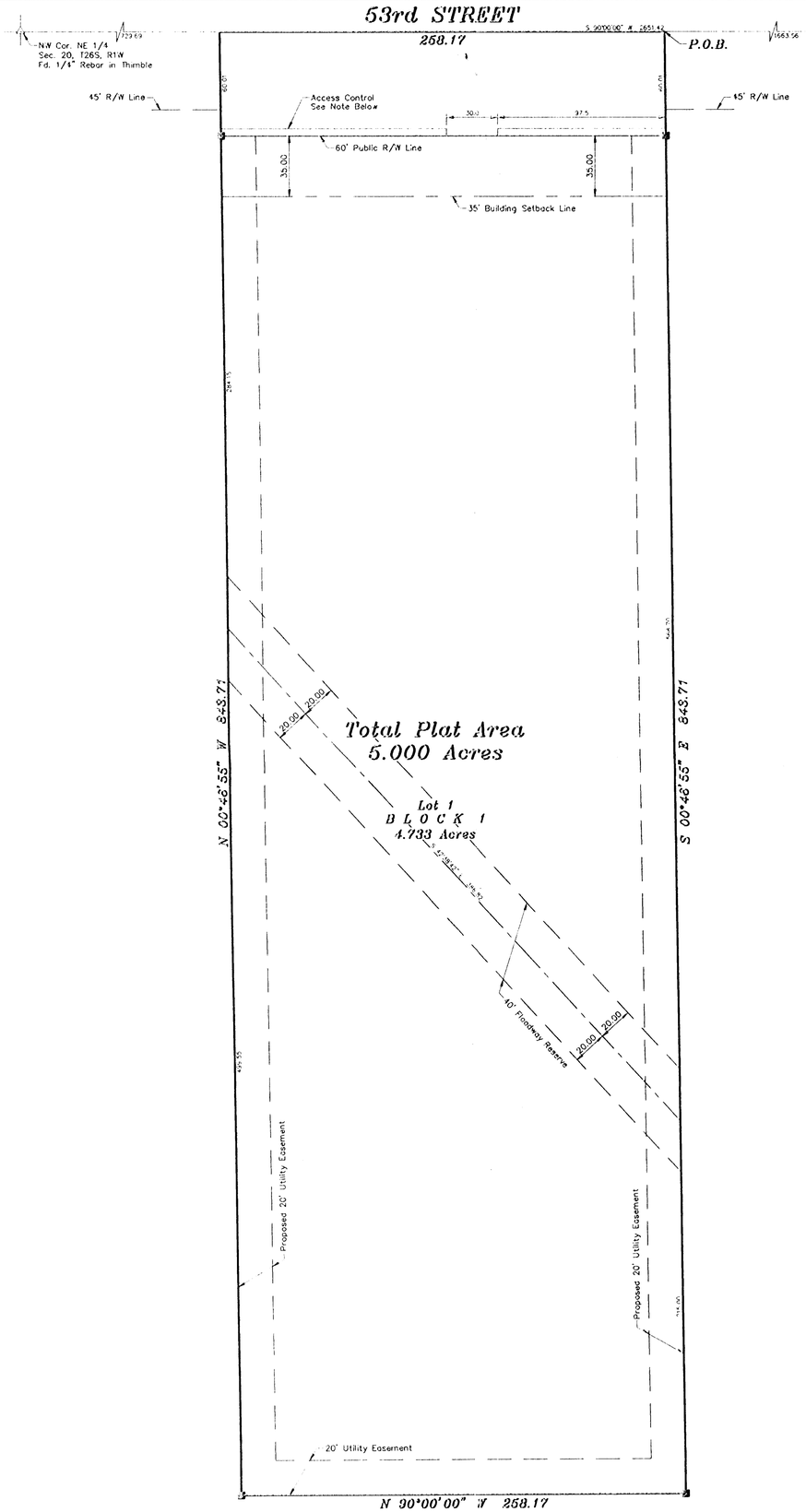


FINAL PLAT

All Boer Land Addition

A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN IN SEDGWICK COUNTY, KANSAS.

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on 7-18, 200 1 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

DESCRIPTION OF RECORD:
A tract of land in the Northeast Quarter of Section 20, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, Commencing at the Northeast corner of said Northeast Quarter; thence North 90°00'00" West (assumed) along the North line of said Northeast Quarter for 1663.56 feet to the Point of Beginning; thence South 00°46'55" East for 843.71 feet; thence North 90°00'00" West for 258.17 feet; thence North 00°46'55" West for 843.71 feet to the North line of said Northeast Quarter; thence North 90°00'00" East for 258.17 feet to the Point of Beginning. Said tract containing 5.00 acres more or less.

DANIEL E. GARBER — LS-683 — 10-24-01 — KANSAS — LAND SURVEYOR

Daniel E. Garber LS

OWNER'S CERTIFICATE AND DEDICATION

This is to certify that the undersigned owners of the land described in the Surveyor's Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into lot, block, and other public ways under the name of **All Boer Land Addition,** a subdivision in the Northeast Quarter of Section 20, Township 26 South, Range 1 West of the 6th Principal Meridian in Sedgwick County, Kansas; that all highways, streets, alleys, easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; that access controls are hereby dedicated to the appropriate governing body; that a drainage plan has been submitted for this 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 as unobstructed to allow for the conveyance of storm water; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations, and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

James M. Voegeli — Mary Lou Voegeli

NOTARY CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

This instrument was acknowledged before me by James M. and Mary Lou Voegeli, husband and wife, this 9th day of October, 2001.

Notary Public

TARA BAALMANN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 8-28-03

My Commission Expires: 8-28-03

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

Reviewed in accordance with K.S.A. 58-5005 on the _____ day of _____, 200__.

Tricia L. Robello, L.S. #1216
Deputy County Surveyor
Sedgwick County, Kansas

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

This plat of **All Boer Land Addition,** a subdivision in the Northeast Quarter of Section 20, Township 26 South, Range 1 West of the 6th Principal Meridian in Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of _____, 200__.

J. D. Michaelis, Acting Chairman

Marvin S. Krout, Secretary

COUNTY COMMISSIONERS CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

This plat of **All Boer Land Addition,** a subdivision in the Northeast Quarter of Section 20, Township 26 South, Range 1 West of the 6th Principal Meridian in Sedgwick County, Kansas, an addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Board of County Commissioners of Sedgwick County, Kansas, on this _____ day of _____, 200__.

ATTEST:

Carolyn McGinn, Chair

Don Brace, County Clerk

Entered on transfer record on this ____ day of _____, 200_

Don Brace, County Clerk

CITY COUNCIL CERTIFICATE

STATE OF KANSAS)
CITY OF WICHITA) SS
COUNTY OF SEDGWICK)

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____ day of _____, 200__.
At the Direction of the City Council

Chris Cherches, City Manager — Pat Burnett, City Clerk

Entered on transfer record on this ____ day of _____, 200_

Don Brace, County Clerk

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

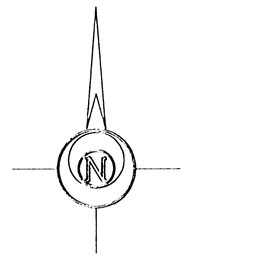
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____day of _____, 200__ at _____ o'clock __M; and is duly recorded.

Bill Meek, Register of Deeds

ATTEST:

Linda Kizzire, Deputy

NOTE
Access Control is dedicated along the South right-of-way line of 53rd Street except one opening is allowed.

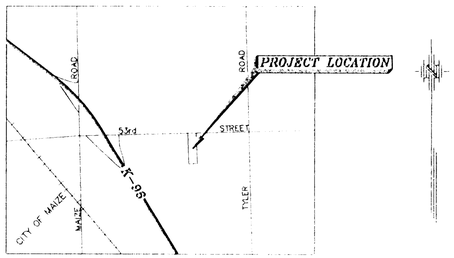


BASIS OF BEARING = ASSUMED

LEGEND

- ⊙ – Sectional Monument Found
- ■ – 5/8" x 24" Rebar Set in Concrete
- P.O.B. – Point of Beginning
- ▨ – Total Access Control

CLOSURE TABLE
Northing = 0.0000
Easting = 0.0000
Precision=2203.76/0.0000=0.0000



VICINITY MAP
(NOT TO SCALE)

BENCHMARK:
USGS 210: 60 D Spike in Railroad Tie Corner Post 45' South of the Northwest Corner of Section 20, Township 26 South, Range 1 West of the 6th Principal Meridian.
Elevation=1348.45

Site Benchmark
60D Spike in Power Pole 5' East of Gravel Driveway and 25'± South of Right-of-Way.
Elevation=1348.96

FINAL PLAT		Description: All Boer Land Addition SEDGWICK CO., KANSAS	
Prepared By: Garber Surveying Service, P.A. 123 West 1st Ave. Hutchinson, Kansas 67501 Phone (620) 665-7032 • FAX (620) 663-7401 — 129 E. Broadway, Suite 300 Newton, Kansas 67114 Phone (316) 283-5053 • FAX (316) 283-5073			
Drawn By: TJK	Scale: 1"=40'	Date of Field Work: July 18, 2001	Job No: G2001-373
Checked By: DEG	Date: 08/30/2001	Sheet 1 of 1 Sheet(s)	

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 6, 2001

Dan Garber
Garber Surveying Service, P.A.
423 W. FirstStreet
Hutchinson, KS 67501

RE: SUB 2001-90 -- One-Step Final Plat of All Boer Land Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 6, 2001, 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 August 31, 2001.

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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 31, 2001

Dan Garber
Garber Surveying Service, P.A.
423 W. FirstStreet
Hutchinson, KS 67501

RE: SUB 2001-90 -- One-Step Final Plat of All Boer Land Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 30, 2001, 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 municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. *Health Department has required a restrictive covenant that prohibits non-domestic uses on the site until public sewer is available.*

B. City Water Department requests a petition for future extension of City water services.

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

D. County Engineering needs to comment on the status of the applicant's drainage plan. *A floodway reserve is needed in the central portion of the plat. A drainage plan is needed.*

E. County Engineering advises that 53rd St. North is an FAS route and the Applicant will need to dedicate a 60-ft street right-of-way. The plattor's text shall reference such dedication as being to and for the use of the public.

F. Access controls need to be dedicated along 53rd St. North, and shall be referenced on the face of the plat and in the plattor's text. *County Engineering has permitted one opening along 53rd St. North.*

G. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications and in accordance with the Zoning Code (20 feet wide paved surface with applicable turnaround).

H. The Applicant is advised that if platted, the building setbacks may be reduced to 35 feet to conform with the Zoning setback standard for County section line roads.

I. The Applicant is advised that in regard to the building within the building setback, that while such areas of the existing structures may be retained, no enlargement of the buildings in such areas will be permitted and if removed, all subsequent rebuilding shall observe building setbacks.

J. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

K. The Maize Planning Commission certification, Maize governing body certification and Maize city attorney's certification may be eliminated.

L. The Wichita City Council certification needs to be added as this plat is located within three miles of the City of Wichita. The signature block should denote "At the direction of the City Council" above the signature line of the City Manager.

M. The owners certification and plat title need to be revised to reference "All Boer Land Addition".

N. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width. ***The Subdivision Committee has approved a modification.***

O. 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.

P. The final plat tracing shall include language in the plattor's text 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.

Q. 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.)

R. 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.

S. 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.

T. 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.

U. 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.

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

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

X. 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.

Y. 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, September 9, 2001, 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

Neil Evan Strahl, Senior Planner
Current Plans Division

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-6
SEPTEMBER 6, 2001

STAFF REPORT
(One-Step Final Plat Approved 8/30/01)

CASE NUMBER: SUB 2001-90 -- ALL BOER LAND ADDITION

OWNER/APPLICANT: James M. and Mary Lou Voegeli, 5007 N. 199th W., Colwich, KS 67030

SURVEYOR/ENGINEER: Garber Surveying Service, Attn: Dan Garber, P.A., 423 W. 1st, Hutchinson, KS 67501

LOCATION: West of Tyler Road, South side of 53rd St. North

SITE SIZE: 5 Acres

NUMBER OF LOTS

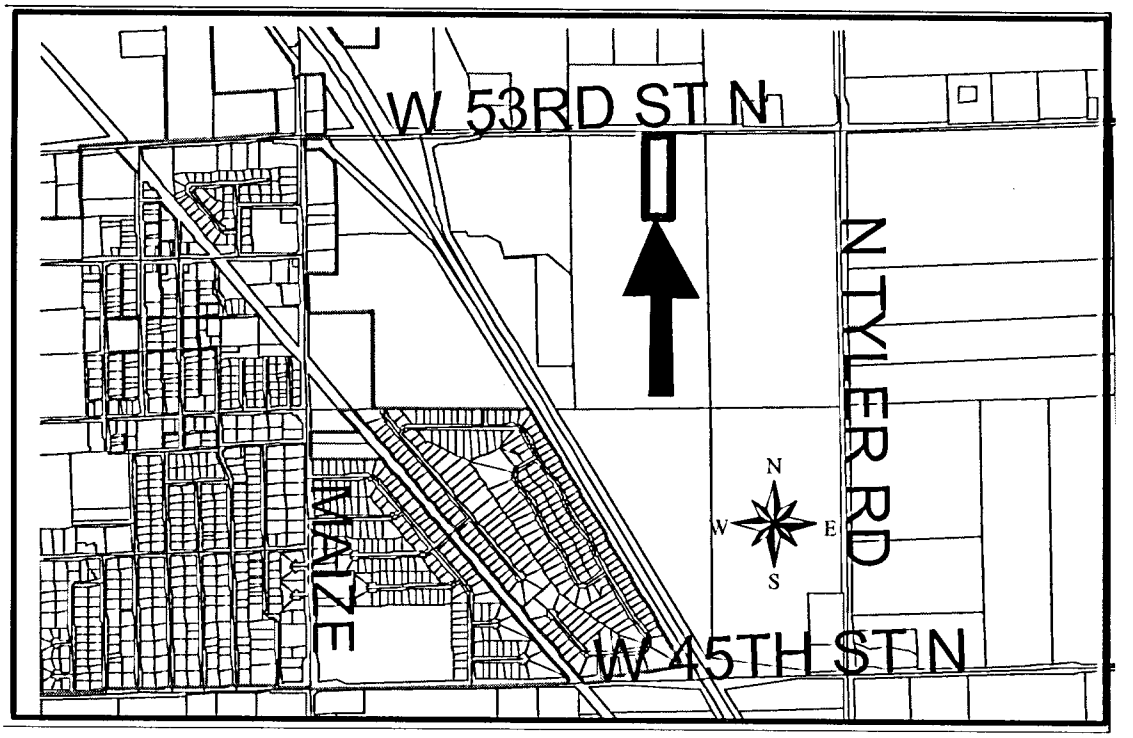
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: OW, Office Warehouse

VICINITY MAP



NOTE: This site is located in the County within three miles of Wichita's city limits in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Maize Area of Influence. The site has been approved for a zone change (ZON 2001-17) from RR, Rural Residential to OW, Office Warehouse for a contractor's office/storage.

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. ***Health Department has required a restrictive covenant that prohibits non-domestic uses on the site until public sewer is available.***

B. **City Water Department** requests a petition for future extension of City water services.

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

D. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***A floodway reserve is needed in the central portion of the plat. A drainage plan is needed.***

E. **County Engineering** advises that 53rd St. North is an FAS route and the Applicant will need to dedicate a 60-ft street right-of-way. The plattor's text shall reference such dedication as being to and for the use of the public.

F. Access controls need to be dedicated along 53rd St. North, and shall be referenced on the face of the plat and in the plattor's text. ***County Engineering has permitted one opening along 53rd St. North.***

G. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications and in accordance with the Zoning Code (20 feet wide paved surface with applicable turnaround).

H. The Applicant is advised that if platted, the building setbacks may be reduced to 35 feet to conform with the Zoning setback standard for County section line roads.

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M. The owners certification and plat title need to be revised to reference "All Boer Land Addition".

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Q. 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.)

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