final tracing received 6/6/02

NORTHEAST MIDDLE SCHOOL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

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 "NORTHEAST MIDDLE SCHOOL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of Government Lots 1 and 4 in the NE1/4 of Sec. 26, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas and that part of the SW1/4 of said NE1/4 described as follows: Beginning at the NW corner of said NE1/4; thence N89°54'40"E along the north line of said NE1/4, 1152.00 feet; thence S00°05'20"E, 130.00 feet; thence S09°00'05"W, 75.95 feet; thence S00°05'20"E, 342.73 feet to the P.C. of a curve to the right; thence southerly along said curve, having a central angle of 08°05'39" and a radius of 2533.00 feet, an arc distance of 357.84 feet, (having a chord length of 357.54 feet bearing S03°57'30"W), to the P.R.C. of a curve to the left; thence southerly along said curve, having a central angle of 09°44'32" and a radius of 2467.00 feet, an arc distance of 419.48 feet, (having a chord length of 418.97 feet bearing S03°08'03"W), to the P.T. of said curve; thence S01°44'13"E, 292.71 feet to a point on a curve to the right; thence southeasterly, southerly, southwesterly, westerly, northwesterly, and northerly along said curve, having a central angle of 269°36'33" and a radius of 90.00 feet, an arc distance of 423.50 feet, (having a chord length of 127.71 feet bearing S64°34'40"W), thence S89°54'40"W, 999.31 feet to a point on the west line of said NE1/4; thence N00°25'47"E along the west line of said NE1/4, 1670.00 feet to the point of beginning.

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

Michael G. Conrey 6/3/2002, 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 a Lot, a Block, Streets, and Reserves to be known as "NORTHEAST MIDDLE SCHOOL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for entry monuments, signage, open space, landscaping, berms, drainage, and utilities. Reserves "B" and "C" are hereby reserved for entry monuments, open space, landscaping, berms, utilities, and streets. Reserves "A", "B", and "C" shall be owned and maintained by the owner of Lot 1, Block A. All abutters rights of access to or from 45th Street North over and across the north line of Lot 1, Block A, and Reserve "A" are hereby granted to the City of Wichita, Kansas.

Unified School District 259

Connie Dietz, President
Connie Dietz

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 4th day of June, 2002, by Connie Dietz, President of Unified School District 259, on behalf of Unified School District 259.

Carol A. Mackey, Notary Public
CAROL A. MACKEY

My App't. Exp. 10/17/05

CAROL A. MACKEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 10/17/05

This plat of "NORTHEAST MIDDLE SCHOOL ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this____day of_____, 2001.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
J. D. Michaelis

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this____ day of _____, 2002.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2002.

_____
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this_____day of_____, 2002.

_____, 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_____, 2002 at____o'clock__M; and is duly recorded.

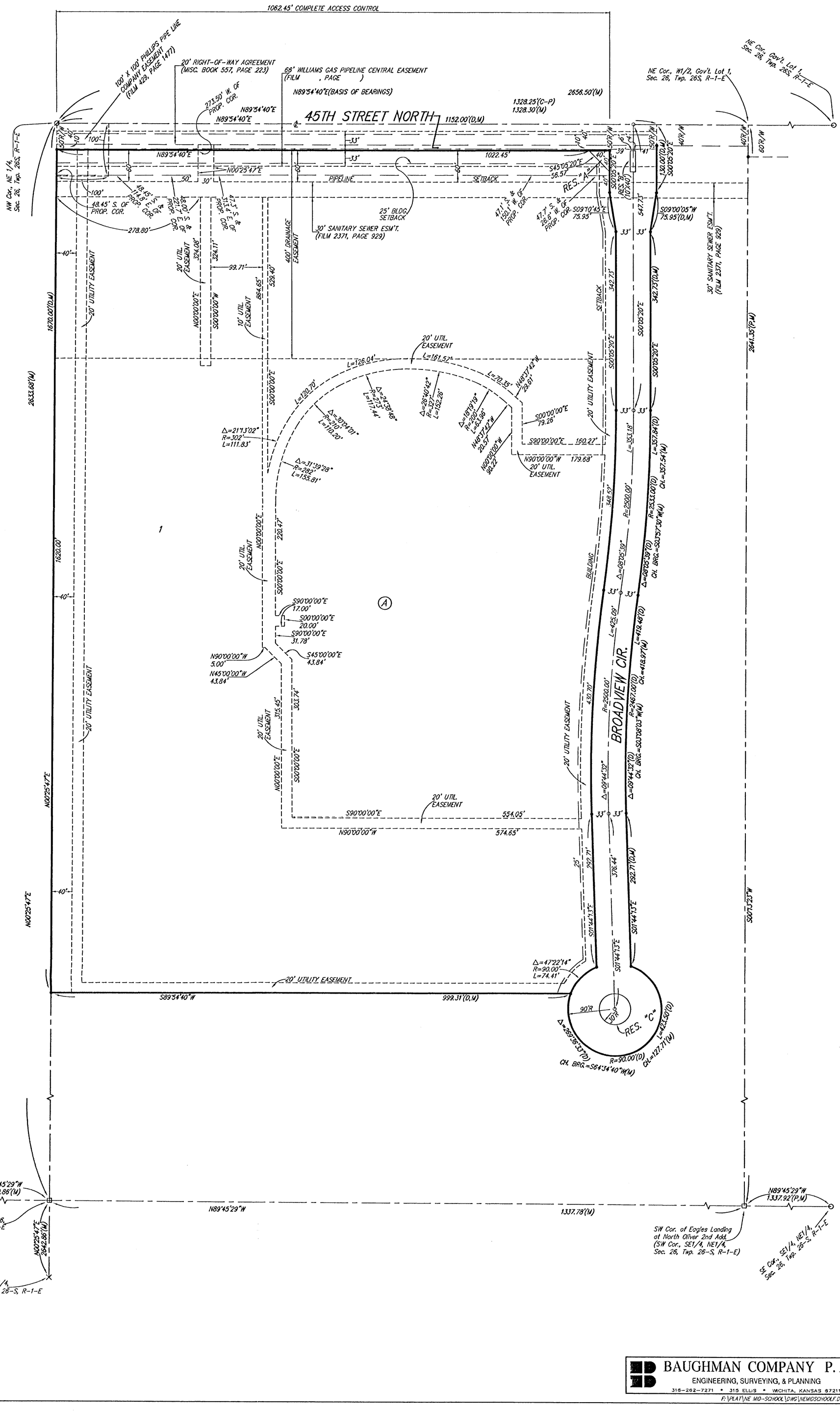
_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

0 100 200

- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = #5 REBAR W/ "MKEC" CAP (FOUND)
○ = 1/2" IRON IN THIMBLE (FOUND)
Ø = 3/4" IRON (FOUND)
X = 3/4" IRON IN THIMBLE (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C-D) = CALCULATED PER DESCRIBED INFO.



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD 29
1	A	189.0	1376.4

BENCHMARK:
TOP OF IRON AT N1/4 COR., SEC. 26.
TWP. 26-S, R-1-E
ELEV. = 190.63 CITY DATUM
(1378.03 NGVD 29)

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

NOTE:
Cities Service Gas Company Easement over the W1/2 of Government Lot 1 in the NE1/4 of Sec. 26, Twp. 26-S, R-1-E (Misc. Book 236, Page 217) is in the process of being released this 3rd day of June, 2002.

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\NE MID-SCHOOL\DWG\NEMIDSCHOOLF.DWG-MGC

FILE COPY

CITY OF WICHITA

December 20, 2001

Wichita-Sedgwick County Metropolitan Area Planning Department

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

RE: SUB 2001-119 -- One-Step Final Plat of Northeast Middle School Addition

At the regular meeting of the Metropolitan Area Planning Commission on December 20, 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 December 13, 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:vyr

Copies to: Koch Industries, Inc, Attn: Brent Stewart, P.O. Box 2256, Wichita KS 67201-2256
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

FILE COPY

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 13, 2001

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

RE: SUB 2001-119 – One-Step Final Plat of Northeast Middle School Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 13, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. City Engineering needs to comment on the need for guarantees or easements. *The applicant shall provide a guarantee for extension of water, sewer and drainage.*

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

C. City Engineering needs to comment on the status of the applicant's drainage plan. *An off-site drainage easement is required.*

D. Traffic Engineering requests a 66-ft right-of-way width for Broadview Circle.

E. The applicant shall guarantee the installation of the proposed street to the urban street standard. The guarantee shall also provide for sidewalks on both sides of the street.

F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The

covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

H. City Fire Department needs to comment on the street length of Broadview Circle (1650 feet) exceeding the 1,200-ft limitation of the Subdivision Regulations. ***The Subdivision Committee has approved a modification.***

I. An off-site dedication of right-of-way is required to provide a connection to the east with Eagle's Landing at North Oliver Addition.

J. The City Fire Department/GIS needs to comment on the plat's street names. ***The street names are approved.***

K. 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 City.

L. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

M. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is only in the party now shown on the final plat.

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, December 20, 2001, at 12:00 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:vyr

Enclosure: Marked Copy of Plat

Copies to: Koch Industries, inc, Attn: Brent Stewart, P.O. Box 2256, Wichita KS 67201-2256
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.___
December 20, 2001

STAFF REPORT
(One-Step Final Plat Approved 12/13/01)

CASE NUMBER: SUB 2001-119 – NORTHEAST MIDDLE SCHOOL ADDITION

OWNER/APPLICANT: Koch Industries, Inc., Attn: Brent Stewart, P.O. Box 2256, Wichita, KS 67201-2256

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

LOCATION: South side of 45th St. North, West of Oliver

SITE SIZE: 42.31 Acres

NUMBER OF LOTS

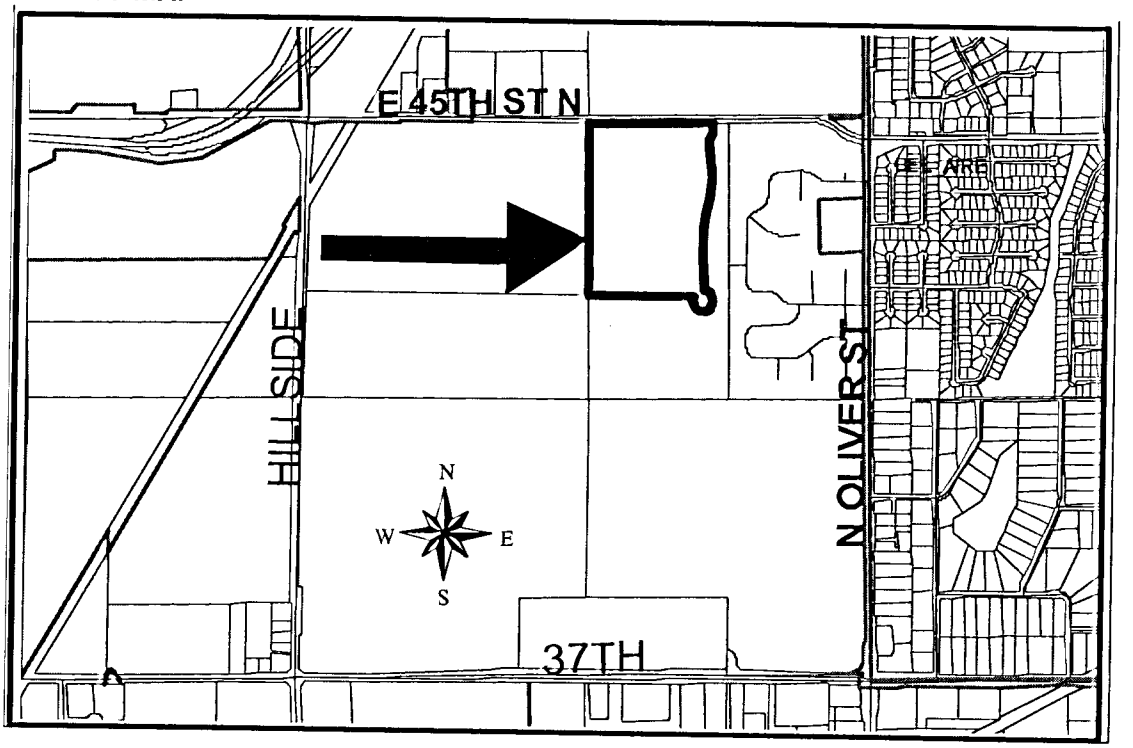
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 39.35 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is unplatted property located in the City of Wichita.

STAFF COMMENTS:

A. **City Engineering** needs to comment on the need for guarantees or easements. ***The applicant shall provide a guarantee for extension of water, sewer and drainage.***

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

C. **City Engineering** needs to comment on the status of the applicant's drainage plan. ***An off-site drainage easement is required.***

D. **Traffic Engineering** requests a 66-ft right-of-way width for Broadview Circle.

E. The applicant shall guarantee the installation of the proposed street to the urban street standard. The guarantee shall also provide for sidewalks on both sides of the street.

F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

H. **City Fire Department** needs to comment on the street length of Broadview Circle (1650 feet) exceeding the 1,200-ft limitation of the Subdivision Regulations. ***The Subdivision Committee has approved a modification.***

I. An off-site dedication of right-of-way is required to provide a connection to the east with Eagle's Landing at North Oliver Addition.

J. The **City Fire Department/GIS** needs to comment on the plat's street names. ***The street names are approved.***

K. 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 City.

L. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

M. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is only in the party now shown on the final plat.

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.