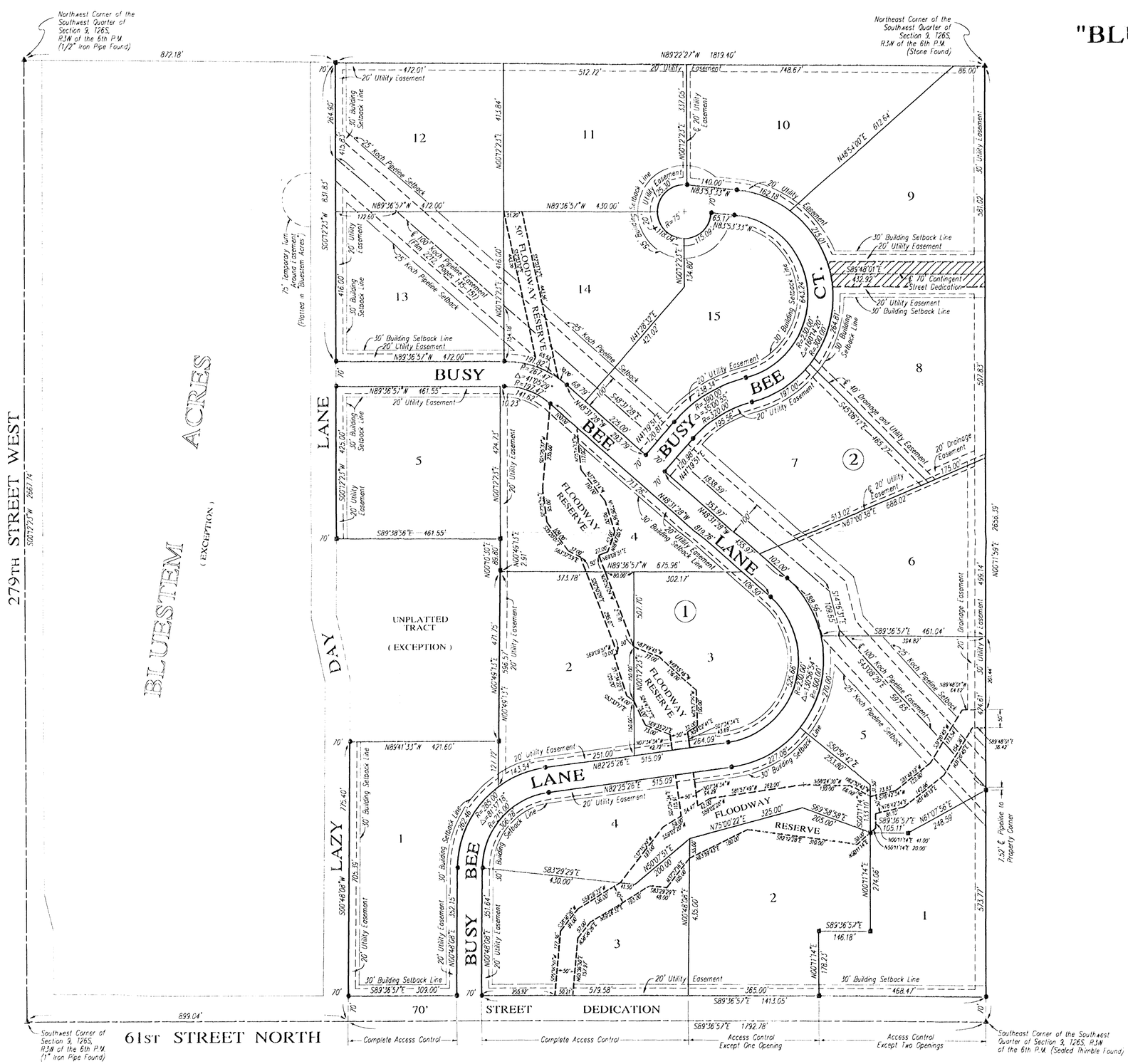
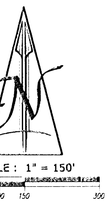
FINAL PLAT OF
"BLUESTEM ACRES SECOND ADDITION"
SEDGWICK COUNTY, KANSAS
IN THE SW 1/4 OF SECTION 9, T26S, R3W OF THE 6TH P.M.

final tracing
waived 3/28/02
plat 2





BENCH MARK:

60d Step in High-Line Pole, Southeast of intersection of 279th St W and 61st St N, SW Cor Section 9, T26S, R3W of the 6th P.M.

Elevation: 1483.36 MSL

LEGEND:

▲ = Section Corner Found as noted

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

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

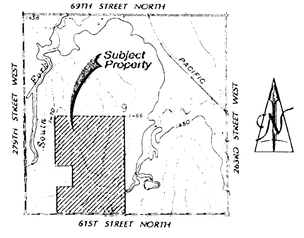
Bearing Basis Assumed

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. 9, T26S, R3W



MOUNT HOPE QUADRANGLE
7.5 Minute Series

SCALE : 1" = 2,000'

TERRA TECH // LAND SURVEYING INC.

22200 W. 63rd St. S.
Viola, Kansas 67149
(316) 794-8863 / 794-3273
Fax (316) 794-3274

final tracing received 3/28/02 p2of2

FINAL PLAT OF
"BLUESTEM ACRES SECOND ADDITION"
SEDGWICK COUNTY, KANSAS
IN THE SW 1/4 OF SECTION 9, T26S, R3W OF THE 6TH P.M.

State of Kansas)
ss
Sedgwick County)

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 "BLUESTEM ACRES SECOND ADDITION", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The Southwest Quarter of Section 9, Township 26 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas,

EXCEPT that part platted as "BLUESTEM ACRES", Sedgwick County, Kansas,

AND EXCEPT that part described as: From the Southwest corner of the Southwest Quarter of said Section 9; thence East on the South line of said Southwest Quarter on an assumed bearing of N 90°00'00" E, a distance of 858.95 feet to the Point of Beginning; thence N 0°25'24" E, 1247.57 feet; thence N 90°00'00" E, 161.45 feet; thence S 0°25'24" W, 472.00 feet; thence S 90°00'00" W, 121.45 feet; thence S 0°25'24" W, 775.57 feet to a point on the South line of said Southwest Quarter; thence S 90°00'00" W, 40.00 feet to the Point of Beginning.

AND EXCEPT that part described as: From the Southwest corner of the Southwest Quarter of said Section 9; thence East on the South line of said Southwest Quarter on an assumed bearing of N 90°00'00" E, a distance of 858.95 feet; thence N 0°25'24" E, 1247.57 feet to the Point of Beginning; thence N 0°25'24" E, 89.80 feet; thence N 90°00'00" E, 161.60 feet; thence S 0°25'24" W, 89.80 feet; thence S 90°00'00" W, 161.60 feet to the Point of Beginning.

TERRA TECH LAND SURVEYING, INC.

Michele Webster LS #958 — Date: February 27, 2002

MICHELE WEBSTER REGISTERED LS-958 KANSAS LAND SURVEYOR

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, Blocks and Streets to be known as "BLUESTEM ACRES SECOND ADDITION", Sedgwick County, Kansas. 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. The Streets are hereby granted to and for the use of the public. All abutters' rights of access to or from 61st Street North, over and across the South lines of Lot 1, Block 1, and Lots 1, 2, and 3, Block 2, "BLUESTEM ACRES SECOND ADDITION", are hereby granted to the appropriate governing body, provided however that Lot 1, Block 2, shall have access to 61st Street North at two existing locations, and Lot 2, Block 2, shall have access to 61st Street North at one location to be determined by the appropriate engineer of the appropriate governing body. A 70' wide contingent street dedication centered on the line common to Lots 8 and 9, Block 2, is hereby granted to and for the use of the public, and shall only become effective upon the platting of any adjacent subdivision having a street connecting thereto. The Floodway Reserves shall be the responsibility of the owner(s) of Lots 2, 3, and 4, Block 1 and the owner(s) of Lots 1, 2, 3, 4, 5, and 14, Block 2, "BLUESTEM ACRES SECOND ADDITION", until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage. 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.

David J. Reichenberger

Kathleen F. Reichenberger

State of Kansas)
ss
Sedgwick County)
This instrument was acknowledged before me this _____ day of _____, 2002, by David J. Reichenberger and Kathleen F. Reichenberger.

_____, Notary Public

My Commission Expires:_____

The undersigned, mortgagee on the land being platted herein, does hereby consent to this plat of "BLUESTEM ACRES SECOND ADDITION", Sedgwick County, Kansas.

STATE BANK OF COLWICH

_____

State of Kansas)
ss
Sedgwick County)
The foregoing instrument was acknowledged before me this _____ day of _____, 2002 by _____ of State Bank of Colwich on behalf of the bank.

_____, Notary Public

My Commission Expires:_____

The undersigned, mortgagee on the land being platted herein, does hereby consent to this plat of "BLUESTEM ACRES SECOND ADDITION", Sedgwick County, Kansas.

Joseph M. Sieger

State of Kansas)
ss
Sedgwick County)
The foregoing instrument was acknowledged before me this _____ day of _____, 2002 by Joseph M. Sieger.

_____, Notary Public

My Commission Expires:_____

The undersigned, mortgagee on the land being platted herein, does hereby consent to this plat of "BLUESTEM ACRES SECOND ADDITION", Sedgwick County, Kansas.

Nancy J. Palser

State of Kansas)
ss
Sedgwick County)
The foregoing instrument was acknowledged before me this _____ day of _____, 2002 by Nancy J. Palser.

_____, Notary Public

My Commission Expires:_____

This plat of "BLUESTEM ACRES SECOND 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 _____, 2002.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

_____, Acting Chair
J.D. Michaelis

_____, Secretary
Marvin S. Krout

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2002.

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

State of Kansas)
ss
County of Sedgwick)

The dedications shown on the plat, if any, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on _____, 2002.

(Seal)

_____, Commission Chairman
Ben Sciortino

Attest: _____, County Clerk
Don Brace

(Seal)

Entered on transfer record this _____ day of _____, 2002.

_____, County Clerk
Don Brace

State of Kansas)
ss
Sedgwick County)
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 _____, 2002.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

TERRA TECH LAND SURVEYING INC.
Wichita, Kansas 67149
(316) 794-9663 / 794-9275
Fax (316) 794-9772

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 6, 2001

Michele Goodrich
Terra Tech Land Surveying, Inc.
22200 W. 63rd Street South
Viola, KS 67149

RE: SUB 2001-47 -- Final Plat of Bluestem Acres 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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 31, 2001

Michele Goodrich
Terra Tech Land Surveying, Inc.
22200 W. 63rd Street South
Viola, KS 67149

RE: SUB 2001-47 -- Final Plat of Bluestem Acres 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. *A drainage plan is needed and additional floodway reserves denoted.*

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. A floodway reserve is needed in Lots 1 through 5, 13 and 14, Block 2, and in Lots 2, 3, and 4 of Block 1. *A lot grading plan is needed.*

D. The applicant shall guarantee the installation of the proposed interior streets to the suburban street standard, with the exception of Busy Bee Ct which may be constructed with a 32-ft gravel surface. The street shall be approved and accepted by the county or township prior to the application or issuance of any building permits for individual lots.

E. The Applicant proposes a 70-ft contingent dedication of street right-of-way extending to the east line of the plat in order to provide potential street connection to adjoining properties. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plattor's text as

becoming effective "upon the platting of any adjacent subdivision having a street connecting thereto". The dedication should be labeled as a "contingent street dedication".

F. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-foot wide easements be platted in order to allow for the installation of the utilities without damage to such tree rows.

The 30-ft easements have been platted as requested.

G. The County Fire Department/GIS needs to comment on recommendations for the plat's street names. ***Busy Bee Court shall be labeled "Busy Bee Ct".***

H. The pipeline easement agreements appear to indicate a 25-ft pipeline setback. This setback shall be indicated on the face of the plat and labeled as a Koch Pipeline Setback."

I. Lots 11, 14 and 15, Block 2 have been platted with increased setbacks in order to conform with the 200-ft lot width standard which is measured at the building setback line.

J. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. ***A restrictive covenant shall be submitted identifying the pipeline within the various lots.***

K. 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 (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).

L. 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.

M. 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.)

N. 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.

O. 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.

P. 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.

Q. 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.

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

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

T. 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.

U. 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 6, 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

NES:ch

Enclosure: Marked Copy of Plat

Copies to: David Reichenberger, 6363 Lazy Day Lane, Andale, KS 67110
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-2
SEPTEMBER 6, 2001

STAFF REPORT
(Final Plat Approved 8/30/01; Preliminary Plat Approved 5/17/01)

CASE NUMBER: SUB 2001-47 -- BLUESTEM ACRES SECOND ADDITION

OWNER/APPLICANT: David Reichenberger, 6363 Lazy Day Lane, Andale, KS 67001

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

LOCATION: North side of 61st St. South, East of 279th St. West

SITE SIZE: 100 Acres

NUMBER OF LOTS

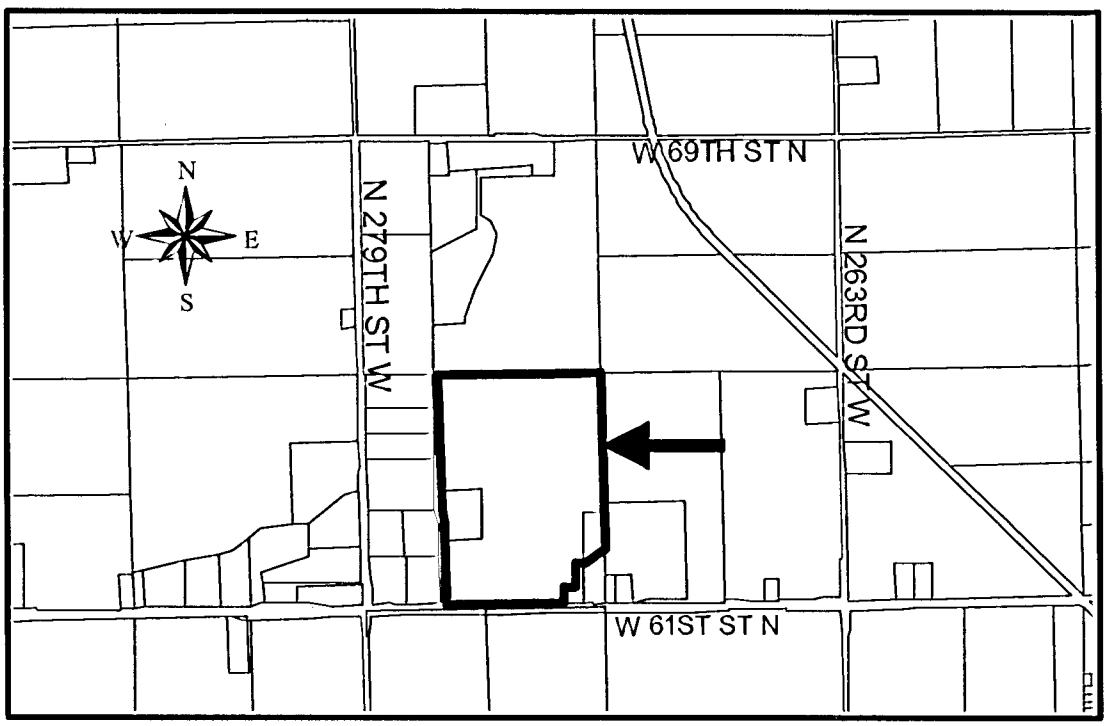
Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	20

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.

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. ***A drainage plan is needed and additional floodway reserves denoted.***

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. A floodway reserve is needed in Lots 1 through 5, 13 and 14, Block 2, and in Lots 2, 3, and 4 of Block 1. ***A lot grading plan is needed.***

D. The applicant shall guarantee the installation of the proposed interior streets to the suburban street standard, with the exception of Busy Bee Ct which may be constructed with a 32-ft gravel surface. The street shall be approved and accepted by the county or township prior to the application or issuance of any building permits for individual lots.

E. The Applicant proposes a 70-ft contingent dedication of street right-of-way extending to the east line of the plat in order to provide potential street connection to adjoining properties. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plattor's text as becoming effective "upon the platting of any adjacent subdivision having a street connecting thereto". The dedication should be labeled as a "contingent street dedication".

F. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-foot wide easements be platted in order to allow for the installation of the utilities without damage to such tree rows.

The 30-ft easements have been platted as requested.

G. The **County Fire Department/GIS** needs to comment on recommendations for the plat's street names. ***Busy Bee Court shall be labeled "Busy Bee Ct".***

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with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).

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N. 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.

O. 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.

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Q. 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.

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

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

T. 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.

U. 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.