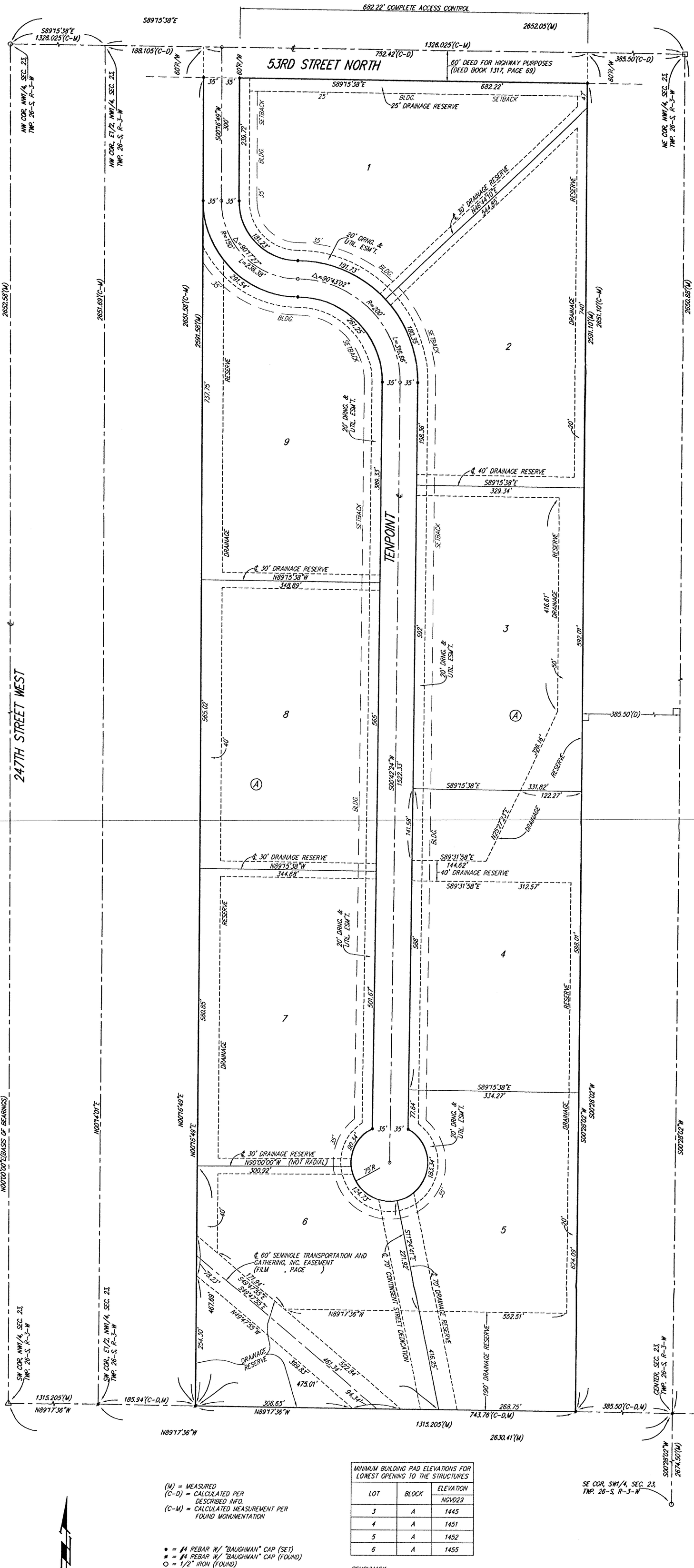
Final 5/8/03

ANTLER POINT ADDITION
SEDGWICK COUNTY, KANSAS



(M) = MEASURED
(C-D) = CALCULATED PER DESCRIBED INFO.
(C-M) = CALCULATED MEASUREMENT PER FOUND MONUMENTATION

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
✱ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
○ = 1/2" IRON (FOUND)
□ = #4 REBAR (FOUND)
△ = MAG NAIL (FOUND)
◎ = 3/4" IRON (FOUND)

0 100 200

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD29
3	A	1445
4	A	1451
5	A	1452
6	A	1455

BENCHMARK:
"□" CUT ON W. HUBGUARD OF R.C.B.C., 225' SOUTH OF THE NW COR., NW1/4, SEC. 23, TWP. 26-S, R-3-W
ELEV. = 1449.86 NGVD29 (COUNTY RECORD)

ON-SITE BENCHMARK:
SMALL RAILROAD SPIKE IN SOUTH FACE OF FIRST POWER POLE EAST OF INTERSECTION OF TENPOINT & 55RD STREET NORTH, (100' E. & 2.3' N. OF NW COR., LOT 1, BLOCK A, ANTLER POINT ADD.)
ELEV. = 1451.63 NGVD29

NOTE:
BLANKET RIGHT-OF-WAY AGREEMENT GRANTED TO CITIES SERVICE OIL COMPANY, (MISC. BOOK 371, PAGE 494), THE TELECOMMUNICATION RIGHTS HAVING BEEN TRANSFERRED TO SEA BREEZE COMMUNICATION COMPANY PURSUANT TO AN UNRECORDED AGREEMENT DATED MAY 17, 1999 BY SEMINOLE TRANSPORTATION AND GATHERING, L.P., THE CURRENT ASSIGNEE, IS IN THE PROCESS OF BEING CONFINED THIS FIRST DAY OF MAY, 2003.

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "ANTLER POINT ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the east four-fifths (4/5) of the following described tract: The east one half (1/2) of the Northwest Quarter of Section 23, Township 26 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the east 385.50 feet thereof.

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

Baughman Company, P.A.

Michael G. Conrey REGISTERED LS-971 KANSAS LAND SURVEYOR 5-1-2003, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, and Streets, to be known as "ANTLER POINT ADDITION", Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage reserves are hereby reserved for drainage reserve purposes and shall be the responsibility of the owners of each Lot, respectively, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said drainage reserves, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said appropriate governing body. The streets are hereby dedicated to and for the use of the public. The contingent street dedication is hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto. The costs of constructing said street are to be borne by the person(s) or agency that owns said adjacent subdivision. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of Lot 5 and Lot 6, Block A. All abutters rights of access to or from 53rd Street North over and across the north line of Lot 1, Block A, are hereby granted to the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

G.K.S., Inc.

Gerard K. Seiler, President
Gerard K. Seiler

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 7 day of May, 2003, by Gerard K. Seiler, President of G.K.S., Inc., on behalf of the corporation.

JUDY E. LASHLEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 8/22/05

Judy E. Lashley, Notary Public
JUDY E. LASHLEY

My App't. Exp. 8/22/05

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "ANTLER POINT ADDITION", Sedgwick County, Kansas.

Garden Plain State Bank

Patrick F. Walden, President/CEO
PATRICK F. WALDEN (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 5 day of May, 2003, by Patrick F. Walden President & CEO (Title) of Garden Plain State Bank, on behalf of the bank.

JUDY E. LASHLEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 8/22/05

Judy E. Lashley, Notary Public
JUDY E. LASHLEY

My App't. Exp. 8/22/05

This plat of "ANTLER POINT 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_____, ____.
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 Board of Commissioners of Sedgwick County, Kansas, this____ day of_____, 2003.

_____, Chairman
Tim R. Norton

ATTEST:_____, County Clerk
Don Brace

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)
Sedgwick County) SS

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

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\ANTLER POINT ADDITION\DWG\ANTLERPOINTF.DWG-MGC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 19, 2002

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

RE: SUB 2002-112 -- Final Plat of Antler Point Addition

At the regular meeting of the Metropolitan Area Planning Commission on December 19, 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 December 13, 2002.

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.

Prior to the plat being released, a detailed Lot Grading Plan must be submitted to the Engineering Department (this applies to all multi-lot, residential developments).

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 13, 2002

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

RE: SUB 2002-112 -- Final Plat of Antler Point Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 12, 2002, 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.

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

C. County Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan needs to provide for removal of terraces. A cross lot drainage agreement is needed with the property to the east. A drainage reserve is needed. The plat is located within the Andale Watershed District #9.***

completed D. The applicant shall guarantee the installation of Tenpoint to the 36-ft rock suburban street standard.

E. County GIS needs to comment on the street name. ***The street name is approved.***

F. The Applicant has provided a 70-ft contingent dedication of street right-of-way extending to the south property line, in order to provide potential street connection to adjoining properties. On the final plat tracing, the contingent dedication of right-of-way needs to be referenced in the plattor's text as follows: "The contingent street dedication is hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto. The costs of constructing said street, are to be borne by the person(s) or agency that owns said adjacent subdivision."

G. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the County.

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 recording information for all pipeline easements shall be indicated on the face of the plat.

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, December 19, 2002, 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: Gerard Seiler, 1300 N. 119th Cr., Wichita, KS 67052
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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5
DECEMBER 12, 2002

STAFF REPORT
(FINAL PLAT, PRELIMINARY PLAT APPROVED 10/31/02)

CASE NUMBER: SUB 2002-112 -- ANTLER POINT ADDITION

OWNER/APPLICANT: Gerald Seiler, 1300 N. 119th Circle, Wichita, KS 67052

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

LOCATION: East of 247th St. West, South side of 53rd St. North

SITE SIZE: 45.01 acres

NUMBER OF LOTS

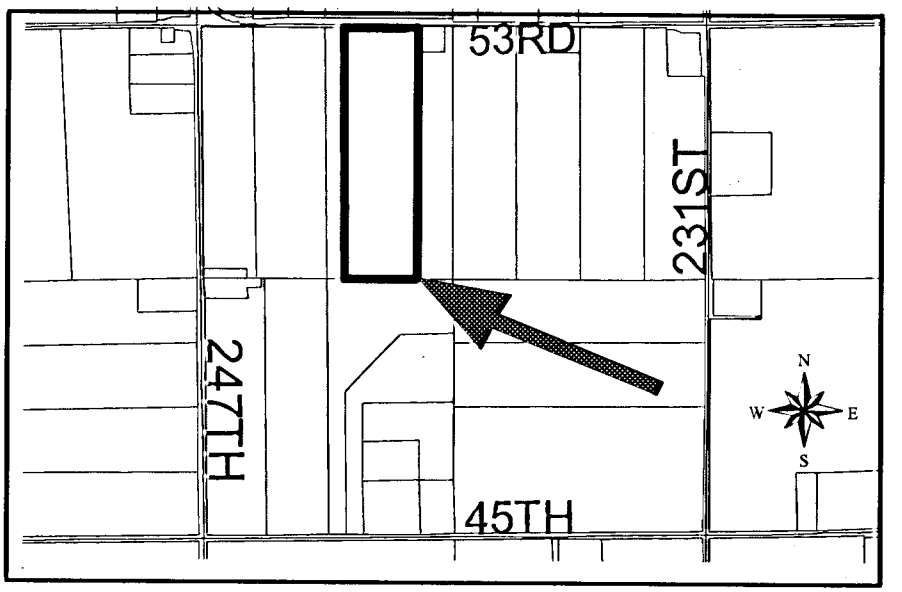
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

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.

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

C. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***The drainage plan needs to provide for removal of terraces. A cross lot drainage agreement is needed with the property to the east. A drainage reserve is needed. The plat is located within the Andale Watershed District #9.***

D. The applicant shall guarantee the installation of Tenpoint to the 36-ft rock suburban street standard.

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