HARRIS ELEMENTARY ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
record
10-6-03

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in oforesaid county and state do hereby certify that we have surveyed and plotted "HARRIS ELEMENTARY ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as Part of the Southwest Quarter and the Southeast Quarter of Section 18, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as beginning at a point in the centerline of Cresthill Road and 30 feet northeasterly of the westerly line of Armour Drive as platted in First Addition to Woodlawn Village, Wichita, Kansas: thence northeasterly along centerline of Cresthill Road extended, 78 feet to the point of curvature of a curve to the right having a central angle of 40°00' and a radius of 357.17 feet: thence along said curve, 249.35 feet to the point of tangency of said curve: thence on tangent to said curve 186 feet to the point of curvature of a curve to the left having a central angle of 45°00' and a radius of 357.3 feet: thence along said curve 280.62 feet to point of tangency of said curve: thence on tangent to said curve, 39 feet: thence with an angle to the left of 90°00', for a distance of 149.96 feet to the point of curvature of a curve to the right having a central angle of 50°00' and a radius of 343.12 feet: thence along said curve, 299.43 feet to the point of tangency of said curve: thence north on tangent to said curve, 117.4 feet more or less to the North line of said Southeast Quarter and the Southwest Quarter of Section 18 Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas: thence west 605 feet: thence south parallel with the West line of said Southwest Quarter and along the centerline of Armour Drive as platted, 565.4 feet more or less to the point of curvature of a curve to the left having a central angle of 45°00' and a radius of 312.95 feet; thence along said curve, 245.79 feet to the point of tangency of said curve; thence on tangent to said curve, 30 feet to the place of beginning; EXCEPT that part dedicated for street purposes in Book Misc. 408, Page 237, and Book Misc. 440, page 415, and EXCEPT that part dedicated for street and drainage purposes in Book Misc. 515, Page 329, TOGETHER with Reserve "A", Third Addition to Woodlawn Village, Wichita, Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

PRESTON A. STEWART LICENSED LS-1386 KANSAS LAND SURVEYOR
9/17/03

Preston A. Stewart #1386, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, and Streets, to be known as "HARRIS ELEMENTARY ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Unified School District 259

Michael K. Kinard
~~Chip Gramke~~ MICHAEL KINARD, President

State of Kansas) SS
Sedgwick County)

The foregoing instrument was acknowledged before me, this 22nd day of September, 2003, by ~~Chip Gramke~~ Michael Kinard, President of Unified School District 259, on behalf of the Unified School District.

Mike Willome
MIKE WILLOME, Notary Public

My App't. Exp. 6/9/2007

SEAL - UNIFIED SCHOOL DISTRICT No. 259 - SEDGWICK COUNTY, KANSAS

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

This plat of "HARRIS 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
Bernard A. Hentzen

_____, Secretary
Dale Miller

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

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Scholfield

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2003.

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

Entered on transfer record this_____day of_____, 2003.

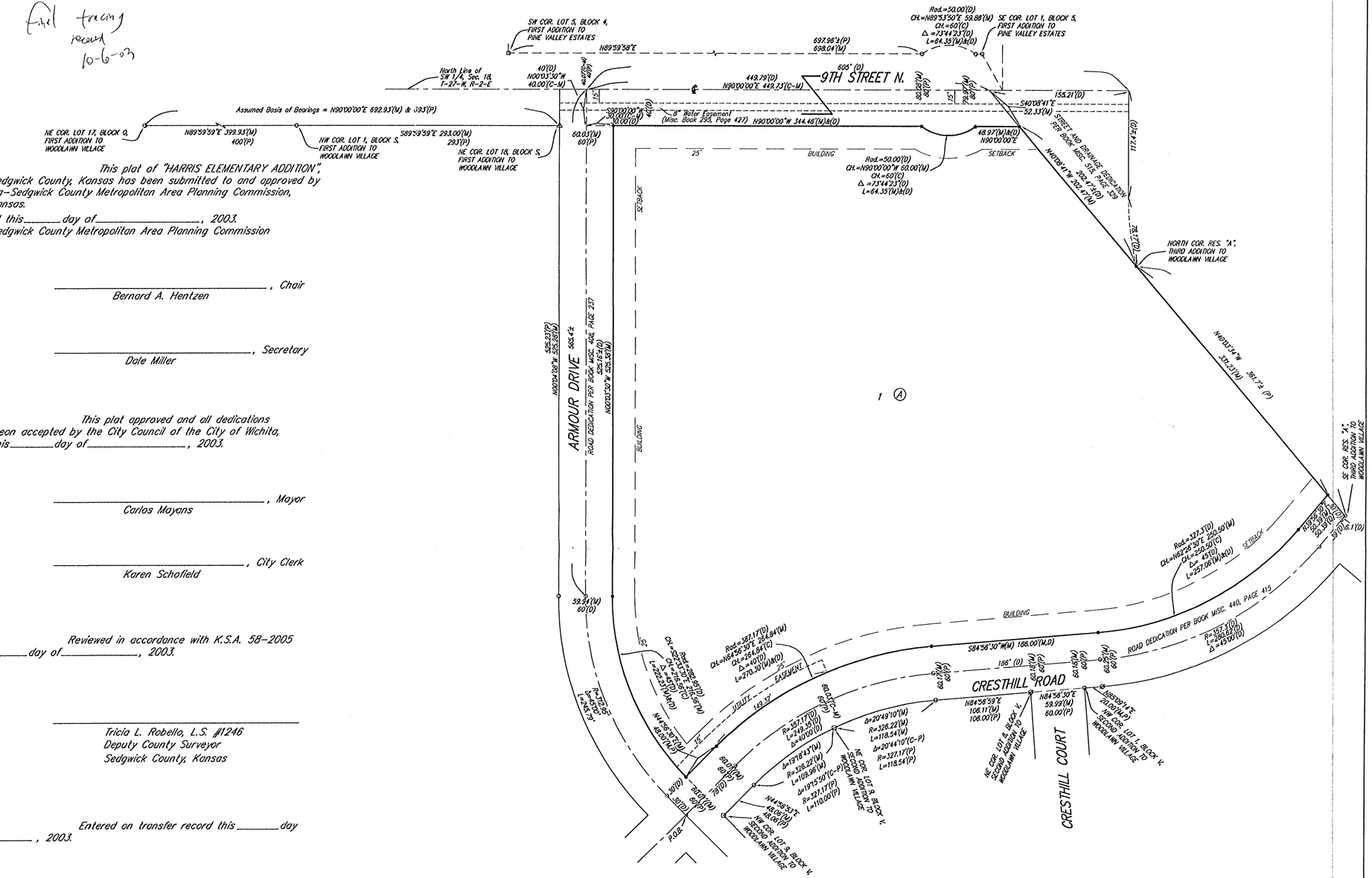
_____, County Clerk
Don Brace

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2003 at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire



BENCHMARK:
COW BENCHMARK SOUTHEAST CORNER OF THE INTERSECTION OF ARMOUR AND 9TH STREET NORTH.
24' EAST OF CENTERLINE
34' SOUTH OF CENTERLINE
2' WEST OF WOVEN WIRE FENCE
2' WEST OF NORTH-SOUTH SIDEWALK
ELEV. = 1176.49 CITY DATUM

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
1	A	177.0

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

NOTE:
Property is subject to an K.G.E. Affidavit per Film 725, Page 927.

- ● = #4 Baughman Rebar Set
- ○ = 1/2" Iron Pipe Found
- ⊡ = 3/4" Iron Pipe Found
- △ = #5 Rebar Found
- Ø = 1" Iron Pipe Found

(C) = Calculated
(D) = Described
(M) = Measured
(P) = Platted

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
P:\HARRIS ELEMENTARY\DWG\HARRIS 9-26-03.DWG

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 20, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-14 -- One-Step Final Plat: Harris Elementary Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 20, 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 March 14, 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 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

Copies to: Unified School District No. 259, 201 N. Water, Wichita, KS 67202
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 14, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-14 -- One-Step Final Plat: Harris Elementary Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 13, 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 are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. ***No guarantees or easements are needed.***

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 Applicant has platted 20-ft building setbacks which will be revised to the Zoning Code standard of 25 feet for the SF-5, Single-Family District.***

F. 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.

G. 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.)

H. 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.

I. 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.

J. 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.

K. 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.

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

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

N. 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.

O. 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, March 20, 2003, at 1:oO p.m.

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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-2
MARCH 20, 2003

STAFF REPORT
(One-Step Final Plat Approved 3/13/03)

CASE NUMBER: SUB 2003-14 -- HARRIS ELEMENTARY ADDITION

OWNER/APPLICANT: Unified School District 259, 201 N. Water, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East of Woodlawn, North of Central

SITE SIZE: 9.02 acres

NUMBER OF LOTS

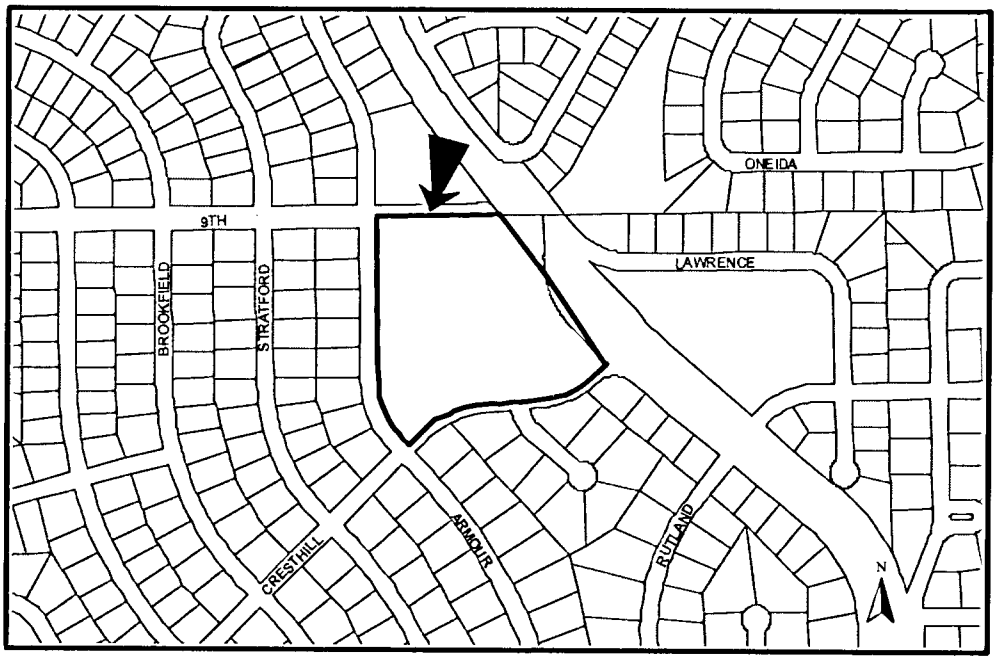
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 9.02 acres

CURRENT ZONING: SF-5, Single-Family Residential District

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. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements. ***No guarantees or easements are needed.***

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.***

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