final tracing recorded 7-22-00 pl. of 2

NORTH VALLEY FARMS

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 "NORTH VALLEY FARMS", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The N1/2 of the SW1/4 of Sec. 6, Twp. 25S, R-1-E fo the 6th P.M., Sedgwick County, Kansas, except the North 205 feet of the West 550 feet thereof.
The East 698.87 feet of the N1/2 of the SE1/4 of Sec. 1, Twp. 25S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date 18 Aug 00 _____ Surveyor
Mark A. Savoy, LS #788

MARK A. SAVOY
LICENSED
KANSAS
LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks and Streets to be known as "NORTH VALLEY FARMS", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. The temporary cul-de-sac easements are hereby granted for cul-de-sac purposes until such time that the adjacent properties dedicate the continuing right-of-way for the individual streets and the improvements for the streets are extended. The Floodway Reserves are hereby granted for floodway purposes, and shall be the responsibility of the owners of the adjacent Lots, until such time as the governing body excercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage, provided further that no structure shall be constructed on or within said Floodway Reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat). Minimum Building pad elevations are as shown on the face of the plat. 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 Engineer of the appropriate governing body, and unobstructed to allow for the conveyance of stormwater.

Leo J. DuBois

Ramona L. DuBois

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 22 day of August, 2000 by Leo J. DuBois and Ramona L. DuBois, husband and wife.

My App't. Exp. 12-18-03 _____ Notary Public

KELLY L. PADILLA
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 12-18-03

This plat of "NORTH VALLEY FARMS", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 16th day of December, 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo, Chairman

Marvin S. Krout, Secretary

Reviewed in accordance with K.S.A. 58-2005 on this 18th day of September, 2000.

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

We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to this plat of "NORTH VALLEY FARMS", Sedgwick County, Kansas.

First Bank of Newton

_____ Sr. Vice President
Melvin R. Shadler

State of Kansas)
Harvey County) SS

The foregoing instrument acknowledged before me, this 22nd day of September 2000, by Melvin R. Shadler, Sr. Vice President of First Bank of Newton, on behalf of the bank.

_____ Notary Public

My App't. Exp. 3-12-03

Pattie McMichael
NOTARY PUBLIC
STATE OF KANSAS
My Appt Exp 3-12-03

This plat has been approved an all dedications shown hereon, accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2000.

_____ Chairman
Thomas G. Winters

_____ County Clerk
James Alford

Entered on transfer record this _____ day of _____, 2000.

_____ County Clerk
James Alford

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 _____ 2000, at _____ o'clock ___M: and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

SHEET 1 OF 2

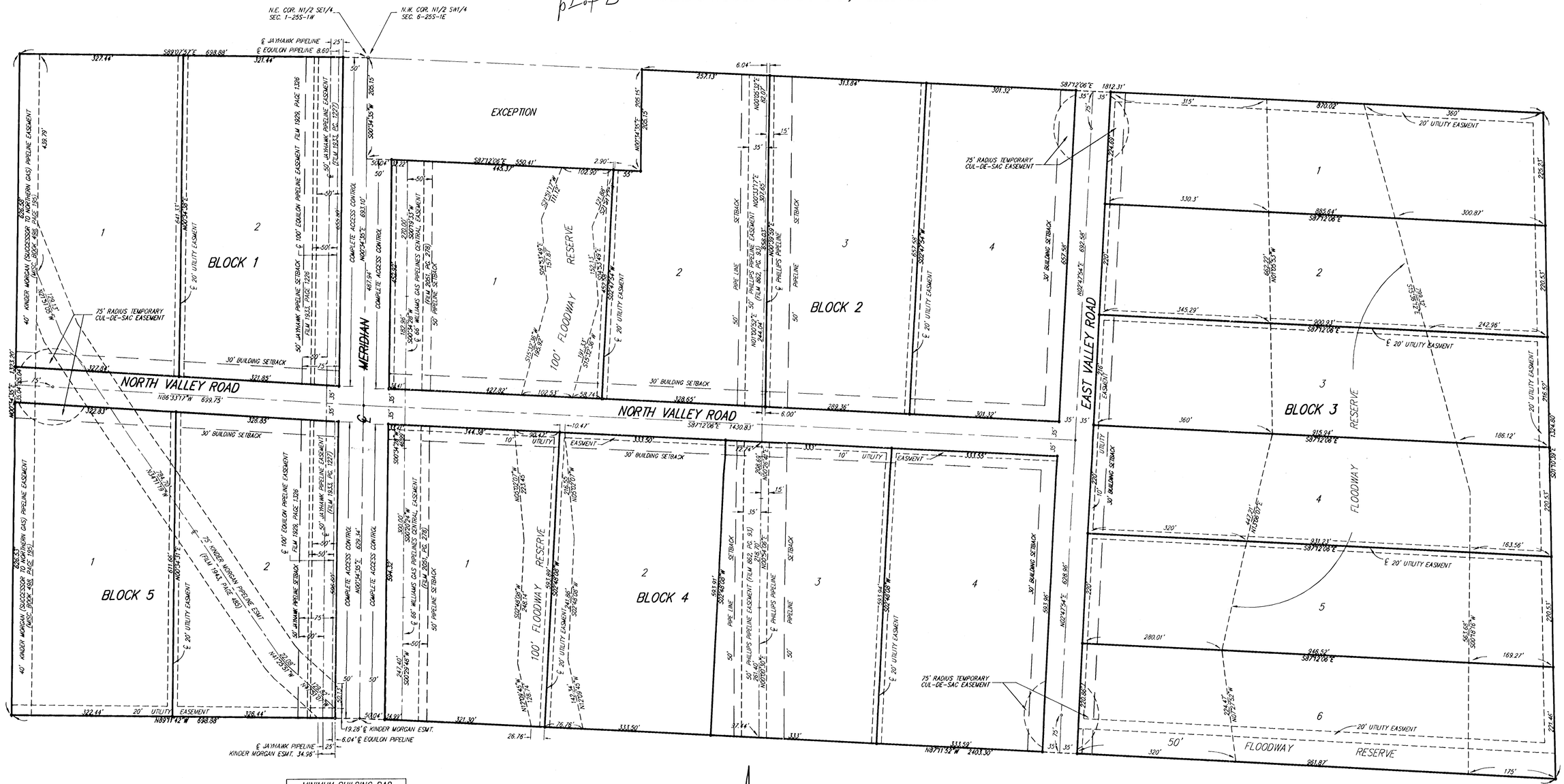
SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.feist.com/~srb
316-264-8008
FAX 264-4621
E-mail: srb@feist.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

DWG FILE: 01405PF-RLJ
PROJECT NO. 99F01405P

final tracing received 1-22-99 p2 of 2

NORTH VALLEY FARMS

SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD FOR LOWEST OPENING	
LOT 1, BLOCK 1	1400.0
LOT 1, BLOCK 2	1400.0
LOT 2, BLOCK 2	1400.0
LOT 1, BLOCK 3	1387.2
LOT 2, BLOCK 3	1386.4
LOT 3, BLOCK 3	1385.5
LOT 4, BLOCK 3	1384.7
LOT 5, BLOCK 3	1384.6
LOT 6, BLOCK 3	1384.5
LOT 1, BLOCK 4	1396.5
LOT 2, BLOCK 4	1396.5
LOT 1, BLOCK 5	1400.0

BENCH MARK:
60d NAIL IN HIGHLINE POLE
65' N. & 31' E. OF THE
N.W. COR., SW1/4 SEC. 6-25S-1E
ELEV.= 1403.27 NGVD

SRB

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

o = 1/2" REBAR (FOUND)
• = 1/2" REBAR W/SRB CAP (SET)

SHEET 2 OF 2

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

DWG FILE: 01405PF-RLJ
PROJECT NO. 99F01405

WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 17, 1999

Savoy, Ruggles and Bohm, P.A.
C/O Mark Savoy
924 N. Main
Wichita, KS 67203

RE: S/D 99-65 -- Final Plat of NORTH VALLEY FARMS ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 16, 1999, 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 December 3, 1999, in addition to Health Department's approval of water testing.

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 Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

WICHITA — SEDGWICK COUNTY

W.SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 6, 1999

Savoy, Ruggles and Bohm, P.A.
C/O Mark Savoy
924 N. Main
Wichita, KS 67203

RE: S/D 99-65 -- Final Plat of NORTH VALLEY FARMS ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 2, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

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. **Health Department** should comment on the buildable area for Lots 1 through 6, Block 3, which contain a floodplain reserve. ***Health Department has requested a plot plan to insure sufficient area for installation of sewage lagoons.***

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 concept. ***A flood study is required including a HEC-2 run. A drainage easement is requested along the south line of Lot 6.***

D. County Fire should comment on the plat's street names. ***The street names are approved.***

E. 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.

F. 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.

G. Lots 1 through 6, Block 3 exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification will need to be approved. ***The Subdivision Committee has approved a modification.***

H. The MAPC Chair should be revised to reference "Francis S. Garofalo".

I. County Fire should comment on the street length. The 1950-ft length of the interior streets exceeds the 1200-ft maximum street length imposed by the Subdivision Regulations. ***The street length has been approved.***

J. The applicant shall guarantee the installation of the interior streets to the suburban street standard. ***This guarantee shall include the installation of temporary cul-de-sacs for the termination of the streets.***

K. 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.

L. Bearings, distances and recording information need to be added for the pipeline easements on Lots 2 and 3, Block 2; Lot 3, Block 4; Lot 1, Block 2; and Lot 1, Block 4.

M. The easement located in Lot 1, Block 1, and Lot 1, Block 5 needs to be labeled and dimensioned.

N. Dimensions need to be added for the north lines of Lots 1 and 2, Block 5.

O. Dimensions need to be added for the south lines of Lots 1 and 2, Block 1.

P. 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.

Q. 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.)

R. 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.

S. 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.

T. 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.

U. 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.

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

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

X. 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.

Y. 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 Release 13 version of 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. Also, 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, December 16, at 10:00 a.m.

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

If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3
December 16, 1999

STAFF REPORT
(Final Plat Approved 12/2/99; Preliminary Plat Approved 10/21/99)

CASE NUMBER: S/D 99-65 -- NORTH VALLEY FARMS

OWNER/APPLICANT: Leo DuBois, 4729 W. 125th St. North, Sedgwick, KS 67135

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

LOCATION: East and west sides of Meridian, North of 117th St. North

SITE SIZE: 93.5 Acres

NUMBER OF LOTS

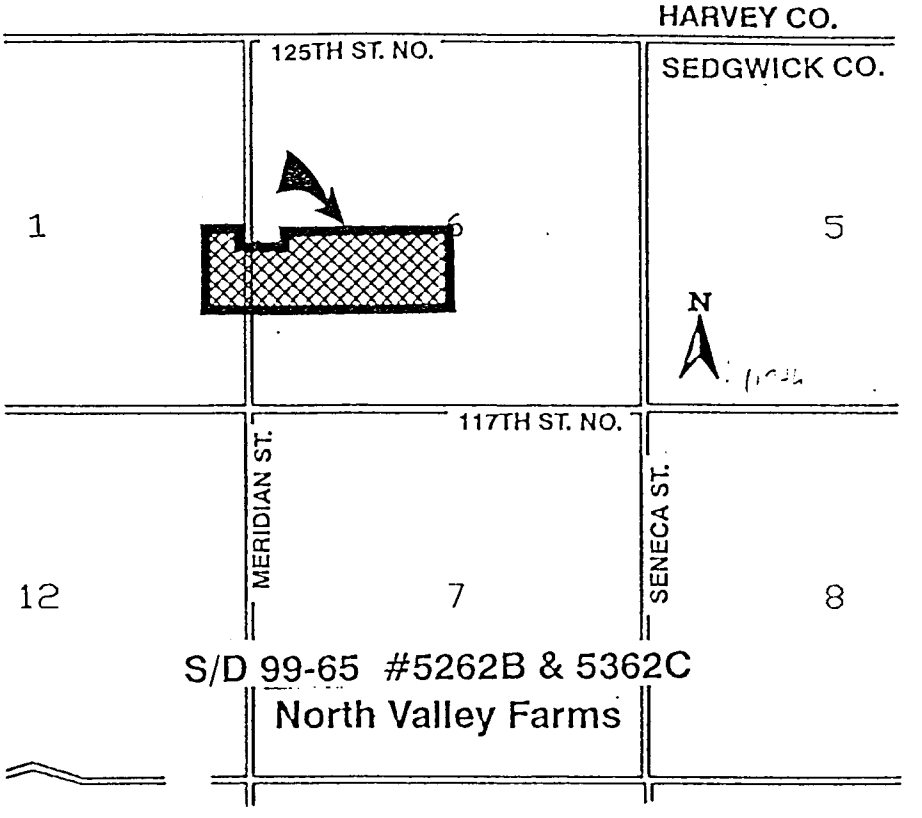
Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	18

MINIMUM LOT AREA: 4.5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. A portion of the site is located within the 100-year floodplain.

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. **Health Department** should comment on the buildable area for Lots 1 through 6, Block 3, which contain a floodplain reserve. ***Health Department has requested a plot plan to insure sufficient area for installation of sewage lagoons.***

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