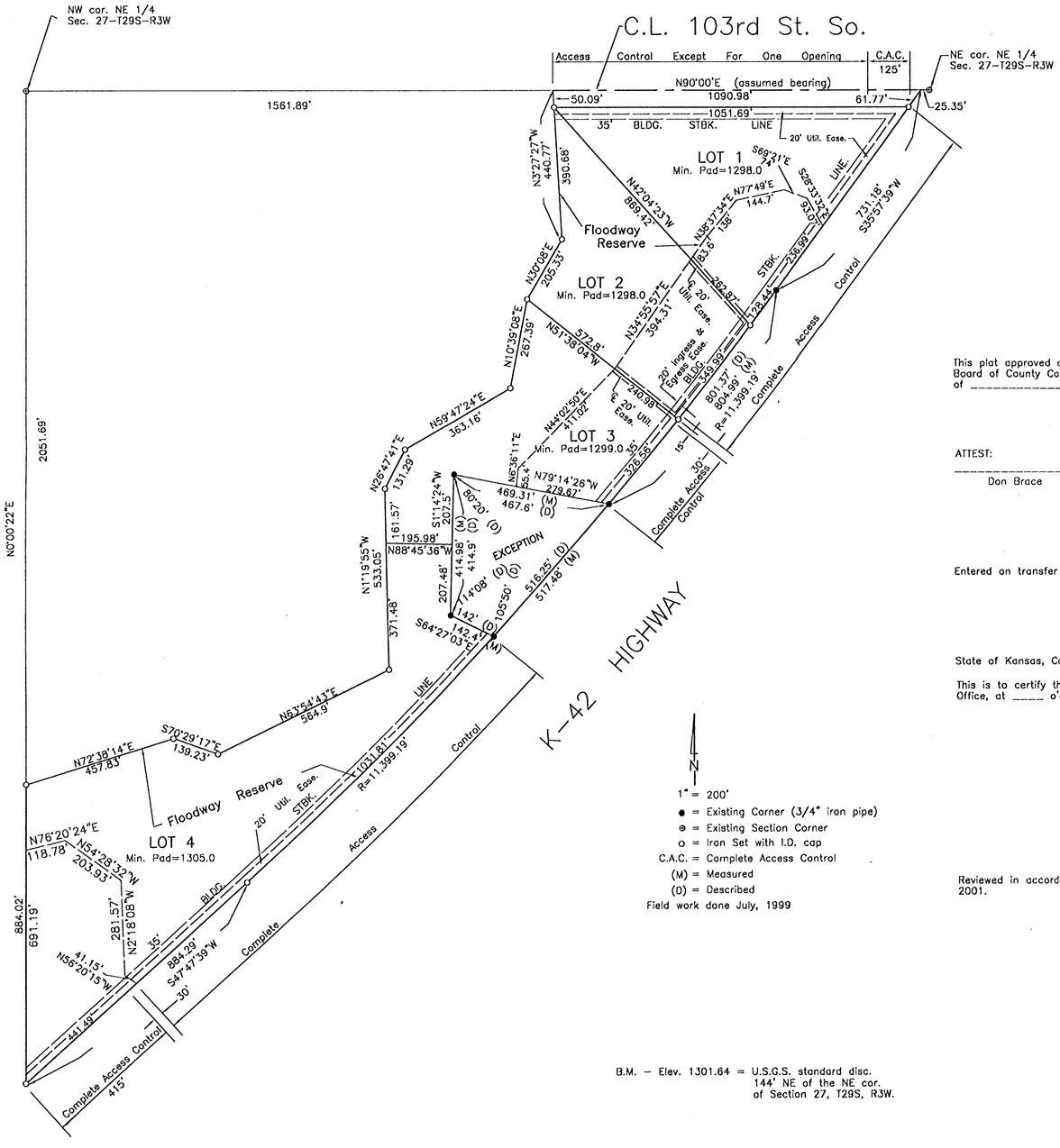
STRUTHERS CREEK,
SEDGWICK COUNTY, KANSAS.

final tracing received
3-6-01



1" = 200'
● = Existing Corner (3/4" iron pipe)
⊕ = Existing Section Corner
o = Iron Set with I.D. cap
C.A.C. = Complete Access Control
(M) = Measured
(D) = Described
Field work done July, 1999

B.M. – Elev. 1301.64 = U.S.G.S. standard disc. 144' NE of the NE cor. of Section 27, T29S, R3W.

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

_____, Chairman
Carolyn McGinn

ATTEST:

_____, County Clerk
Don Brace

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

_____, 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 _____ o'clock, __.m., on the ____ day of _____, 2001.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

Reviewed in accordance with K.S.A. 58–2005 on this _____ day of _____, 2001.

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

State of Kansas, County of Sedgwick, SS.

I, Jim E. Bishop, Land Surveyor in the State of Kansas, do hereby certify that I have surveyed and platted "STRUTHERS CREEK", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: Commencing at the NE corner of Section 27, T29S, R3W of the 6th P.M., Sedgwick County, Kansas; thence S90°00'W along the north line of the E 1/2 of said Section 27, 25.35 feet to a point of beginning, said point being on the northwesterly right of way line of K–42 Highway; thence S35°57'39"W along said northwesterly right of way, 731.18 feet to a point of curve; thence continueing on said northwesterly right of way, southwesterly on a curve to the right having a radius of 11,399.19 feet, a distance of 804.99 feet; (said point being described as 1532.55 feet from the north line of said E 1/2); thence N79°14'26"W, 469.31 feet, (467.6 feet described); thence S1°14'24"W, 414.98 feet, (414.9 feet described); thence S64°27'03"E, 142.4 feet to the northwesterly right of way of said K–42 Highway, (142 feet described); thence southwesterly along said northwesterly right of way, on a curve to the right having a radius of 11,399.19 feet, a distance of 1,031.81 feet to a point of tangent; thence S47°47'39"W along said northwesterly right of way, 884.29 feet to the west line of said E 1/2 of said Section 27; thence N0°00'22"E along the west line of said E 1/2 of said Section 27, 884.02 feet; thence N72°38'14"E, 457.83 feet; thence S70°29'17"E, 139.23 feet; thence N63°54'43"E, 564.9 feet; thence N1° 19'55"W, 533.05 feet; thence N26°47'41"E, 131.29 feet; thence N59°47'24"E, 363.16 feet; thence N10°39'08"E, 267.39 feet; thence N30°08'E, 205.33 feet; thence N3°27'27"W, 440.77 feet to the north line of said E 1/2 of said Section 27; thence N90°00'E along the north line of said E 1/2 of said Section 27, 1,090.98 feet to the point of beginning.

Jim E. Bishop, L.S. 1169

Know all men by these presents that we, John W. Struthers, Trustee of the John W. Struthers Revocable Trust Dated April 25, 1996 and Lola F. Struthers, Trustee of the Lola F. Struthers Revocable Trust Dated April 25, 1996, as joint tenants, have caused the land described in the Land Surveyor's certificate to be platted into lots to be known as "STRUTHERS CREEK", Sedgwick County, Kansas. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities.

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.

The Floodway Reserve is hereby granted for drainage purposes. No building shall be contructed 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 appropriate governing body, with such permission of said appropriate governing body, additional improvements and/or activities may be permitted within said Floodway Reserve.

All abutter's rights of access to or from K–42 Highway, over and across the south–easterly line of Lot 2, except for the southerly 15 feet, thereof, Lot 3, except the northerly 15 feet, thereof, and Lot 4, except for the northerly 30 feet of the southerly 445 feet, thereof, are hereby granted to the appropriate governing body, provided, however, that Lots 2, 3 and 4, shall have access to K–42 Highway at one location to be disignated by the appropriate governing body.

All abutter's rights of access to or from K–42 Highway, over and across the east–erly line of Lot 1, are hereby granted to the appropriate governing body.

All abutter's rights of access to or from 103rd St. So., over and across the east 125 feet of the north line of Lot 1, are hereby granted to the appropriate governing body, provided, however, that Lot 1 shall have access to 103rd St. So. at one location to be designated by the appropriate governing body.

The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

_____ _____
John W. Struthers Lola F. Struthers

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this ____ day of _____, 2001 by John W. Struthers, Trustee of the John W. Struthers Revocable Trust Dated April 25, 1996 and Lola F. Struthers, Trustee of the Lola F. Struthers Revocable Trust Dated April 25, 1996, as joint tenants.

_____, Notary Public

My Commission Expires: _____

This plat of "STRUTHERS CREEK", Sedgwick County, Kanass, has been submitted to and approved by the Wichita–Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2000.

Wichita–Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Francis S. Garofalo

_____, Secretary
Marvin S. Krout

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 29, 2000

Jim Bishop
Sandalwood Surveying, Inc.
P.O. Box 75053
Wichita, KS 67275-5053

RE: S/D 00-17 -- Final Plat of STRUTHERS CREEK ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on June 29, 2000, 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 June 23, 2000.

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.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 23, 2000

Jim Bishop
Sandalwood Surveying, Inc.
P.O. Box 75053
Wichita, KS 67275-5053

RE: S/D 00-17 -- Final Plat of STRUTHERS CREEK ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 22, 2000, 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. ***A lot layout is required to be submitted for Lot 4. Additional 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. ***The drainage plan is approved. Minimum pad elevations have been determined based on the HEC-2 Run – 1298 (Lot 1), 1298 (Lot 2), 1299 (Lot 3), and 1305 (Lot 4). A Letter of Map Amendment (LOMA) needs to be provided before release of the plat for recording.***

D. The applicant has platted one opening along 103rd St. South, and two openings along K-42. **County Engineering** and **KDOT** need to comment on the access controls. ***KDOT has approved two openings along K-42. County Engineering has required complete access control along the east 200 feet of the plat's frontage to 103rd St. South and one opening along the remaining frontage.***

E. The joint access opening between Lots 2 and 3 needs to be established by separate instrument.

F. County Surveying has advised that the plat boundary does not close.

G. 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.

H. If platted, the building setback may be a minimum of 30 feet to conform with the RR District zoning standards.

I. Thomas G. Winters shall be indicated as the Chairman of the County Commissioners.

J. "Tricia L. Robello, LS #1246" shall be indicated as the Deputy County Surveyor.

K. Francis S. Garofalo shall be indicated as the Chairman of the Planning Commission.

L. Marvin S. Krout shall be indicated as the Secretary of the Planning Commission.

M. The plattor's text shall delete the language referencing the dedication to the appropriate governing body of the access easement between Lots 2 and 3.

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 316-729-0102) 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 available from this office.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 29, 2000, at 1:15 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.

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: John Struthers, C/O Wesley Struthers, 7741 S. 119th Street West, Clearwater, KS 67026
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. 2-2
JUNE 29, 2000

STAFF REPORT
(Final Plat Approved 6/22/00; Preliminary Plat Approved 2/17/00)

CASE NUMBER: S/D 00-17 -- STRUTHERS CREEK ADDITION

OWNER/APPLICANT: John Struthers, C/O Wesley Struthers, 7741 S. 119th Street West, Clearwater, KS 67026

SURVEYOR/ENGINEER: Sandalwood Surveying, Attn: Jim Bishop, P.O. Box 75053, Wichita, KS 67275-5053

LOCATION: South side of 103rd Street South, West of 247th Street West

SITE SIZE: 35.9 Acres

NUMBER OF LOTS

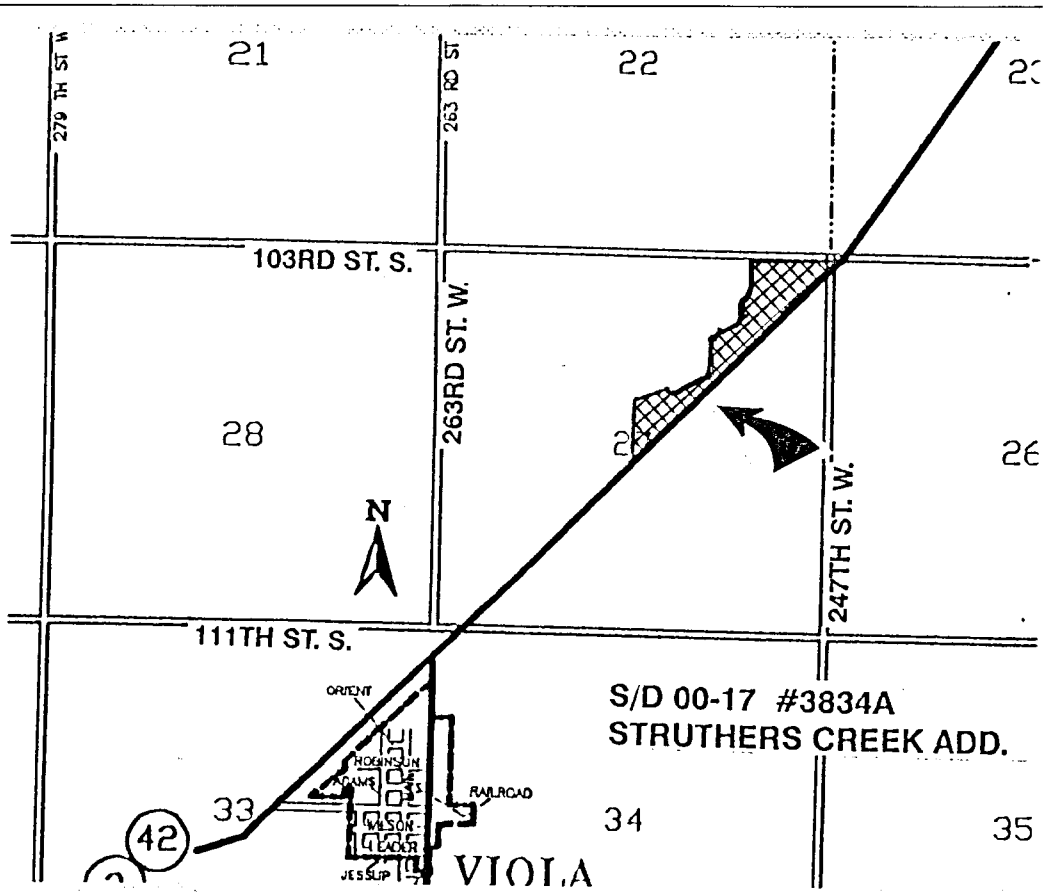
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 6.4 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. It is 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. ***A lot layout is required to be submitted for Lot 4. Additional 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.

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