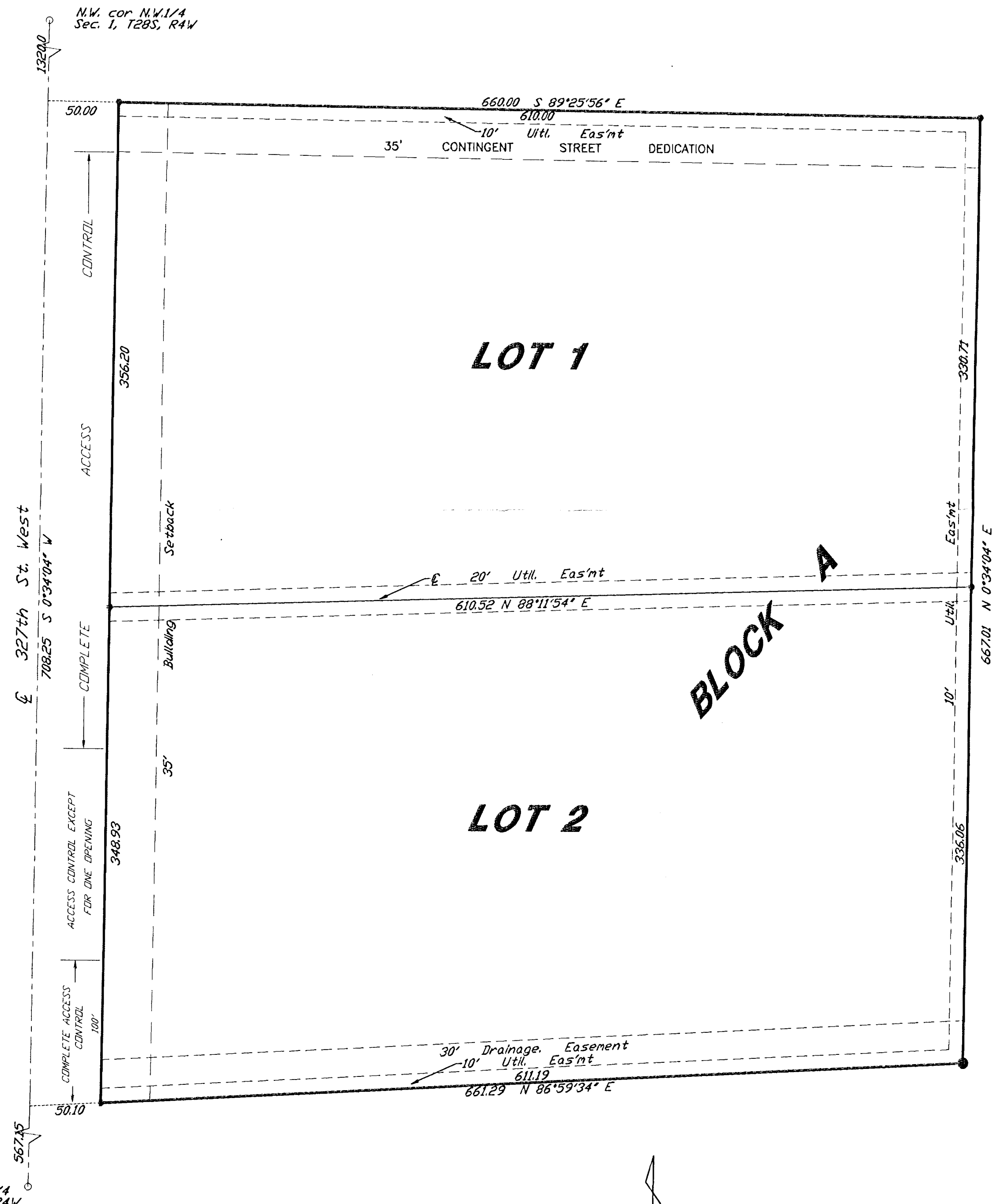


# MANNIS ADDITION TO SEDGWICK COUNTY, KANSAS

Final  
tracing  
received  
7-26-01



S.W. cor. N.W. 1/4  
Sec. 1, T28S, R4W

**LEGEND**  
 ● - 5/8" bar W/Armstrong cap set  
 ○ - 3/4" iron pipe found



SCALE 1"=60'  
 WD# 27487-4

State of Kansas )  
 County of Sedgwick ) ss

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2001, I have surveyed and platted "MANNIS ADDITION" to Sedgwick County, Kansas, into Lots and a Block, the same being described as follows: THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 4 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, DESCRIBED AS COMMENCING AT THE SOUTH-WEST CORNER THEREOF; THENCE N 0°34'04" E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 567.15 FEET FOR A POINT OF BEGINNING; THENCE N 86°59'34" E, 661.29 FEET; THENCE N 0°34'04" E, 667.01 FEET; THENCE S 89°25'56" E, 660.0 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE S 0°34'04" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 708.25 FEET TO THE POINT OF BEGINNING.

*Donald C. Armstrong*  
 DONALD C. ARMSTRONG R.L.S.  
 REGISTERED  
 LAND SURVEYOR  
 KANSAS  
 12-780

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
 J.D. Michaels, Acting chair Chairman  
 \_\_\_\_\_  
 Marvin S. Krout Secretary

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

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

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and a Block to be known as "MANNIS ADDITION TO SEDGWICK COUNTY, KANSAS". The utility easements as shown are hereby granted for the construction and maintenance of all public utilities. The drainage easement as shown is hereby granted for drainage purposes. A drainage plan has been developed for this plat and all drainage easements, right-of-ways, 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. All abutters' rights of access to and from 327th street West over and across the west line of Lots 1 and 2 are hereby granted to the appropriate governing body, provided however that Lots 1 and 2 shall have access to 327th street at one location as shall be determined by the Engineer of the appropriate governing body. The street is hereby dedicated to the public. The contingent street right-of-way dedication is hereby granted to the public and will become effective upon the platting of an adjacent subdivision having a connecting street.

OWNERS:

<i>Lewis Mannis</i> Lewis Mannis Date 7/26/01	<i>Trela Mannis</i> Trela Mannis Date 7-26-01
<i>Stanson Mannis</i> Stanson Mannis Date 7/26/01	<i>Glenda Mannis</i> Glenda Mannis Date 7-26-01
<i>Chris Mannis</i> Chris Mannis Date 7/26/01	<i>Traci Mannis</i> Traci Mannis Date 7-26-01

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
 Carolyn McGinn Chairman  
 \_\_\_\_\_  
 Don Brace County Clerk

Entered on transfer record the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
 Don Brace County Clerk

State of Kansas )  
 County of Sedgwick ) ss

Be it remembered that on this 26 day of July, 2001, before me, a Notary Public in aforesaid state and county, came Lewis and Trela Mannis, Chris and Traci Mannis and Stanson and Glenda Mannis to me personally to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

*Donna S. Newman*  
 Donna S. Newman Notary Public

My commission expires: 2-23-2003

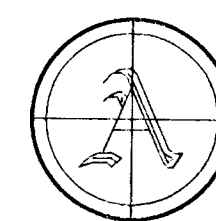
**DOONNA S. NEWMAN**  
 Notary Public - State of Kansas  
 My Comm. Expires 2-23-2003

State of Kansas )  
 County of Sedgwick )

This is to certify that this plat has been filed for record in the office of the Register of Deeds this \_\_\_\_\_ day of \_\_\_\_\_, 2001, at \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_  
 Bill Meek Register of Deeds

\_\_\_\_\_  
 Linda Kizzire Deputy



**ARMSTRONG  
 LAND SURVEY, P.A.**

250 Mathewson  
 Wichita, KS 67214  
 Ph. (316) 263-0082  
 Ph. (316) 263-0092



**Wichita-Sedgwick County Metropolitan Area Planning Department**

July 5, 2001

Armstrong Land Survey, P.A.  
250 Mathewson  
Wichita, KS 67214

RE: SUB 2001-62 -- One-Step Final Plat of Mannis Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 5, 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 June 29, 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.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch



## Wichita-Sedgwick County Metropolitan Area Planning Department

June 29, 2001

Armstrong Land Survey, P.A.  
250 Mathewson  
Wichita, KS 67214

RE: SUB 2001-62 -- One-Step Final Plat of Mannis Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 28, 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. Standard soil testing is required.
- 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. There appears to be terraces and drainage structures on this site. The Applicant shall coordinate the removal or modification of terraces with NRCS. A Master Drainage Plan is needed. The Drainage Plan shall reflect disposition of terraces. Drainage Reserves may be required along 327th St. West pending review of Master Drainage Plan.
- D. Based upon the legal description shown on the plat, the site involves the land extending to the section line and consequently the 50-ft strip along the west line of the plat would be a dedication of street right-of-way for 327th St. West. Both the face of the plat and the platlor's text shall denote and reference such dedication.
- E. County Engineering needs to comment on the access controls and the need for a joint access opening. The plat proposes one access opening per lot. County Engineering has approved one opening per lot. The opening for Lot 1 shall be in alignment with the contingent street right-of-way. The opening for Lot 2 shall be located along the northern portion of the lot.

- F. The platator's text should include the reference to 327th St. West in regards to access controls.
- G. The face of the plat should designate a block number or letter, as is referenced in the platator's text.
- H. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- I. The signature line for the County Commissioners Chair needs to reference "Carolyn McGinn".
- J. The Applicant shall plat a 35-ft contingent street right-of-way along the north property line of Lot 1 for future connection to adjoining properties. The contingent street dedication shall be referenced in the platator's text.
- K. The Applicant is advised that if platted, the building setbacks must be 35 feet to conform with the Zoning setback standard for County section line roads.
- L. 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.
- M. The platator'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.
- N. 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.)
- O. 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.
- P. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. 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.
- R. 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.

- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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, July 5, 2001, 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

Copies to: Chris Mannis, 758 Redbarn, Wichita, KS 67212  
Stan Mannis, 1200 W. Carey Lane, No. 78, Wichita, KS 67217  
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

**STAFF REPORT**  
(One-Step Final Plat Approved 6/28/01)

**CASE NUMBER:** SUB 2001-62 -- MANNIS ADDITION

**OWNER/APPLICANT:** Chris Mannis, 758 Redbarn, Wichita, KS 67212; Stan Mannis, 1200 W. Carey Lane, #78, Wichita, KS 67217

**SURVEYOR/ENGINEER:** Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67214

**LOCATION:** East side of 327th St. West, South of Pawnee

**SITE SIZE:** 10.4 Acres

**NUMBER OF LOTS**

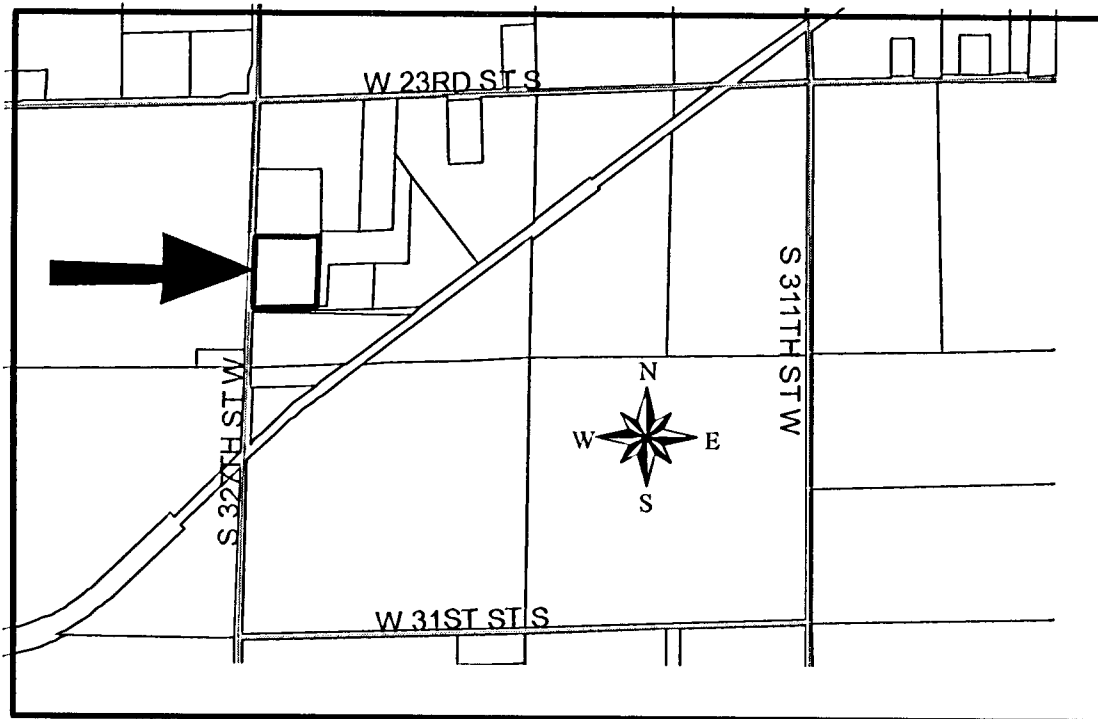
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

**MINIMUM LOT AREA:** 4.8 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2001-62 -- One-Step Final Plat of MANNIS ADDITION**  
**July 5, 2001 - Page 2**

**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 Garden Plain 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. **Standard soil testing is required.**
- 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. **There appears to be terraces and drainage structures on this site. The Applicant shall coordinate the removal or modification of terraces with NRCS. A Master Drainage Plan is needed. The Drainage Plan shall reflect disposition of terraces. Drainage Reserves may be required along 327th St. West pending review of Master Drainage Plan.**
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**SUB 2001-62 -- One-Step Final Plat of MANNIS ADDITION**  
**July 5, 2001 - Page 3**

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