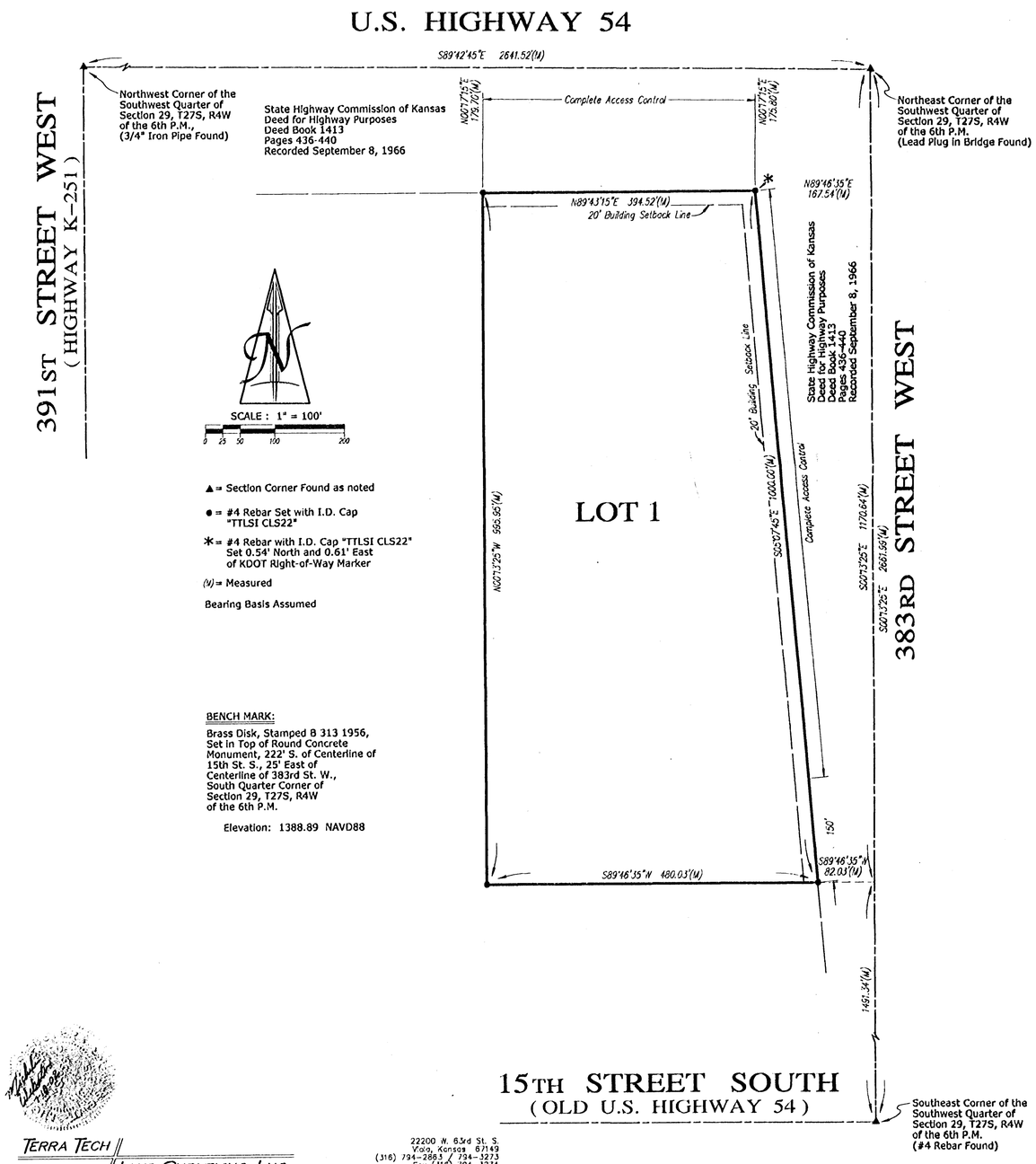
final tracing
Mark
7-14-02

FINAL PLAT OF

"SEDGWICK COUNTY ELECTRIC COOPERATIVE ASSOCIATION ADDITION"

SEDGWICK COUNTY, KANSAS

IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6TH P.M.



TERRA TECH // LAND SURVEYING / INC.

22200 W. 63rd St. S.
Viola, Kansas 67149
(316) 794-2863 / 794-3273
Fax (316) 794-3274

State of Kansas)
Sedgwick County) ss

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 "SEDGWICK COUNTY ELECTRIC COOPERATIVE ASSOCIATION ADDITION", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

A tract of land in the Southwest Quarter of Section 29, Township 27 South, Range 4 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Commencing at a point on the East line of said Southwest Quarter which is at an assumed bearing of North 0°13'25" West, a distance of 1491.34 feet from the Southeast corner of said Southwest Quarter; thence South 89°46'35" West, a distance of 82.03 feet to the Point of Beginning; thence South 89°46'35" West, a distance of 480.03 feet; thence North 0°13'25" West, a distance of 995.95 feet, more or less, to the intersection with the South right-of-way of U.S. Highway 54, as deeded in Deed Book 1413, at Pages 436-440; thence North 89°43'15" East, on said right-of-way line, a distance of 394.52 feet, to the intersection with the Westerly right-of-way line of 383rd Street West, also as deeded in Deed Book 1413, at Pages 436-440; thence South 5°07'45" East, on said right-of-way line, a distance of 1000.00 feet to the Point of Beginning.

TERRA TECH LAND SURVEYING, INC.

Michele Webster, LS #958 — Date: July 18, 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 a Lot to be known as "SEDGWICK COUNTY ELECTRIC COOPERATIVE ASSOCIATION ADDITION", Sedgwick County, Kansas. All abutters' rights of access to or from U.S. Highway 54, over and across the North line of Lot 1, "SEDGWICK COUNTY ELECTRIC COOPERATIVE ASSOCIATION ADDITION", are hereby granted to the appropriate governing body. All abutters' rights of access to or from 383rd Street West, over and across the East line of Lot 1, EXCEPT the South 150 feet thereof, "SEDGWICK COUNTY ELECTRIC COOPERATIVE ASSOCIATION ADDITION", are hereby granted to the appropriate governing body. 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 R. Albers — Dorothy M. Albers

State of Kansas)
Sedgwick County) ss
This instrument was acknowledged before me this 13th day of August, 2002, by Donald R. Albers and Dorothy M. Albers.

Karen S. Sailor, Notary Public
My Commission Expires: February [illegible]

This plat of "SEDGWICK COUNTY ELECTRIC COOPERATIVE ASSOCIATION 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

_____, 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)
County of Sedgwick) ss

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)
Sedgwick County) ss
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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 8, 2002

Michele Webster
Terra Tech Land Surveying
22200 W. 63rd Street So.
Viola, KS 67149

RE: SUB 2002-38 -- One-Step Final Plat of Sedgwick County Electric Cooperative Association Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 8, 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 June 14, 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, 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

June 14, 2002

Michele Webster
Terra Tech Land Surveying
22200 W. 63rd Street So.
Viola, KS 67149

RE: SUB 2002-38 -- One-Step Final Plat of Sedgwick County Electric Cooperative Association Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 13, 2002, 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. This plat will be subject to approval of the associated zone change and any related conditions of such an amendment. Prior to this plat being considered by MAPC, the zone change will need to be approved.

B. Since sanitary sewer and public water are unavailable 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 has been obtained specifying approval. A restrictive covenant is required that prohibits non-domestic uses on the site until public sewer is available.***

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.

E. **County Engineering** needs to comment on the access controls. Distances should be shown for all segments of access control. ***County Engineering has required complete access control except for one opening along the south 150 feet.***

Access controls have been platted as requested.

F. **County Fire Department** has advised that the access drive to building needs to be installed prior to a final framing inspection or (if applicable) installed prior to having a structure moved onsite.

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. 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.

I. 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.)

J. 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.

K. 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.

L. 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.

M. 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.

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

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

P. 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.

Q. 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, June 20, 2002, 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: Donald and Dorothy Albers, P.O. Box 730, Cheney, KS 67025
Alan Henning, Sedgwick County Electric Cooperative Association, Inc., 125 N. Main Street, Cheney, KS 672035
Mike Lindebak, City Engineer
Walter Rooney, Sedgwick County Fire Department
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-3
AUGUST 8, 2002

STAFF REPORT

(FINAL PLAT APPROVED 6/13/02; PRELIMINARY PLAT APPROVED 5/16/02)

CASE NUMBER: SUB 2002-38 -- SEDGWICK COUNTY ELECTRIC COOPERATIVE ASSOCIATION ADDITION

OWNER/APPLICANT: Donald R. and Dorothy Albers, P.O. Box 730, Cheney, KS 67025; (Contract Purchaser) The Sedgwick County Electric Cooperative Association, Inc., Attn: Alan Henning, 125 Main Street, Cheney, KS 67025

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

LOCATION: On the west side of 383rd Street West and the south side of U.S. Highway 54.

SITE SIZE: 10.0 Acres

NUMBER OF LOTS

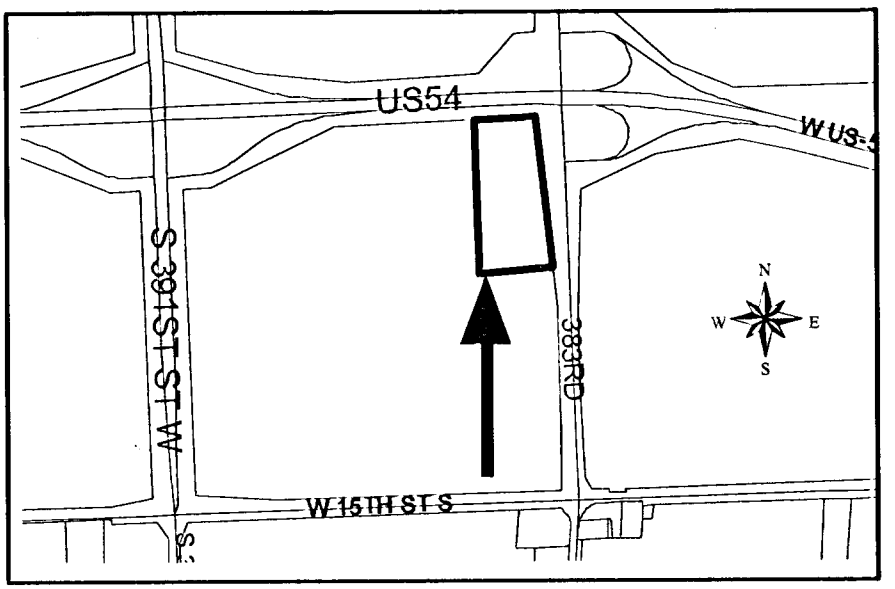
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 10.0 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: LI, Limited Industrial

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. The applicant intends to propose a zone change to LI, Limited Industrial. It is located in the Cheney Area of Influence.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. This plat will be subject to approval of the associated zone change and any related conditions of such an amendment. Prior to this plat being considered by MAPC, the zone change will need to be approved.

B. Since sanitary sewer and public water are unavailable 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 has been obtained specifying approval. A restrictive covenant is required that prohibits non-domestic uses on the site until public sewer is available.***

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