lots 7 and 8, shall have access to 45th Street North at one location being 40 feet wide and centered on their common lot line extended. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. Drainage easements as shown hereon are hereby granted for the conveyance of stormwater. 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.

Trent A. Edelman — Janell R. Gorges-Edelman

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this 10th day of February, 2003, by Trent A. Edelman and Janell R. Gorges-Edelman.

Murla K. Crossman, Notary Public
Murla K. Crossman
My Commission Expires: 4/26/2006

MURLA K. CROSSMAN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 4/26/2006

The First National Bank of Anthony, mortgagee on the land being platted herein, does hereby consent to this plat of "GOD'S COUNTRY", an Addition to Sedgwick County, Kansas.

THE FIRST NATIONAL BANK OF ANTHONY

Richard Ciemny, Vice-President

State of Kansas)
Sedgwick County) ss

The foregoing instrument was acknowledged before me this 10th day of February, 2003 by Richard Ciemny Vice President of The First National Bank of Anthony, on behalf of the bank.

Murla K. Crossman, Notary Public
Murla K. Crossman
My Commission Expires: 4/26/2006

MURLA K. CROSSMAN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 4/26/2006

FINAL PLAT OF
"GOD'S COUNTRY"
AN ADDITION TO SEDGWICK COUNTY, KANSAS
IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH P.M.

This plat of "GOD'S COUNTRY" an Addition to 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.

_____
Tricia 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

2/07/03

TERRA TECH // LAND SURVEYING / INC.

22200 W. 63rd St. S.
Viola, Kansas 67149
(316) 794-2863 / 794-3273
Fax (316) 794-3274

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 17, 3003

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

RE: SUB 2002-124 -- Final Plat of God's Country 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

: Marked Copy of Plat

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 17, 3003

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

RE: SUB 2002-124 -- Final Plat of God's Country 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 neither sanitary sewer nor municipal water is available 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 and water wells. A memorandum shall be obtained specifying approval. ***An approval memorandum has been issued.***

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

C. ***The north/south drainage easements on Lots 5,6,7,and 8 need to be realigned to accommodate driveway locations. A guarantee is needed for drainage improvements. A final drainage plan is needed.***

D. Two joint openings are proposed along both 45th St. North and 247th St. West. ***Access controls are approved.***

E. 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.

F. The Access Management Regulations require a 25-ft x 25-ft corner clip street dedication at the intersection corner.

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

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

G. 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)

H. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for the lots fronting on 247th St. West. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. ***A modification has been approved.***

I. 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. Mortgagor needs shown

J. 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.

K. 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.)

L. 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.

M. 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.

N. 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.

O. 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.

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

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

R. 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.

S. 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: Trent and Janelle Edelman, 20505 W. 37th Street North, Colwich, KS 67030
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. 2-4
JANUARY 23, 2003

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

CASE NUMBER: SUB 2002-124 – GOD'S COUNTRY ADDITION

OWNER/APPLICANT: Trent and Janelle Edelman, 20505 W. 37th St. North, Colwich, KS 67030

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

LOCATION: Northeast corner of 247th St. West and 45th St. North

SITE SIZE: 77.9 acres

NUMBER OF LOTS

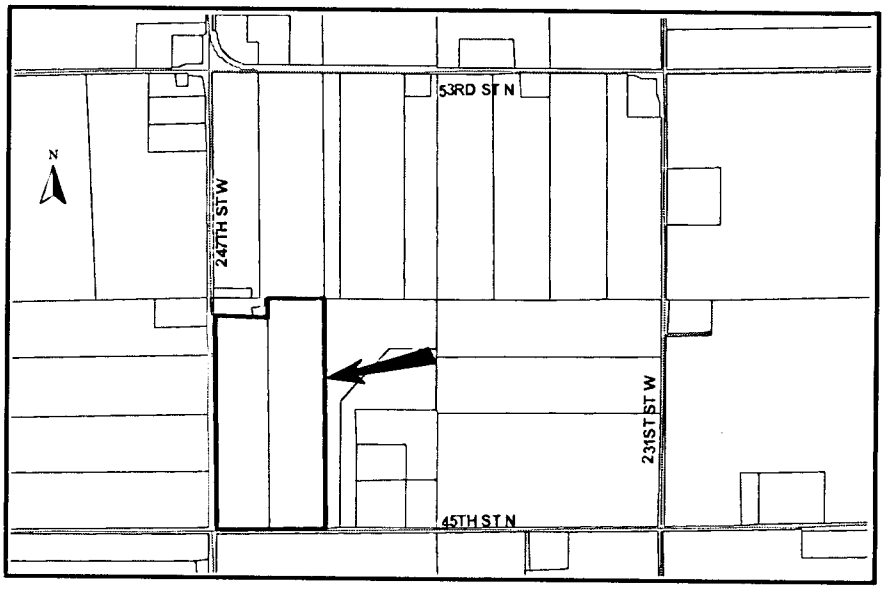
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 4.5 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 Andale Area of Influence.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Since neither sanitary sewer nor municipal water is available 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 and water wells. A memorandum shall be obtained specifying approval. ***An approval memorandum has been issued.***

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