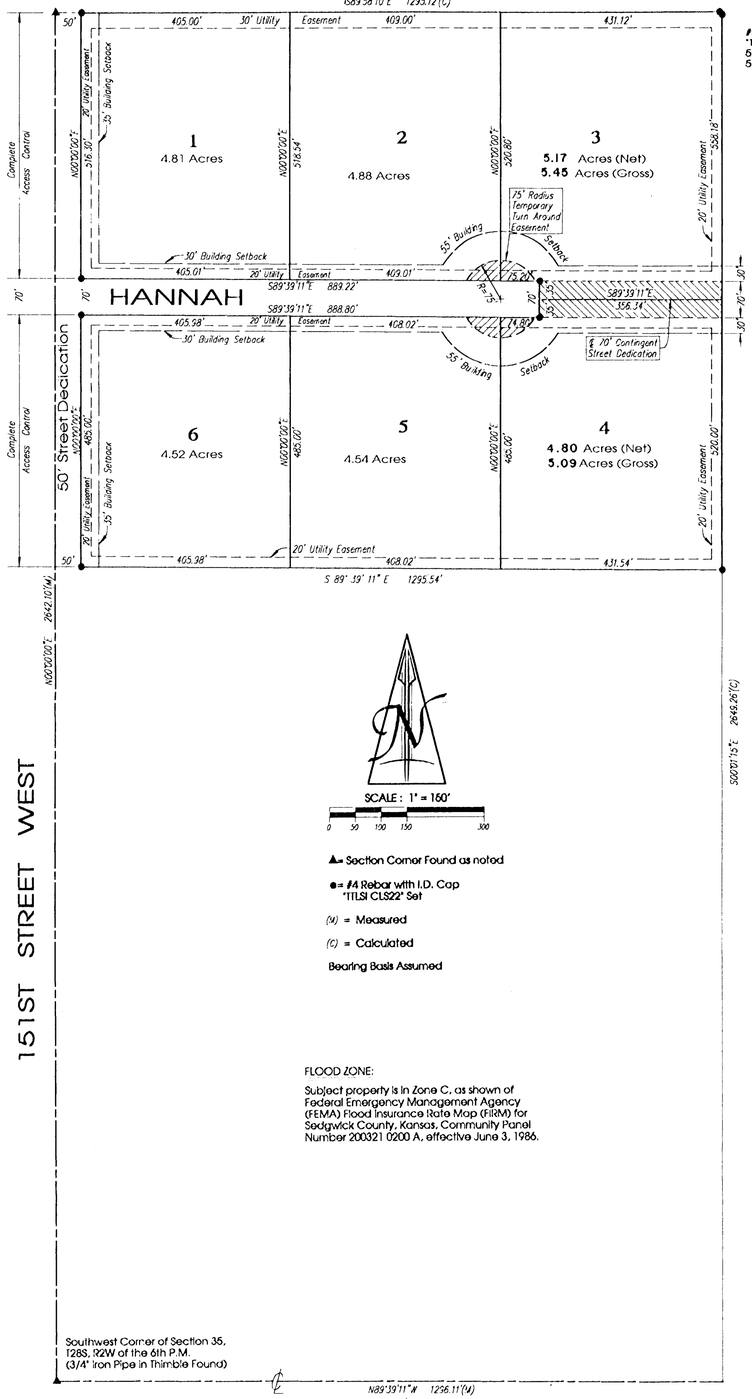
Northwest Corner of the
Southwest Quarter of
Section 35, 12S, R2W
of the 6th P.M. (#5 Rebar Found)

Tom Hatch
received
4/30/02

S89°58'10"E 1295.12'(C)

#4 Rebar with I.D. Cap
"ITLSI CLS222" Set
5.00' West and
5.00' South of True Corner



151ST STREET WEST

SCALE : 1" = 160'

0 50 100 150 300

▲= Section Corner Found as noted

●= #4 Rebar with I.D. Cap "ITLSI CLS222" Set

(M) = Measured

(C) = Calculated

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 0200 A, effective June 3, 1986.

Southwest Corner of Section 35,
12S, R2W of the 6th P.M.
(3/4" Iron Pipe in Thimble Found)

N89°39'11"W 1296.11'(M)

71ST STREET SOUTH

FINAL PLAT OF
"DOVE HAVEN"
AN ADDITION TO SEDGWICK COUNTY, KANSAS
IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 2 WEST 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 "DOVE HAVEN", an Addition to Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The West Half of the Southwest Quarter of Section 35, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the South 1571.04 feet thereof.

TERRA TECH LAND SURVEYING, INC.

Michele Webster LS #958 Date: April 24, 2002

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 and Streets to be known as "DOVE HAVEN", an Addition to Sedgwick County, Kansas. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. The Streets are hereby granted to and for the use of the public. All abutters' rights of access to or from 151st Street West, over and across the West lines of Lots 1 and 6, "DOVE HAVEN", are hereby granted to the appropriate governing body. A 70' wide contingent street dedication centered on the lot line common to Lots 3 and 4, is hereby granted to and for the use of the public, and shall become effective upon the platting of any adjacnet 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. 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.

Donald G. Lawrenz

Ladonna M. Lawrenz

Corey L. Demuth

Brenda S. Demuth

State of Kansas)
ss
Sedgwick County)
This instrument was acknowledged before me this 25th day of April, 2002, by Donald G. Lawrenz and Ladonna M. Lawrenz.

Sherilyn Ward, Notary Public
My Commission Expires: 5-17-03

SHERILYN WARD
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 5-17-03

State of Kansas)
ss
Sedgwick County)
This instrument was acknowledged before me this 25th day of April, 2002, by Corey L. Demuth and Brenda S. Demuth.

Sherilyn Ward, Notary Public
My Commission Expires: 5-17-03

SHERILYN WARD
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 5-17-03

Farm Credit Services, mortgagee on the land being platted herein, does hereby consent to this plat of "DOVE HAVEN", an Addition to Sedgwick County, Kansas.

FARM CREDIT SERVICES

Joe Watt, Vice-President

State of Kansas)
ss
Sedgwick County)
The foregoing instrument was acknowledged before me this 25th day of April, 2002 by Joe Watt, Vice-President of Farm Credit Services.

Camilla J. Ogden, Notary Public
Camilla J. Ogden

CAMILLA J. OGDEN
11-17-02

My Commission Expires: 11-17-02

This plat of "DOVE HAVEN", an Addition to 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

_____, 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#1246
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.
22202 A, Elks St., S.
Viola, Kansas 67149
(316) 704-2825 / 704-2873
Fax (316) 704-2874

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 7, 2002

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

RE: SUB 2001-113 -- Final Plat of Dove Haven Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 7, 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 March 1, 2002.

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

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

March 1, 2002

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

RE: SUB 2001-113 -- Final Plat of Dove Haven Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 28, 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 sanitary sewer is unavailable to serve this property, the applicant shall contact the **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.

B. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.

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 drainage plan and master lot grading plan is needed. The Soil Conservation District will need to review terraces and drop structures.***

E. **County Fire Department** has advised that the streets need to be installed and approved prior to any construction being permitted or building permits being issued.

F. 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).

G. The applicant shall guarantee the installation of the proposed streets to the 36-ft rock suburban street standard.

H. The street guarantee shall include the installation of a temporary turnaround at the terminus of Hannah. On the final plat tracing, the plattor's text should indicate that the vacation of the temporary turnaround area will be effective upon extension of the street.

I. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plattor's text as follows, "The contingent dedication of street right-of-way shall 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."

J. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".

K. The **County Fire Department/GIS** needs to comment on the plat's street name. ***The street name is approved.***

L. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.

M. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

N. 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.

O. 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.)

P. 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.

Q. 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.

R. 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.

S. 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.

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

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

V. 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.

W. 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, March 7, 2002, at 1:00 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, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2
FEBRUARY 28, 2002

(PAGES 1-3 REVISED)

STAFF REPORT
(FINAL PLAT, PRELIMINARY PLAT APPROVED 11/30/01)

CASE NUMBER: SUB 2001-113 -- DOVE HAVEN ADDITION

OWNER/APPLICANT: Lawrenz Construction, Attn: Don Lawrenz, P.O. Box 82, Clearwater, KS 67026; Corey & Brenda Demuth, 11101 S. 151st St. West, Clearwater, KS 67026

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

LOCATION: North of 71st Street So. and on the east side of 151st Street West.

SITE SIZE: 32.1 Acres

NUMBER OF LOTS

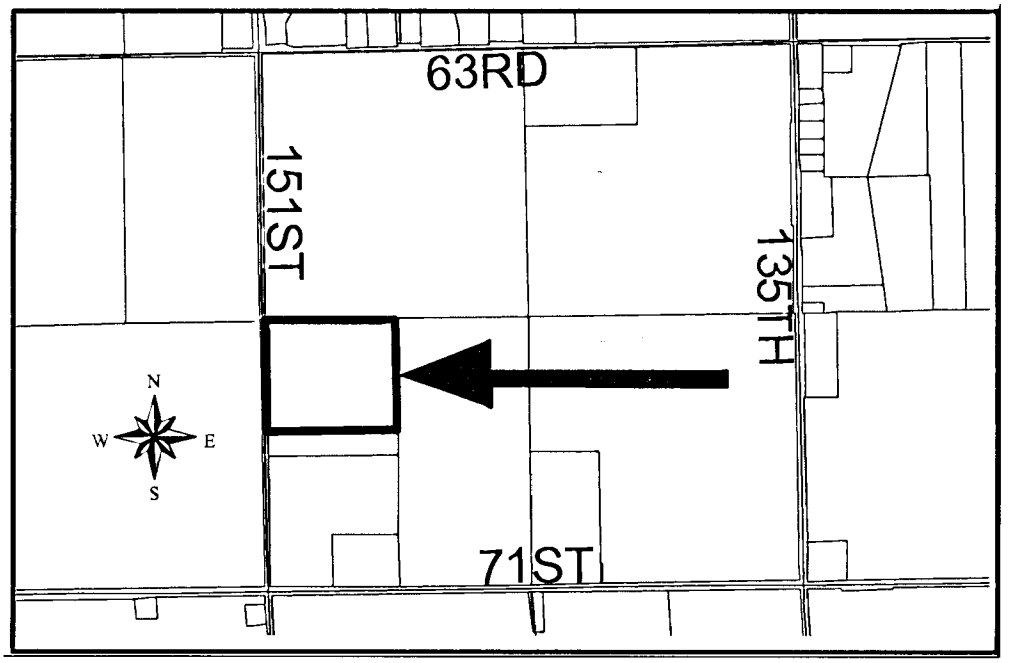
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	**6**

MINIMUM LOT AREA: 2.66 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 Clearwater Area of Influence.

This is the final plat of a portion of the overall preliminary plat of Dove Haven Addition. It represents the first phase and is consistent with the overall preliminary plat in regards to number and size of lots, and street configuration.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact the **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.

B. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.

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