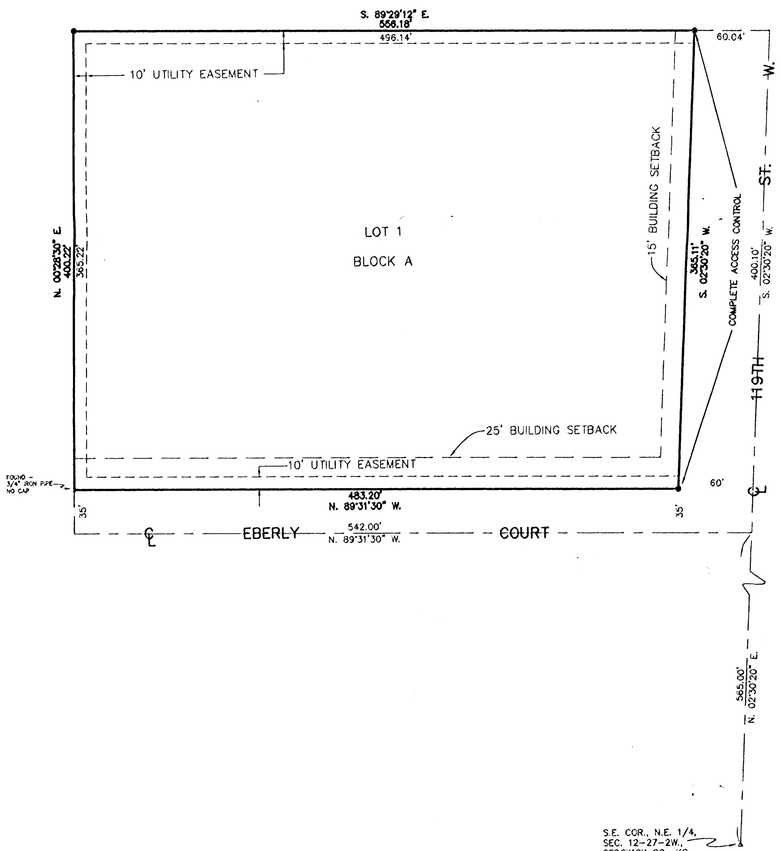
LAUREL'S ACRES

An Addition to Wichita, Sedgwick County, Kansas

1" = 60'

o = 3/4" IRON PIPE W/MOEHRING CAP (SET)



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, CRAIG MOEHRING, A REGISTERED LAND SURVEYOR IN SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "LAUREL'S ACRES", AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, A STREET AND A COURT, THE SAME BEING ACCURATELY SET FORTH ON THE ACCOMPANYING PLAT AND DESCRIBED AS BEGINNING AT A POINT IN THE EAST LINE AND 565.0 FEET NORTH OF THE SOUTHEAST CORNER OF THE N.E. 1/4 OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE N. 89°31'30" W., PARALLEL WITH THE SOUTH LINE OF SAID N.E. 1/4, A DISTANCE OF 542.00 FEET; THENCE N. 00°28'30" E., A DISTANCE OF 400.22 FEET; THENCE S. 89°29'12" E., PARALLEL WITH THE NORTH LINE OF THE S. 1/2 OF SAID N.E. 1/4, A DISTANCE OF 556.18 FEET TO A POINT IN THE EAST LINE OF SAID N.E. 1/4; THENCE S. 02°30'20" W., A DISTANCE OF 400.10 FEET TO THE POINT OF BEGINNING.

Craig Moehring

CRAIG MOEHRING 433 S. HYDRAULIC WICHITA, KANSAS 67211 L.S. KANSAS #875 PH. (316) 263-8291

CRAIG MOEHRING REGISTERED LS-875 5/7/03 KANSAS LAND SURVEYOR

KNOW ALL MEN BE THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK, A STREET AND A COURT, TO BE KNOWN AS "LAUREL'S ACRES", AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. 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. ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM 119TH STREET WEST ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

DIRK A. JONES

JULIE K. JONES

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

BE IT REMEMBERED THAT ON THIS 12th DAY OF May, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME DIRK A. JONES & JULIE K. JONES, HUSBAND & WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MEREDITH L. THOMPSON, NOTARY PUBLIC

MY COMMISSION EXPIRES July 15, 2005

MEREDITH L. THOMPSON Notary Public - State of Kansas My Appt. Expires July 15, 2005

Final tracing received 5/13/03

THIS PLAT OF "LAUREL'S ACRES", AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION.

DATED THIS____ DAY OF _____, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR
BERNARD A. HENTZEN

_____, SECRETARY
DALE MILLER

THIS PLAT HAS BEEN APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY OF WICHITA, KANSAS, THIS____DAY OF_____, 2003.

AT THE DIRECTION OF THE CITY COUNCIL

_____, CITY CLERK
PAT GRAVES

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.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

ENTERED ON TRANSFER RECORD THIS____DAY OF _____, 2003.

_____, COUNTY CLERK
DON BRACE

Reviewed in accordance with K.S.A. 58-2005 this 12th day of May, 2003.

TRICIA L. ROBELLO LICENSED LS-1246 KANSAS LAND SURVEYOR

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

C:\SC2000\WORK\JONESFNL.DWG

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 8 2003

Moehring and Associates
433 S. Hydraulic
Wichita, KS 67211

RE: SUB 2003-34 -- One-Step Final Plat of Laurel's Acres Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 8, 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 May 2, 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: Dirk and Julie Jones, 2103 N. Teal Brook Ct., Wichita, KS 67235
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 Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 2, 2003

Moehring and Associates
433 S. Hydraulic
Wichita, KS 67211

RE: SUB 2003-34 -- One-Step Final Plat of Laurel's Acres Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 1, 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. The applicant shall guarantee the extension of sanitary sewer. A No Protest Agreement is needed regarding future water extension.

B. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

C. In accordance with the Access Management Regulations, a 60-ft half-street right-of-way is needed along 119th St. West.

D. City Engineering has requested a No Protest Agreement for the paving of Eberly Court.

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

F. The Applicant is advised that if platted, the building setbacks may be reduced to a 25-ft front setback and a 15-ft street side setback.

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. As requested by the City Clerk, the City Council certification needs to be revised to include a signature line only, rather than referencing the "City Manager".

I. 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.

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 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.

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.

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, May 8, 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

Copies to: Dirk and Julie Jones, 2103 N. Teal Brook Ct., Wichita, KS 67235
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4
MAY 8, 2003

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 5/1/03)

CASE NUMBER: SUB 2003-34 -- LAUREL'S ACRES ADDITION

OWNER/APPLICANT: Dirk A. Jones, Julie K. Jones, 2103 N. Teal Brook Ct., Wichita, KS 67235

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: South of 21st St. North, West side of 119th St. West

SITE SIZE: 5.04 acres

NUMBER OF LOTS

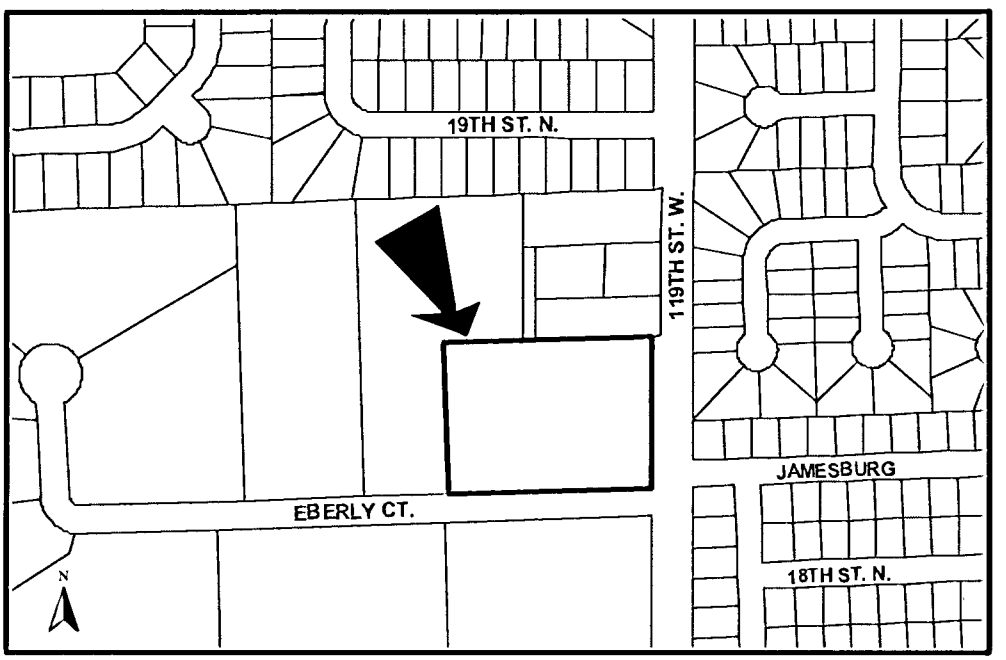
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.19 acres

CURRENT ZONING: SF-5, Single-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. The applicant shall guarantee the extension of sanitary sewer. A No Protest Agreement is needed regarding future water extension.

B. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

C. In accordance with the Access Management Regulations, a 60-ft half-street right-of-way is needed along 119th St. West.

D. City Engineering has requested a No Protest Agreement for the paving of Eberly Court.

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