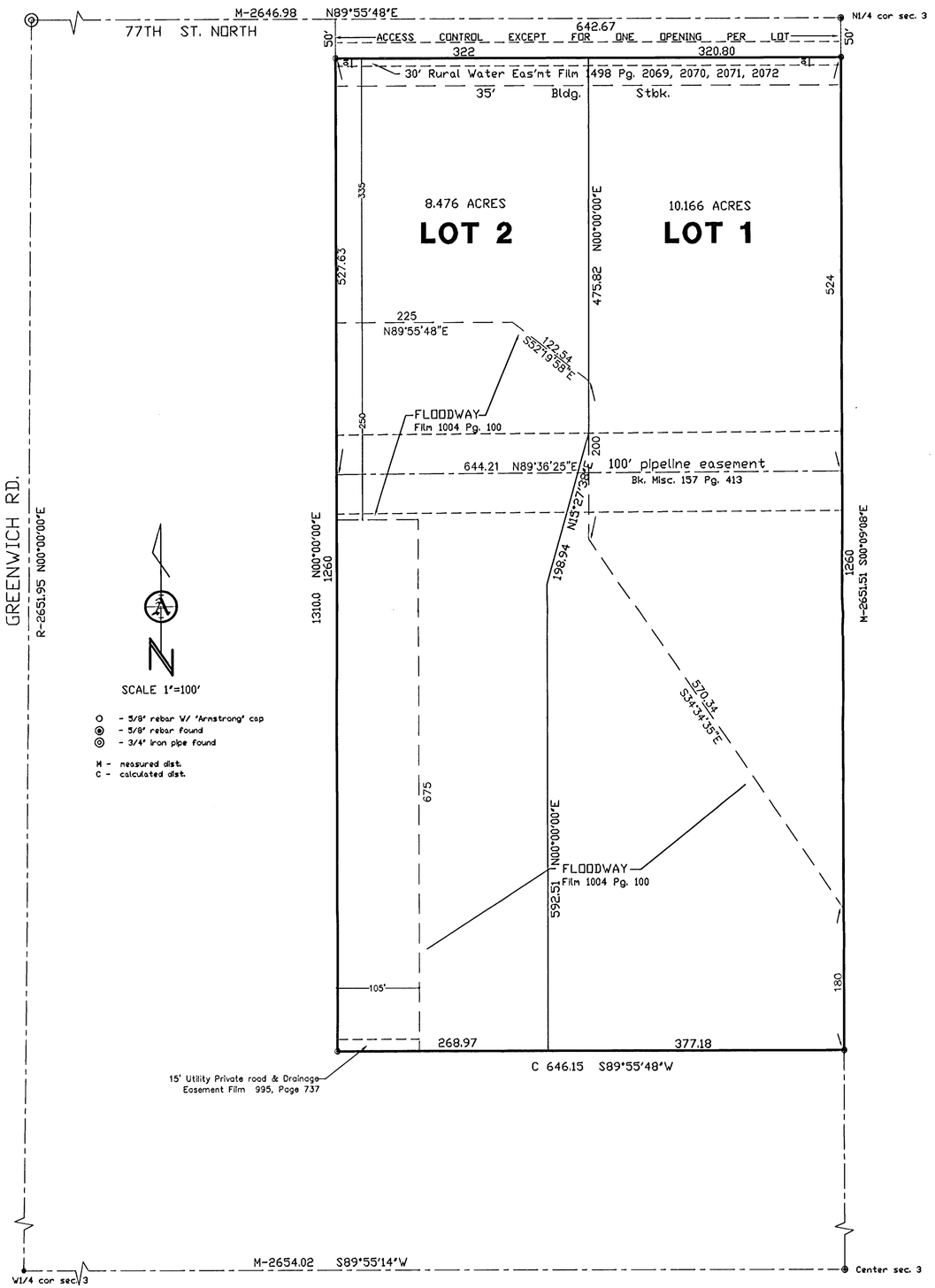
Final tracing received 3-28-00

Gilnockie Lochs

Addition to Sedgwich County, Kansas



State of Kansas)
County of Sedgwick) SS

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this ____ day of _____, 2000, I have surveyed and platted "GILNOCKIE LOCHS ADDITION" to Sedgwick County, Kansas, into Lots and a Block, the same being described as follows: THE NORTH 1310 FEET, EXCEPT THE WEST 2004.31 FEET THEREOF, OF THE NORTHWEST QUARTER OF SECTION 3, TWP. 26 SOUTH, RANGE 2 EAST OF THE SIXTH P. M., SEDGWICK COUNTY, KANSAS.

_____
DONALD C. ARMSTRONG R.L.S. #780

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and a Block to be known as "GILNOCKIE LOCHS ADDITION TO SEDGWICK COUNTY, KANSAS". The street is hereby dedicated for the use of the public. All abutters' rights of access to and from 77th street North over and across the north line of this plat, as shown, are hereby granted to the appropriate governing body. The floodway reserve is hereby reserved for floodway purposes and shall be the responsibility of the owners of Lots 1 and 2 until such time as the appropriate governing elects to assume the responsibility for the maintenance and improvement of the drainage. No building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of said applicable City or County Engineer. A drainage plan has been developed for the plat and the reserve 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. Minimum building Pad elevation for Lots 1 and 2 shall be 1372 N.G.V.D. Part of the existing floodway easement is being vacated by virtue of K.S.A. 12-512(b).

OWNERS:

_____ _____
Donald C. Armstrong Date Kathy A. Armstrong Date

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this _____day of _____, 2000, before me, a Notary Public in aforesaid state and county, came Donald C. Armstrong and Kathy A. Armstrong to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
Donna Newman
My commission expires: _____

We, the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "GILNOCKIE LOCHS Addition" to Sedgwick County, Kansas.
Emprise Bank

_____
Sam E. Trummel Date
Senior Vice-President for Emprise Bank

State of Kansas)
County of Sedgwick) ss

The foregoing instrument was acknowledged before me this ____ day of _____, 2000, by Sam E. Trummel, Senior Vice-President of Emprise Bank.

_____, Notary Public
Lonneta Madden
My commission expires: _____

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commisssion, Wichita, Kansas. Dated this _____day of _____, 2000.

_____, Chairman
Francis S. Garofalo

_____, Secretary
Marvin S. Krout

Reviewed in accordance with K.S.A. 58-2005 on this _____day of _____2000.

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

This plat approved and all dedicatons shown hereon are accepted by the city commission of the city of Wichita, Kansas. Dated this_____ day of _____,2000.

_____ Mayor
Bob Knight

_____ City clerk
Pat Burnett

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

_____, Chairman
Thomas G. Winters

_____, County Clerk
James Alford

Entered on transfer record the _____day of _____, 2000.

_____, County Clerk
James Alford

State of Kansas)
County of Sedgwick)

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 _____ M., and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

ARMSTRONG LAND SURVEY, P.A.
250 Matthewson
Wichita, KS 67211
(316) 263-0082

WICHITA — SEDGWICK COUNTY

WSC

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

July 29, 1999

Armstrong Land Company
250 Mathewson
Wichita KS 67214

RE: S/D 99-46– One-Step Final Plat of GILNOCKIE LOCHS ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on July 29, 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 July 23, 1999.

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 and 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

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July 23, 1999

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RE: S/D 99-46- One-Step Final Plat of GILNOCKIE LOCHS ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 22, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. Since sanitary sewer is not 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. A memorandum shall be obtained specifying approval. ***Standard soil testing is required. A site plan is required to determine lagoon placement.***

B. The site is currently served by Rural Water District No. 1. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.

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

D. County Engineering needs to comment on the status of the applicant's drainage plan. ***A drainage plan is required. A joint usage agreement for the pond is required.***

E. County Engineering needs to comment on the access controls. The plat proposes one access opening per lot along 77th St. North. ***The access controls are acceptable.***

F. For the County Commissioners signature block, Bill Hancock is the only signature required.

G. 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.

H. 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.

I. The northeast tie point needs to reference Section 3.

J. The minimum building pad elevation referenced in the plattor's text needs to be specified in NGVD.

K. Both lots exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification will need to be approved.

L. The MAPC Chair should be revised to reference 'William M. Johnson".

M. 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.

N. 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.)

O. 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.

P. 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.

Q. 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.

R. 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.

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

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

U. 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.

V. 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.

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, July 29, 1999, at 12:30 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: Donn and Kathy Armstrong, 8406 E. Harry, Apt. 805, Wichita, KS 67207
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Works, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5
July 29, 1999

STAFF REPORT
(One-Step Final Plat Approved 7/22/99)

CASE NUMBER: S/D 99-46 - GILNOCKIE LOCHS ADDITION

OWNER/APPLICANT: Donn and Kathy Armstrong, 8406 E. Harry, Apt. 805, Wichita, KS 67207

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67214

LOCATION: South side of 77th St. North, East of Greenwich Road

SITE SIZE: 20 acres

NUMBER OF LOTS

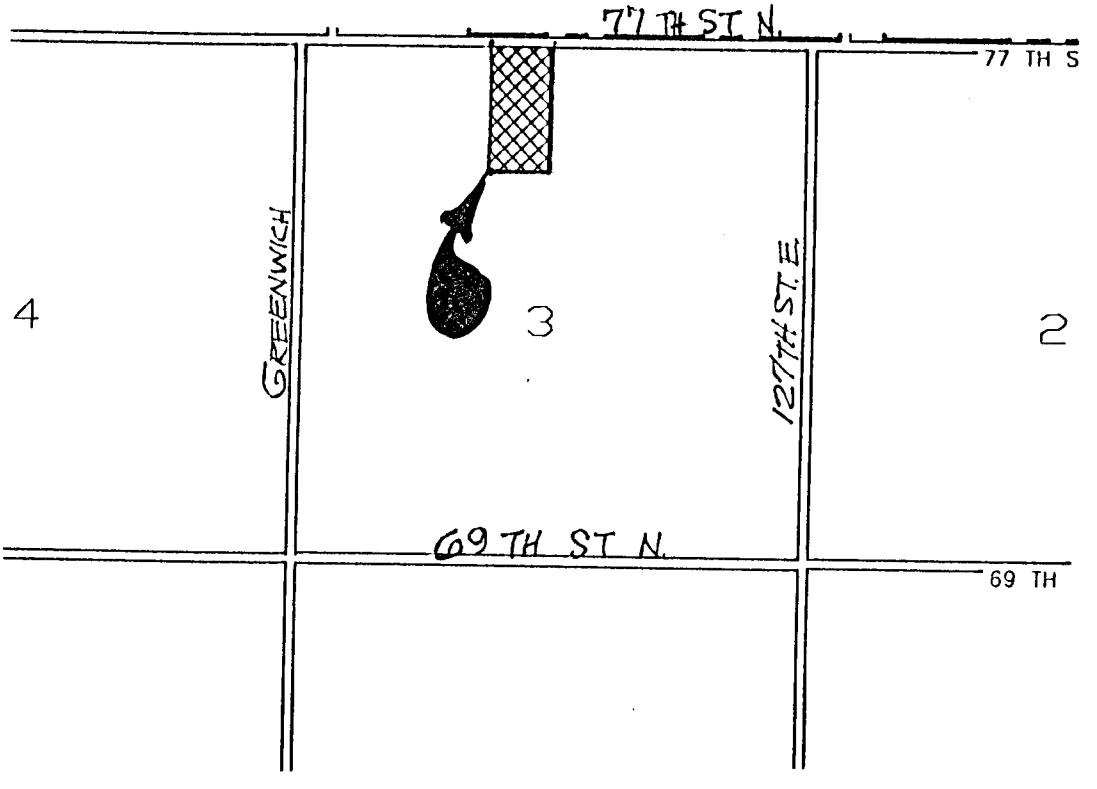
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 8.48 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 sanitary sewer is not 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. A memorandum shall be obtained specifying approval. ***Standard soil testing is required. A site plan is required to determine lagoon placement.***

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