

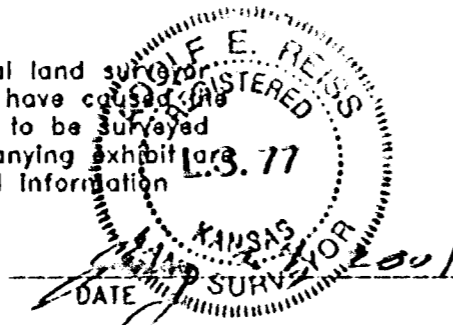
LEGAL DESCRIPTION

A tract of land located in the southeast quarter of Section 29, T27S, R1W of the 6th P.M., Sedgwick County, Kansas and a replat of a portion of Reserve "A", Westport Addition, Sedgwick County, Kansas being described as beginning at a point lying 50 feet west of the east line of said southeast quarter and the north line of the A. T. & S.F. Railroad right-of-way; thence north parallel to the east line of said southeast quarter on an assumed bearing of N 0°00'00" E a distance of 100 feet; thence S 77°20'03" W on the south line of Wolf Creek Addition, Wichita, Kansas, 320 feet; thence S 0°00'00" E, 100 feet to a point on the north line of said railroad right-of-way; thence N 77°20'03" E on said railroad right-of-way a distance of 320 feet to the point of beginning.

STATE OF KANSAS }  
COUNTY OF SEDGWICK } ss

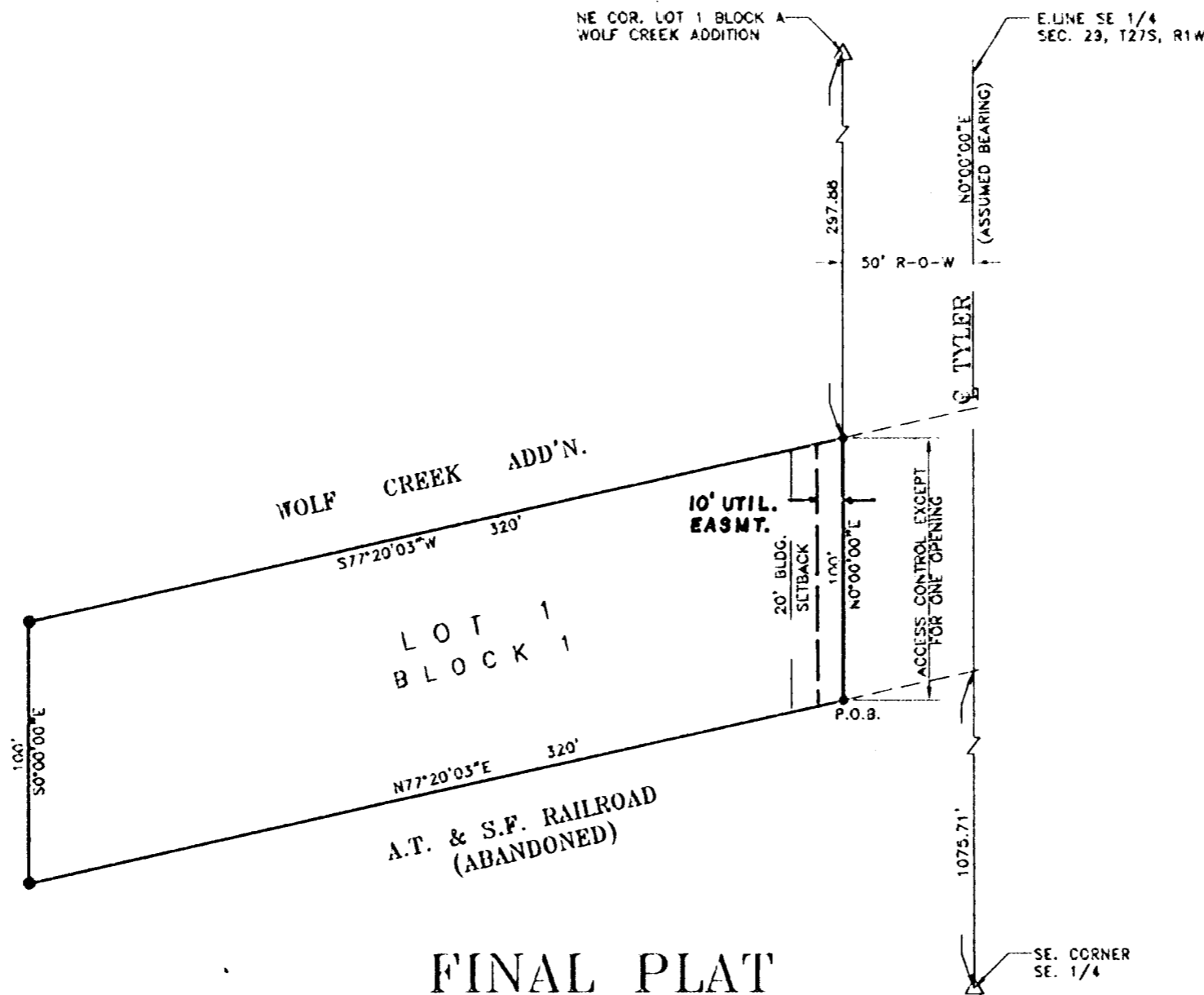
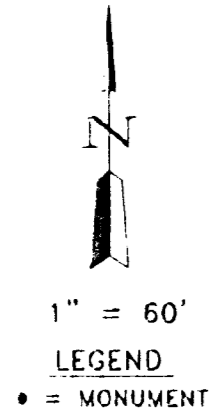
I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

ADOLF E. REISS LS#77



Know all men by these presents that Cecil E. Schniepp and Ruth Schniepp, Husband and Wife have caused the tract of land as set forth in the Legal Description to be surveyed and platted into a lot and a block to be known as Schniepp 2nd Addition, Wichita, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility construction and maintenance. Access control as indicated on the face of the plat is hereby granted to the appropriate governing body. A drainage plan has been developed for the plat known as Schniepp 2nd Addition and all drainage easements, rights-of-way or reserves shall remain at established grades or as modified with the approval of the City Engineer and unobstructed to allow for the conveyance of stormwater.

*Cecil E. Schniepp*  
CECIL E. SCHNIEPP  
*Ruth Schniepp*  
RUTH SCHNIEPP



FINAL PLAT  
SCHNIEPP 2ND ADDITION  
WICHITA, SEDGWICK COUNTY, KANSAS  
2001

STATE OF KANSAS }  
COUNTY OF SEDGWICK } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2001 by Cecil E. Schniepp and Ruth Schniepp, Husband and Wife.

\_\_\_\_\_, Notary Public

My Appointment Expires: \_\_\_\_\_.

This plat of Schniepp 2nd 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 \_\_\_\_\_, 2000.

\_\_\_\_\_, Chairman  
FRANK GAROFALO

\_\_\_\_\_, Secretary  
MARVIN S. KROUT

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

TRICIA L. ROBELLO, LS #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

This plat has been approved and accepted by the City Council of the City of Wichita, Kansas this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_, Mayor  
BOB KNIGHT

\_\_\_\_\_, City Clerk  
PAT BURNETT

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

\_\_\_\_\_, County Clerk  
JAMES ALFORD

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

*Final plat  
received 1-31-01*



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

July 27, 2000

Reiss and Goodness Engineers  
2160 W. 21<sup>st</sup> Street  
Wichita, KS 67203

RE: S/D 00-53 -- One-Step Final Plat of SCHNIEPP 2<sup>ND</sup> ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on July 27, 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 July 21, 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,

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

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

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## Wichita-Sedgwick County Metropolitan Area Planning Department

July 14, 2000

Reiss and Goodness Engineers  
2160 W. 21<sup>st</sup> Street  
Wichita, KS 67203

RE: S/D 00-53 -- One-Step Final Plat of SCHNIEPP 2<sup>ND</sup> ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 13, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

### STAFF COMMENTS:

- A. A guarantee is required for the extension of sanitary sewer.
- 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. *The drainage plan is approved. An off-site drainage agreement is required.*
- D. 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.
- E. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- F. The final plat tracing shall reference a tie point to a section corner and its distance to the property.
- G. The lot exceeds the maximum lot width to lot depth ratio of 2.5 to 1. A modification will need to be approved.
- H. **County Surveying** has advised that the legal description does not close.

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- I. The platlor'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.

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

SUB 2000-53 -- One-Step Final Plat of SCHNIEPP 2<sup>ND</sup> ADDITION


July 14, 2000

Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 27, 2000, at ~~1:00~~ <sup>1:30</sup> p.m.

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

Sincerely,

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

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Cecil E. Schniepp, 9028 E. Kellogg, Wichita, KS 67209  
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 7/20/00)

**CASE NUMBER:** SUB 2000-53 -- SCHNIEPP 2<sup>ND</sup> ADDITION

**OWNER/APPLICANT:** Cecil E. Schniepp, 9028 E. Kellogg, Wichita, KS 67209

**SURVEYOR/ENGINEER:** Reiss and Goodness Engineers, 2160 W. 21<sup>ST</sup> Street, Wichita, KS 67203

**LOCATION:** West of Tyler, South of Kellogg

**SITE SIZE:** 1.6 Acres

**NUMBER OF LOTS**

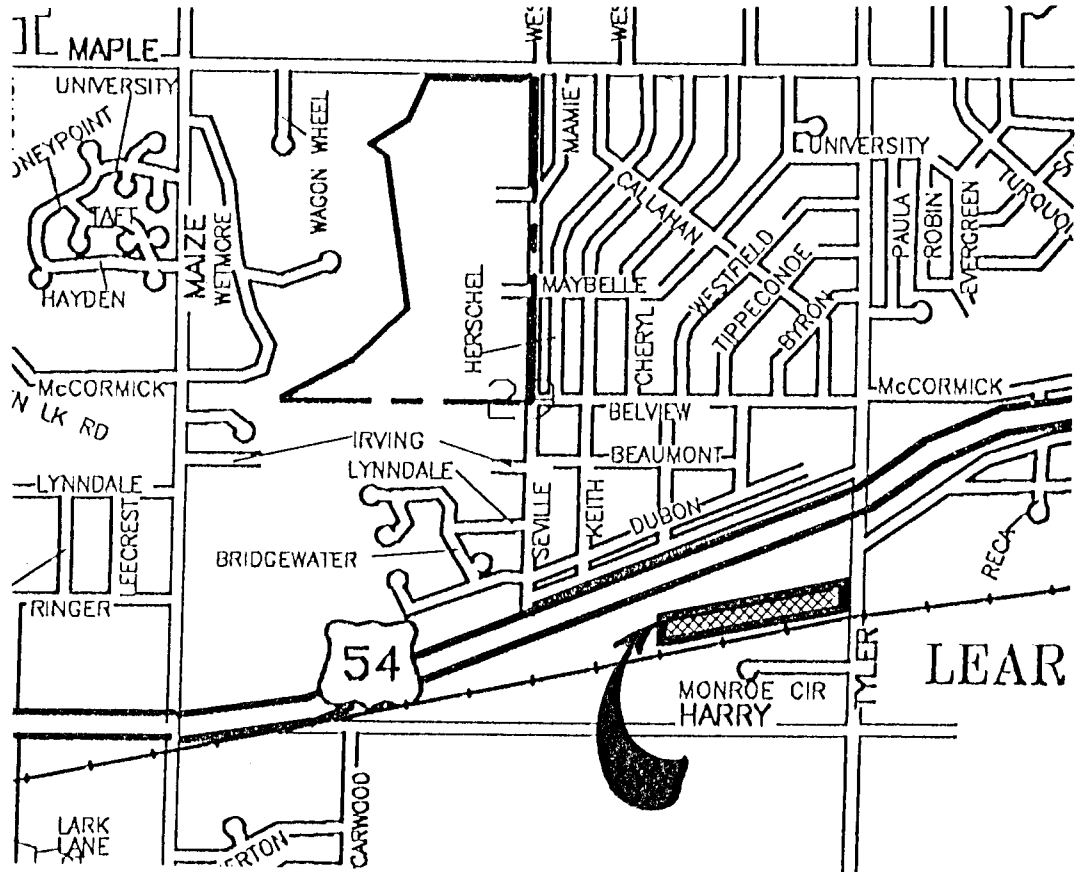
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 1.6 Acres

**CURRENT ZONING:** GC, General Commercial; LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**Note:** This is a replat of a portion of Westport Addition in addition to unplatted land.

**STAFF COMMENTS:**

- A. A guarantee is required for the extension of sanitary sewer.
- 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. **The drainage plan is approved. An off-site drainage agreement is required.**
- D. 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.
- E. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
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- H. **County Surveying** has advised that the legal description does not close.
- I. The platlor'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.
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**SUB 2000-53 -- One-Step Final Plat of SCHNIEPP 2<sup>ND</sup> ADDITION**  
**July 27, 2000 - Page 3**

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