FINAL PLAT OF
SOWERS ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
p 1 of 2

STATE OF KANSAS
COUNTY OF SEDGWICK } ss

I, Randall L. Elkins, a registered Land Surveyor in aforesaid county, and state, do hereby certify that I have surveyed and platted "SOWERS ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, being described as follows:

Parcel 1:
Beginning at a point 164.56 feet East of the center of Section 3, Township 28 South, Range 1 East, of the 6th P.M., Sedgwick County, Kansas; thence East 573.5 feet, thence Northeast at an angle of 155°45' a distance of 201 feet, thence Northeast at an angle of 160°14' along center line of Chisholm Creek for a distance of 254.3 feet, thence West to easterly right-of-way line of Wichita Drainage Canal, thence Southeasterly 370.87 feet to the point of beginning being the South 360 feet of the Northeast Quarter of Section 3, Township 28 South, Range 1 East, lying East of the drainage canal and west of the centerline of Chisholm Creek except therefrom those portions dedicated for street in Misc. 310, Page 145 and on Film 776, Page 1, and except that part condemned for street in District Court Case #C-1832.

Parcel 2:
Commencing at the center of Section 3, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, thence north 360 feet; thence at an angle to the right at 89°54' a distance of 74.64 feet to the point of beginning, said point being an iron on the east right-of-way of the Wichita Drainage Canal; thence at an angle to the left of 103°55' a distance of 307.9 feet to an iron on the east line of the Northwest 1/4 of Section 3, Township 28 South, Range 1 East, said point being the intersection of the east Drainage Canal right-of-way with the East line of the Northwest 1/4 of Section 3, Township 28 South, Range 1; thence at an angle to the right of 14°01' along the said quarter section line a distance of 165 feet to the center of a dry creek; thence at an angle to the right of 73°30' a distance of 90 feet; thence at an angle to the left of 31°30' a distance of 79.92 feet; thence leaving the center line of above dry creek at an angle to the right of 48°01' a distance of 165.05 feet to the center of Chisholm Creek; thence at an angle to the right of 37°36' a distance of 325 feet; thence at an angle to the left of 22°58' a distance of 85 feet; thence at an angle to the left of 15°54' a distance of 235 feet; thence at an angle to the right of 14°52' a distance of 80 feet; thence at an angle to the right of 27°54' a distance of 110 feet; said point being the intersection of Chisholm and Gypsum Creeks; thence at an angle to the right of 23°59' a distance of 60 feet; thence at an angle to the right of 41°29' a distance of 200 feet; thence leaving the Creek at an angle to the right of 72°56' a distance of 9.32 feet to the point of beginning, except therefrom that part condemned for street in Condemnation Case #C-1832.

Existing public dedications, right-of-ways, and easements being vacated by virtue of K.S.A. 12-512(B).

RANDALL L. ELKINS
LICENSED
LS-1294
KANSAS
LAND SURVEYOR

Randall L. Elkins, LS #1294

STATE OF KANSAS
COUNTY OF SEDGWICK } ss

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and a Block, to be known as "SOWERS ADDITION", Wichita, Sedgwick County, Kansas.
Utility easements, Public Access easements, and sanitary sewer easements are hereby dedicated to the public for the purpose of operating, maintaining, constructing and repairing public improvements. The drainage easement is dedicated to the public for the purpose of maintaining the existing natural drainage way. The land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants on file or hereafter filed in the office of the Register of Deeds of Sedgwick County, Kansas.

A drainage plan has been developed for the plat. 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.

Date 1-15-02

Connie R. Dietz
USD #259

UNIFIED SCHOOL DISTRICT NO. 259
SEDGWICK COUNTY, KANSAS

Connie R. Dietz, President
USD 259

STATE OF KANSAS
COUNTY OF SEDGWICK } ss

BE IT REMEMBERED, that on this 15 day of April, 2002, before me, the undersigned, a notary public in and for the County and State aforesaid, came to me personally known to be the same persor who executed this instrument and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public R. Arlene Moore

R. ARLENE MOORE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 7-7-02

My appointment expires: 7-7-02

Reviewed in accordance with K.S.A. 58-2005 on this _____

day of _____

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

STATE OF KANSAS
CITY OF WICHITA } ss

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

Dated this 10th day of June, 2002.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
D. Michaelis

Marvin S. Krause, Secretary

STATE OF KANSAS
CITY OF WICHITA } ss

This plat approved and all dedication 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

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

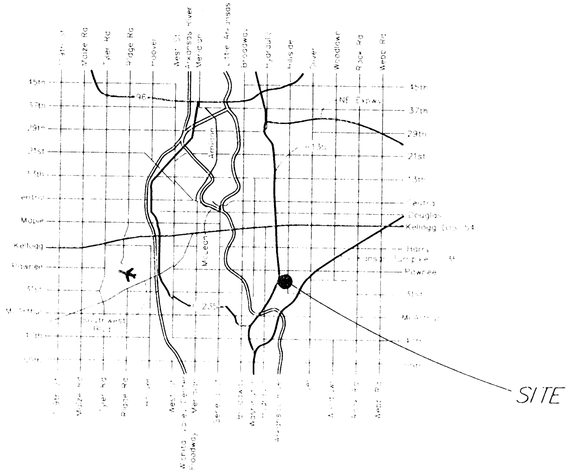
_____, County Clerk
Don Brace

STATE OF KANSAS
COUNTY OF SEDGWICK } ss

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ on the _____ day of _____, 2002, and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Rizzire



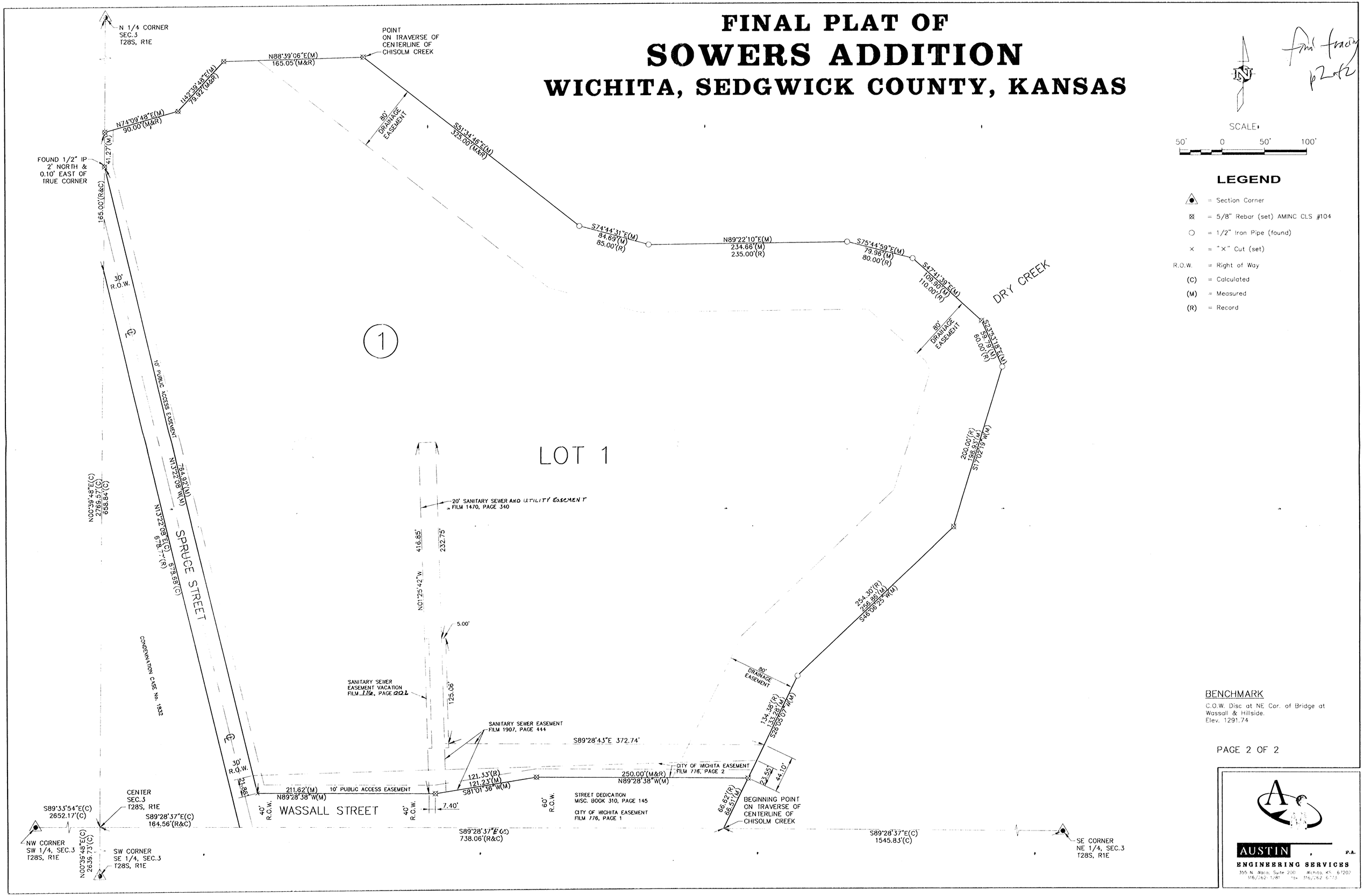
LOCATION MAP

PAGE 1 OF 2

AUSTIN P.A.
ENGINEERING SERVICES

FINAL PLAT OF
SOWERS ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

final tracing p2 of 2



FILE COPY

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 10, 2002

Austin Miller Inc.
Attn: Tim Austin
355 N Waco Ste 200
Wichita KS 67202

RE: SUB2001-129 SOWERS ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 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 January 3, 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

NES:vyr

Enclosure: Marked Copy of Plat

Copies to: U.S.D 259, Attn: Joe Hoover, 201 N Water, Wichita KS 67202
Riverside Township, c/o Dale V Kuhn, 6051 Southeast Blvd, Derby KS 67037
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

January 4, 2002

Austin Miller, Inc
Attn: Tim Austin
355 N Waco Suite 200
Wichita KS 67202

RE: SUB2001-129 SOWERS ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 3, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. ***The sanitary sewer line needs to be covered with a utility easement.***

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 and the need for any reserve areas. ***The drainage plan is approved. Drainage easements are required.***

D. The centerline of Spruce needs to be identified.

E. The Park and Pathways Plan indicates a greenway abutting this plat. A 10-ft public access easement should be platted along both south and west property lines.

F. The width of the Wassall right-of-way needs to be denoted.

G. The interior lot line needs to be removed.

H. The year "2002" needs to replace "2001" within the signature blocks.

I. 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.

J. 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.)

K. 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.

L. 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.

M. 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.

N. 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.

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

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

Q. 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.

R. 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, January 10, 2002, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6
January 10, 2002

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-129 – SOWERS ADDITION

OWNER/APPLICANT: U.S.D. 259, Attn: Joe Hoover, 201 N. Water, Wichita, KS 67202

SURVEYOR/ENGINEER: Austin Miller, Inc., Attn: Tim Austin, 355 N. Waco, Suite 200, Wichita, 67202

LOCATION: South of Pawnee, East of I-135

SITE SIZE: 14 Acres

NUMBER OF LOTS

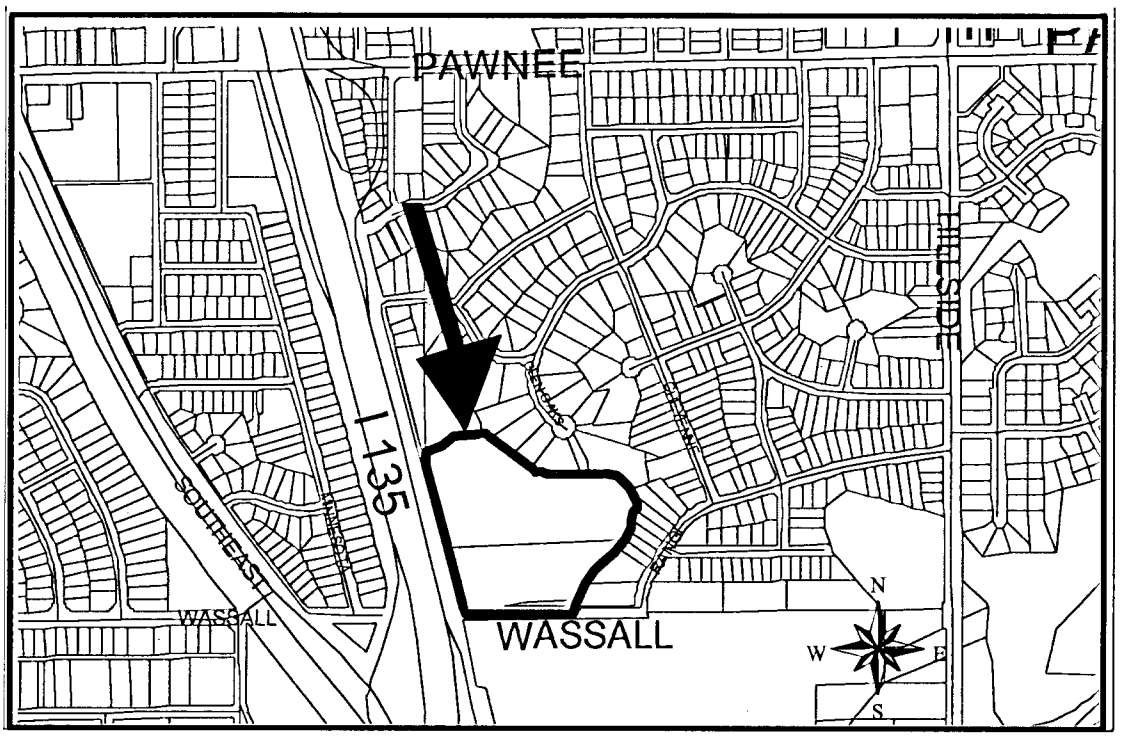
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 14 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



STAFF COMMENTS:

A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements. ***The sanitary sewer line needs to be covered with a utility easement.***

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 and the need for any reserve areas. ***The drainage plan is approved. Drainage easements are required.***

D. The centerline of Spruce needs to be identified.

E. The Park and Pathways Plan indicates a greenway abutting this plat. A 10-ft public access easement should be platted along both south and west property lines.

F. The width of the Wassall right-of-way needs to be denoted.

G. The interior lot line needs to be removed.

H. The year "2002" needs to replace "2001" within the signature blocks.

I. 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.

J. 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.)

K. 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.

L. 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.

M. 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.

N. 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.

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

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

Q. 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.

R. 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.