JESSE 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "JESSE 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of the following:

Lot 15, except the west 150 feet thereof, Timmermeyer Gardens, Sedgwick County, Kansas.

All being situated in the NW1/4 of Sec. 32, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Existing Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 6 APR 01 MARK A. SAVOY REGISTERED LS-788 KANSAS LAND SURVEYOR _____ Surveyor

Mark A. Savoy RLS #788

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into Lots and a Street to be known as "JESSE 3RD ADDITION", Wichita, Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for the construction and maintance of all public utilities and for drainage purposes. The utility easement is hereby granted for the construction and maintenance of all public utilities. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat.) A drainage plan has been developed for this plat and all drainage easements, and rights-of-way shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

_____ Richard P. Jesse

_____ Enid L. Jesse

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 9th day of April, 2001, by Richard P. Jesse and Enid L. Jesse, Husband and Wife.

_____ Notary Public

My App't. Exp. 10/30/03

LINDA S. HAMBY NOTARY PUBLIC STATE OF KANSAS

This plat of "JESSE 3RD 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

_____ Acting Chairman
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 _____, 2001.

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 _____, 2001.

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

Entered on transfer record this ____ day of _____, 2001.

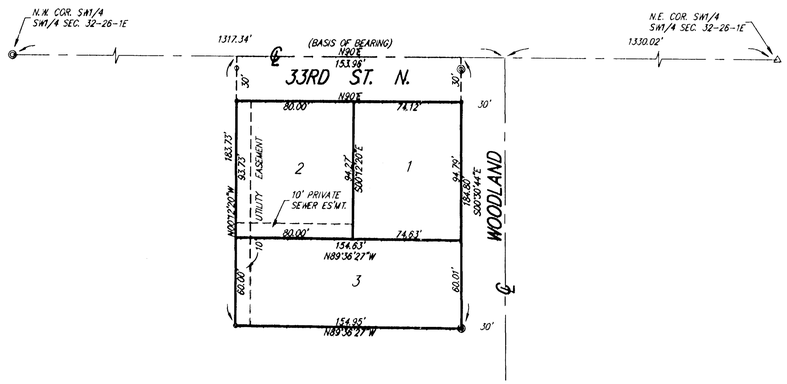
_____ County Clerk
Don Brace

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 _____, 2001, at ____ o'clock ___ M. and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire



SRB

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

△ = 3/4" IRON PIPE IN THIMBLE (FOUND)
□ = 3/4" BAR IN CONCRETE (FOUND)
◎ = 3/4" IRON PIPE (FOUND)
○ = 1/2" IRON PIPE (FOUND)
● = 5/8" REBAR W/SRB CAP (SET)

DWG FILE: 01675PF-R.C.
PROJECT NO. 00F01675P

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 http://www.feist.com/~srb
316-264-8008 FAX 264-4621 E-mail: srb@feist.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 23, 2001

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2001-24 -- One-Step Final Plat of Jesse Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 22, 2001, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 16, 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, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 16, 2001

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2001-24 -- One-Step Final Plat of Jesse Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 15, 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. Municipal services are available to serve the site. City Engineering needs to comment on the private sewer easement proposed on Lot 2 for the benefit of Lot 1. *The private sewer easement is acceptable.*

B. The private sewer easement needs to be established by separate instrument.

C. City Engineering needs to comment on the need for any guarantees or additional easements. *No guarantees or additional easements are required.*

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

E. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*

F. 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.

G. Lot 3 exceeds the maximum lot width to lot depth ratio of 2.5 to 1. *A modification has been approved by the Subdivision Committee.*

H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is

recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

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 316-729-0102) 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 matter will be forwarded to the Planning Commission for its consideration on Thursday, March 22, 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: Richard P. Jesse, 3201 N. Woodland, Wichita, KS 67204
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. 2-6
MARCH 22, 2001

STAFF REPORT
(One-Step Final Plat Approved 3/15/01)

CASE NUMBER: SUB 2001-24 -- JESSE THIRD ADDITION

OWNER/APPLICANT: Richard P. Jesse, 3201 N. Woodland, Wichita, KS 67204

SURVEYOR/ENGINEER: Savoy, Ruggles and Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: West of Broadway, South side of 33rd St. North

SITE SIZE: .65 Acres

NUMBER OF LOTS

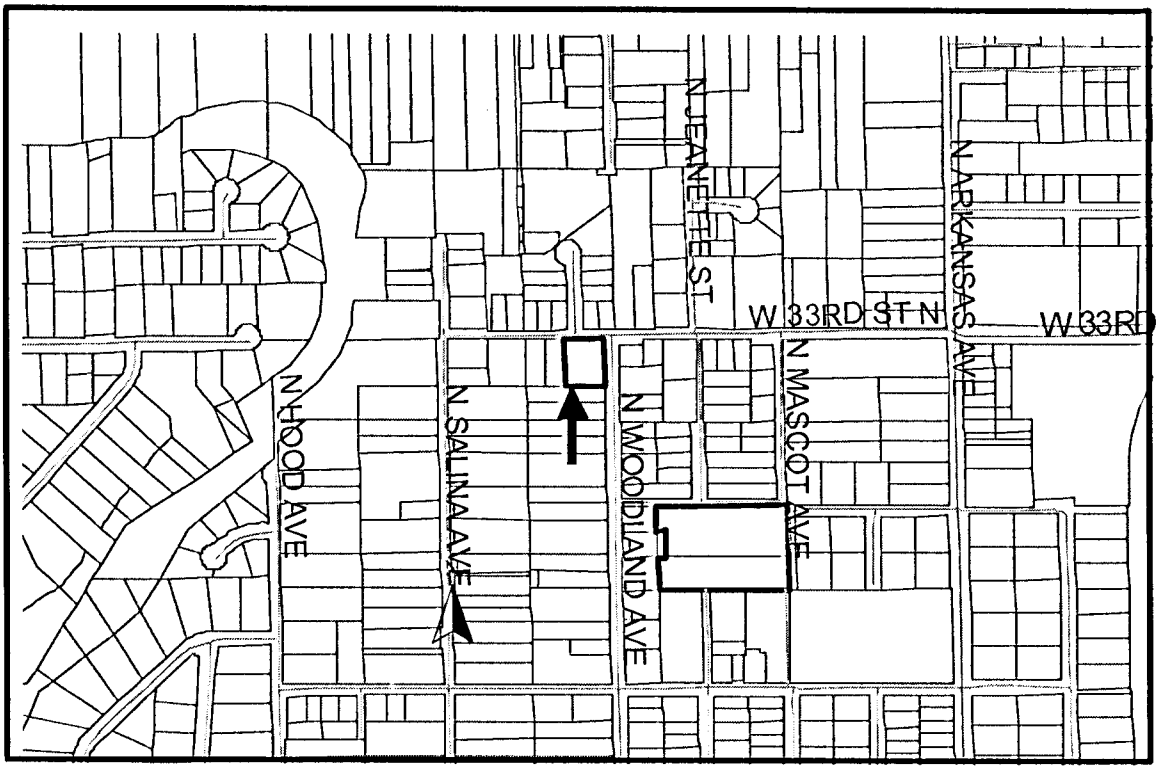
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 7,030 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of a portion of the Timmermeyer Gardens Addition.

STAFF COMMENTS:

A. Municipal services are available to serve the site. **City Engineering** needs to comment on the private sewer easement proposed on Lot 2 for the benefit of Lot 1. ***The private sewer easement is acceptable.***

B. The private sewer easement needs to be established by separate instrument.

C. **City Engineering** needs to comment on the need for any guarantees or additional easements. ***No guarantees or additional easements are required.***

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

E. **City Engineering** needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

F. 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.

G. Lot 3 exceeds the maximum lot width to lot depth ratio of 2.5 to 1. ***A modification has been approved by the Subdivision Committee.***

H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

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 316-729-0102) 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.