Received
1-27-00

CHEROKEE ACRES

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

That part of the south 440 feet of the east 990 feet of the SE1/4 of Sec. 14, Twp. 28-S, R-3-W of the 6th P.M., Sedgwick County, Kansas described as commencing at the S.E. Corner of said SE1/4; thence S88°59'27"W, along the south line of said SE1/4, 495.08 feet, for a place of beginning; thence N00°E, parallel with the east line of said SE1/4, 271.91 feet; thence S88°59'27"W, 85.22 feet; thence N00°E, 77.81 feet; thence N88°59'27"E, 191.18 feet; thence N00°E, 90.35 feet to a point 440 feet north of the south line of said SE1/4 (as measured perpendicular to said south line); thence S88°59'27"W, 601.03 feet to a point 990 feet west of the east line of said SE1/4 (as measured perpendicular to said east line); thence S00°W, 440.07 feet to the south line of said SE1/4; thence N88°59'27"E, along the south line of said SE1/4, 495.07 feet to the place of beginning.

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

Savoy, Ruggles & Bohm, P.A.

Date 21 JAN 2000 MARK A. SAVOY REGISTERED LS-788 KANSAS LAND SURVEYOR

Mark A. Savoy RLS #788 Surveyor

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Block and Street to be known as "CHEROKEE ACRES", Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. 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 County Engineer, and unobstructed to allow for the conveyance of stormwater. The Floodway Reserve Easement is hereby granted for floodway purposes, and shall be the responsibility of the owner of Lot 1, 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 Easement, 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).

x John W. Hall — John W. Hall

x V. Coleen Hall — V. Coleen Hall

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of January 2000, by John W. Hall and V. Coleen Hall, husband and wife.

CARRIE L. JACOBS NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 4-20-04

Notary Public

My App't. Exp. 4-20-04

This plat of "CHEROKEE ACRES", 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.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Francis S. Garofalo

_____ Secretary
Marvin S. Krout

State of Kansas)
Sedgwick County) SS

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on _____, 2000.

_____ Chairman
Bill Hancock

_____ County Clerk
James Alford

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

_____ County Clerk
James Alford

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

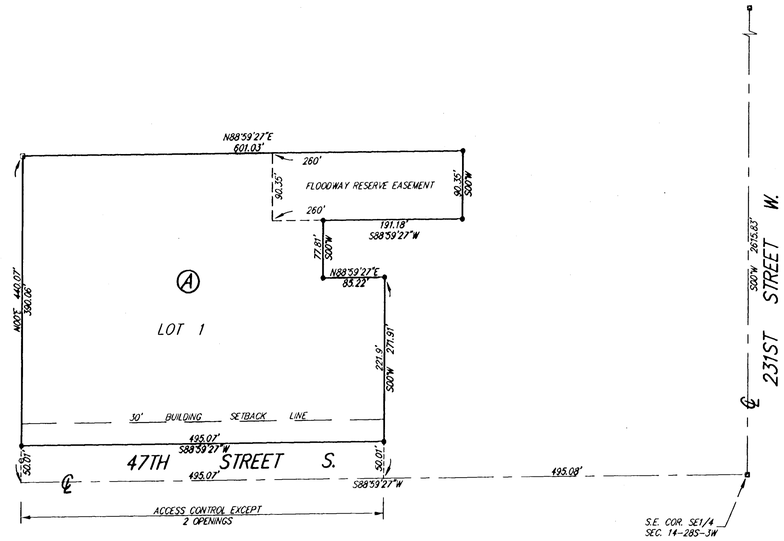
_____ Deputy County Surveyor
Sedgwick County Kansas
Tricia L. Robello, LS #1246

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



SRB

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

- ◘ = R.R. SPIKE W/CROSS (FOUND)
- ○ = 3/4" IRON PIPE (FOUND)
- □ = 1/2" REBAR W/MOEHRING CAP (FOUND)
- ● = 1/2" REBAR W/SRB CAP (SET)

DWG FILE: 01551PF-R.C.
PROJECT NO. 99L01551P

SRB 924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.feist.com/~srb
316-264-8008
FAX 264-4821
E-mail: srb@feist.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

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

January 21, 2000

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

RE: S/D 00-02 -- One-Step Final Plat of CHEROKEE ACRES ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 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 January 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.

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

January 21, 2000

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

RE: S/D 00-02 -- One-Step Final Plat of CHEROKEE ACRES ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 20, 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 restrictive covenant is required for the twin lagoon system.***

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. An off-site Floodway Reserve Easement Agreement is required to continue the drainage towards 231st St. West.***

D. County Engineering needs to comment on the need for access controls. Access controls shall be referenced in the plattor's text. ***Two access openings are permitted for the site.***

E. 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.

Made with Recycled Paper

F. The dimension along the north line of the plat needs to correspond with the dimension denoted within the legal description.

G. The County Surveyor has commented that the plat boundary does not close.

G. 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.)

H. 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.

I. 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.

J. 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.

K. 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.

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

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

N. 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.

O. 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. 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.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 27, 2000, at 1:30 p.m.

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: V. Coleen Hall, 23316 W. 47th Street South, Goddard, KS 67052
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. 2-1
January 27, 2000

STAFF REPORT
(One-Step Final Plat Approved 1/20/2000)

CASE NUMBER: S/D 00-02 - CHEROKEE ACRES ADDITION

OWNER/APPLICANT: V. Coleen Hall, 23316 W. 47th St. South, Goddard, KS 67052

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., 924 N. Main, Wichita, KS 67230

LOCATION: West of 231st St. West, on the north side of 47th St. South

SITE SIZE: 5.07 Acres

NUMBER OF LOTS

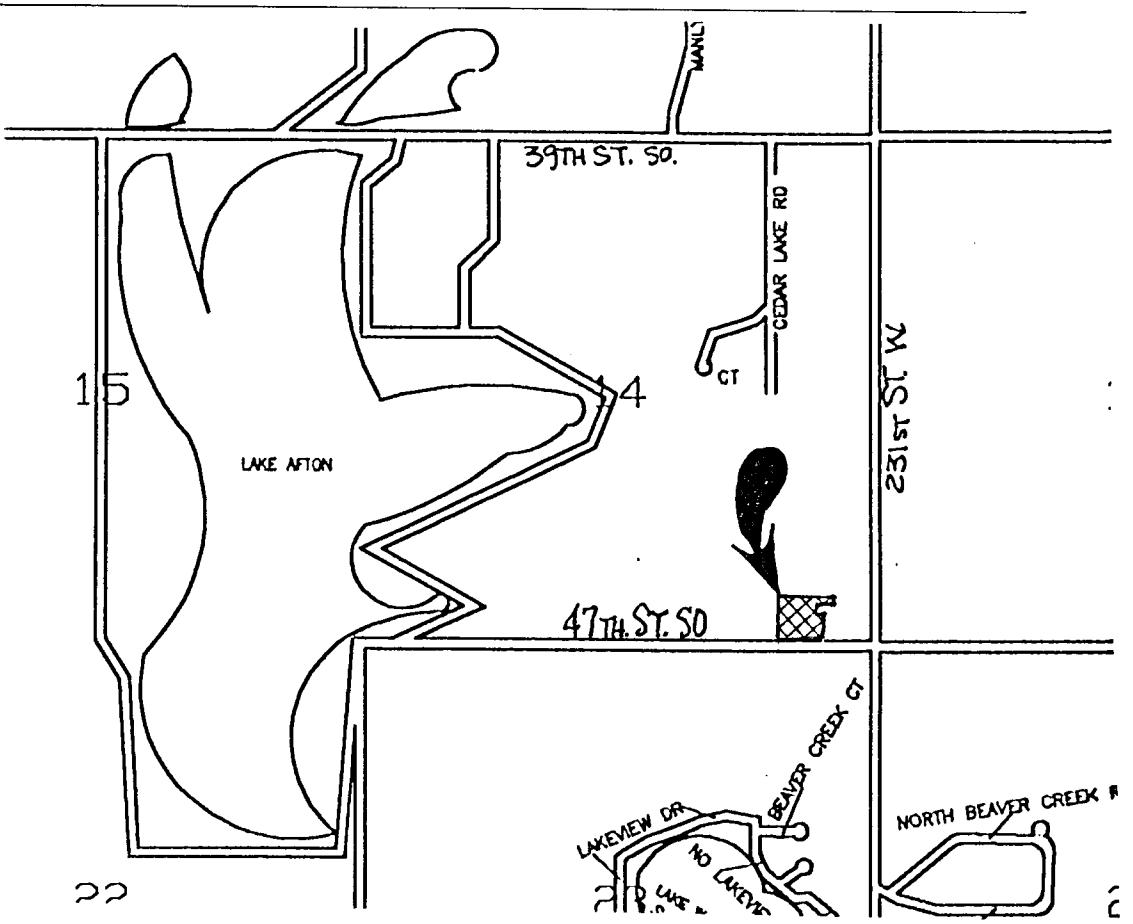
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

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 the Goddard Area of Influence. The site is located 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.

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 restrictive covenant is required for the twin lagoon system.***

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. An off-site Floodway Reserve Easement Agreement is required to continue the drainage towards 231st St. West.***

D. **County Engineering** needs to comment on the need for access controls. Access controls shall be referenced in the plattor's text. ***Two access openings are permitted for the site.***

E. 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.

F. The dimension along the north line of the plat needs to correspond with the dimension denoted within the legal description.

G. The **County Surveyor** has commented that the plat boundary does not close.

G. 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.)

H. 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.

I. 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.

J. 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.

K. 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.

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

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

N. 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.

O. 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.