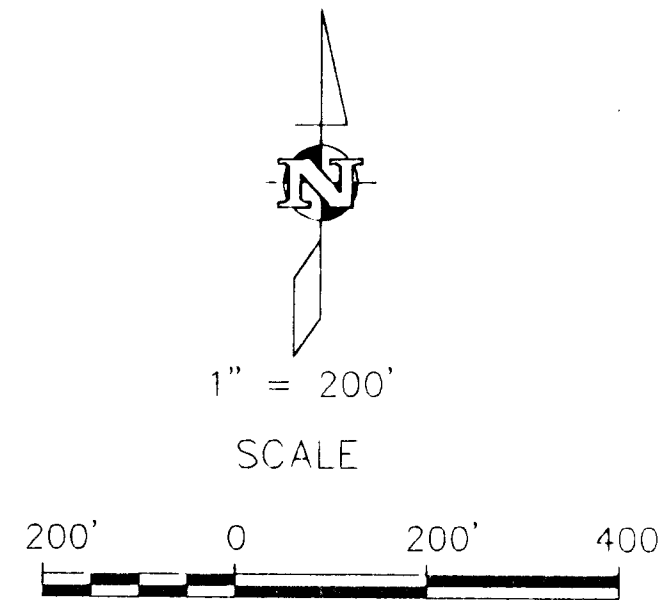


final tracing
revised 7/29/99

FOUR OAKS ADDITION

SEDGWICK COUNTY, KANSAS

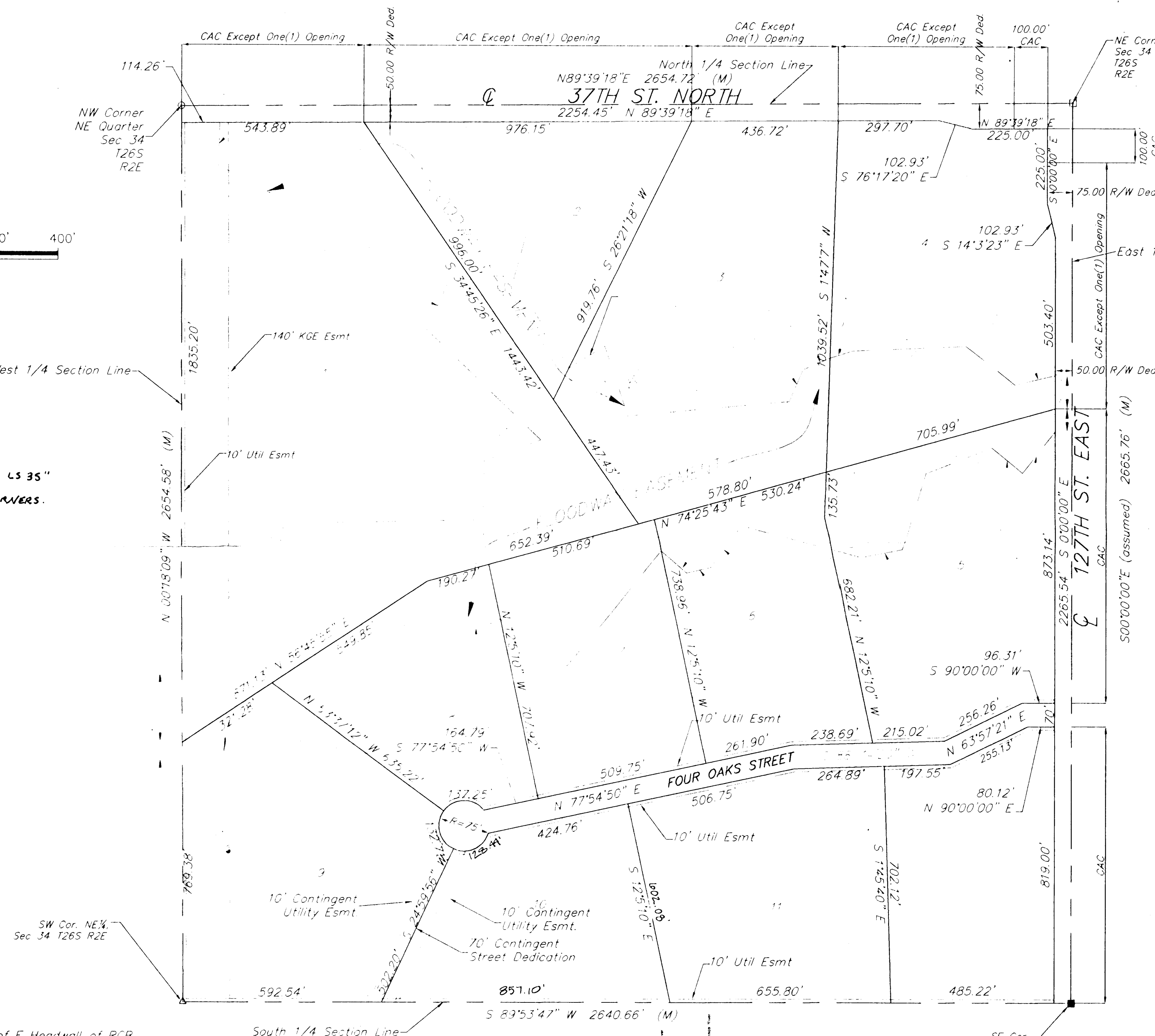
Northeast Quarter of Section 34, Township 26 South, Range 2 East of the 6th. P. M.



LEGEND

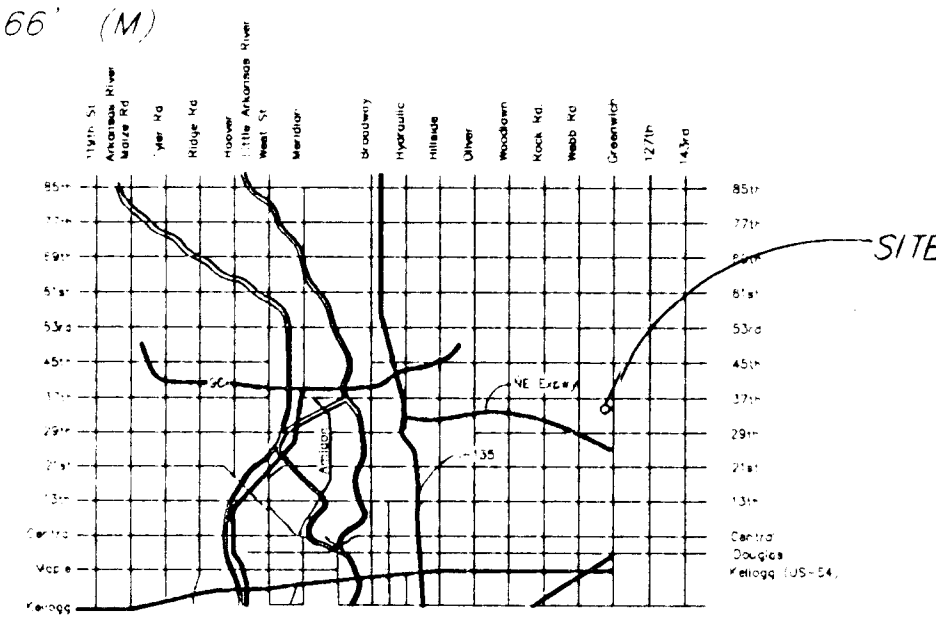
- - 1/2" rebar found.
- △ - stone found
- - pipe found

1/2" REBARS WITH "GeoTECH LS 35"
CAP SET AT ALL LOT CORNERS.



BENCHMARK:

"X" Cut Top of E Headwall of RCB
Located SE of NW Cnr. of Sec. 32,
Township 25S, R1 E
Elev: 1368.54



LOCATION MAP

State of Kansas)
Sedgwick County) ss

I, the undersigned licensed land surveyor
in aforesaid county and state, do hereby certify that, under
the supervision of the undersigned, we have surveyed and
platted "FOUR OAKS ADDITION," an addition to Sedgwick
County, Kansas, and that the accompanying plat is a true
and correct exhibit of the property surveyed and described
as follows:

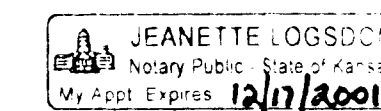
The Northeast Quarter of Section 34, Township 26
South, Range 2 East of the Sixth Principal Meridian,
Sedgwick County, Kansas.

Steven S. Brosemer
Steven S. Brosemer, L. S. 752

Know all men by these presents that we the undersigned property
owners of the land set forth in the Surveyor's Certificate, have
caused the same to be surveyed and platted into lots and a street,
to be known as "FOUR OAKS ADDITION," Sedgwick County, Kansas.
The additional right-of-way for the streets are hereby dedicated to
and for the use of the public. Easements for the construction and
maintenance of public utilities, as indicated, are hereby granted. All
abutter's rights of access to or from 127th Street East, over and
across the East line of Lots 4, 5 and 12, and to or from 37th
Street North, over and across the North line of Lots 1, 2, 3 and 4
are hereby granted to the appropriate governing body; provided
however, that Lot 4 shall have access to 127th Street East at one
location, and that Lots 1, 2, 3 and 4 shall have access to 37th
Street North at one location each, as determined by the appropriate
Engineer. No structure shall be constructed on or within the
Floodway Easement, nor shall any fill, change of grade, creation of
grade, creation of channel or other work be carried on without the
approval of the Engineer of the appropriate governing body.

Jay A. Feist, Owner
Four Oaks L.L.C., Jay A. Feist, Manager

State of Kansas)
Sedgwick County) ss



The foregoing instrument was acknowledged
before me, this 3 day of June, 1999, by

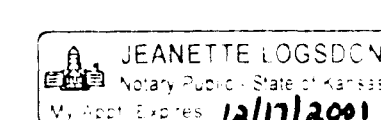
JAY A. FEIST

Jeanette Logsdon, Notary Public
JEANETTE LOGSDON

My App't. Exp. 12/17/2001

Chyresse R. Feist, Owner
Four Oaks L.L.C., Chyresse R. Feist, Manager

State of Kansas)
Sedgwick County) ss



The foregoing instrument was acknowledged
before me, this 3 day of June, 1999, by

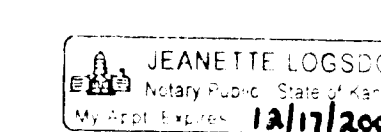
CHYRESSE R. FEIST

Jeanette Logsdon, Notary Public
JEANETTE LOGSDON

My App't. Exp. 12/17/2001

Keith Hughes, Owner
First National Bank of Hutchinson

State of Kansas)
Sedgwick County) ss



The foregoing instrument was acknowledged
before me, this 3 day of June, 1999, by

KEITH HUGHES

Jeanette Logsdon, Notary Public
JEANETTE LOGSDON

My App't. Exp. 12/17/2001

State of Kansas)
City of Wichita) ss

This plat of "FOUR OAKS 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 ___, 1999.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____, Chair
William M. Johnson
_____, Secretary
Marvin S. Krout

State of Kansas)
City of Wichita) ss

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this ___ day of ___, 1999.

_____, Mayor
Bob Knight
_____, City Clerk
Pat Burnett

Entered on transfer record this ___ day
of ___, 1999.

_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) ss

The dedications shown on this plat, if any, are hereby
accepted by the Board of County Commissioners,
Sedgwick County, Kansas, on this ___ day of ___,
1999.

_____, Chairman
Bill Hancock
_____, Commissioner
Betsy Gwin
_____, Commissioner
Tom Winters
_____, Commissioner
Carolyn McGinn
_____, Commissioner
Ben Sciortino

Entered on transfer record this ___ day of ___,
1999, _____, County Clerk.

State of Kansas)
Sedgwick County) ss

This is to certify that this instrument was filed for record
in the Register of Deeds Office, at, _____ on the
___ day of ___, 1999, and is duly recorded.

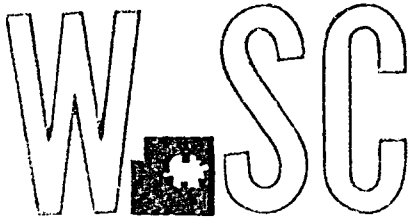
_____, Register of Deeds
Bill Meek
_____, Deputy
Linda Kizzire

Date Plat Prepared 12/14/98



AUSTIN
ENGINEERING SERVICES
P.A.
254 S. Laura, Suite 210, Wichita, KS 67201
Tel: 262-1281 Fax: 316-262-6773

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 15, 1999

Austin Miller P.A.
Attn: Tim Austin
254 S. Laura, Suite 210
Wichita, KS 67211

RE: S/D 98-123 -- One-Step Final Plat of FOUR OAKS ADDITION

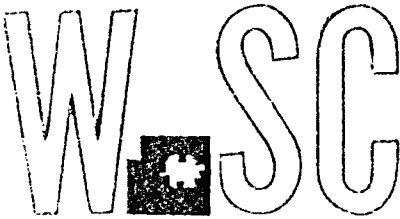
At the regular meeting of the Metropolitan Area Planning Commission on January 14, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 4, 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



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 4, 1999

Austin Miller P.A.
Attn: Tim Austin
254 S. Laura, Suite 210
Wichita, KS 67211

RE: S/D 98-123 -- One-Step Final Plat of FOUR OAKS ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 31, 1998, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to:

- 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.
- B. The site is currently served by Rural Water District No. 5. 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. The floodway reserves need to be denoted.
- E. The final plat tracing shall denote complete access control along 127th St. East for Lots 5 and 12. Access controls denoting one access opening per lot is requested for the lots abutting 37th St. North. County Engineering needs to comment on any additional access controls at the intersections. The final plat tracing shall reference the access controls in the plat's text. County Engineering requires 100 feet of complete access control from each intersection.
- F. County Engineering needs to comment on the need for right-of-way for perimeter streets, in addition to the need for a major intersection right-of-way. The plat currently denotes a 25-ft half street right-of-way. The Subdivision regulations require at least a 50-ft half street right-

of-way for section line roads. County Engineering requires 50-ft rights-of-ways for perimeter roads, in addition to a 75-ft major intersection right-of-way.

- ✓ G. The final plat tracing shall also be signed by any party holding a mortgage on the site. The platting binder indicates First National Bank as holding such a mortgage.
- ✓ H. 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.
- ✓ I. 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 and further noted that the setback is a building setback line for the Williams Natural Gas Company pipeline.
- J. 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.
- ✓ C K. The plat shall reference a tie point to a section corner.
- L. The owner's certifications shall reference "lots and a street".
- ✓ C M. Since the site is located within three miles of Wichita's City limits, the City Council signature block needs to be added.
- N. Bill Hancock shall be identified as "Chairman Pro Tem".
- O. County Fire should comment on the length of the new interior street which is approximately 1,900 feet in length exceeding the 1,200-ft limit imposed by the Subdivision regulations.
- ✓ P. The turnaround of the interior street should be increased to a 150-ft diameter.
- ✓ Q. A contingent right-of-way should be dedicated between lots 9 and 10 for future access to adjoining properties at the south line of the plat. The platlor's text shall reference the dedication.
- R. The applicant shall guarantee the installation of the interior street to the 36-ft suburban rock standard.
- ✓ S. The new street needs to be named and approved by County Fire. The new street shall be named Four Oaks Street.
- ✓ T. The final plat tracing shall indicate bearings for all side lot lines which are not at right angles with or radial to adjacent street lines.
- ✓ U. 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.)

S/D 98-123 -- One-Step Final Plat of FOUR OAKS ADDITION

January 4, 1999

Page 3

- V. 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.
- W. 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.
- X. 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.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- BB. 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.
- CC. 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. A. >

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 14, 1999, at 1:30 p.m.

AGENDA ITEM NO. 2-8
January 14, 1999

<u>CASE NUMBER:</u>	S/D 98-123 - FOUR OAKS ADDITION
<u>OWNER/APPLICANT:</u>	Jay A. Feist, 245 N. Waco, Suite 501, Wichita, KS 67202
<u>SURVEYOR/ENGINEER:</u>	Austin Miller P.A., Attn: Tim Austin, 254 S. Laura, Suite 210, Wichita, KS 67211
<u>LOCATION:</u>	Southwest corner of 37th St. North and 127th St. East
<u>SITE SIZE:</u>	160 acres
<u>NUMBER OF LOTS</u>	
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	<u>12</u>
<u>MINIMUM LOT AREA:</u>	8.15 acres
<u>CURRENT ZONING:</u>	RR, Rural Residential
<u>PROPOSED ZONING:</u>	Same

AMESBURY AIRPORT

37th ST NO

37 TH ST NO

29 TH ST NO

GREENWICH

27 TH ST EAST

33

35

3

2

96

MAINSGATE 23RD ST CIR

WINDEMERE

CRANFORD

BETRO

Note: This site is located in the County within three miles of Wichita's City limits. This 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.

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.**
- B. The site is currently served by Rural Water District No. 5. 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. **The floodway reserves need to be denoted.**
- E. The final plat tracing shall denote complete access control along 127th St. East for Lots 5 and 12. Access controls denoting one access opening per lot is requested for the lots abutting 37th St. North. **County Engineering** needs to comment on any additional access controls at the intersections. The final plat tracing shall reference the access controls in the plat's text. **County Engineering requires 100 feet of complete access control from each intersection.**
- F. **County Engineering** needs to comment on the need for right-of-way for perimeter streets, in addition to the need for a major intersection right-of-way. The plat currently denotes a 25-ft half street right-of-way. The Subdivision regulations require at least a 50-ft half street right-of-way for section line roads. **County Engineering requires 50-ft rights-of-ways for perimeter roads, in addition to a 75-ft major intersection right-of-way.**
- G. The final plat tracing shall also be signed by any party holding a mortgage on the site. The platting binder indicates First National Bank as holding such a mortgage.
- H. 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.
- I. 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

and further noted that the setback is a building setback line for the Williams Natural Gas Company pipeline.

- J. 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.
- K. The plat shall reference a tie point to a section corner.
- L. The owner's certifications shall reference "lots and a street".
- M. Since the site is located within three miles of Wichita's City limits, the City Council signature block needs to be added.
- N. Bill Hancock shall be identified as "Chairman Pro Tem".
- O. County Fire should comment on the length of the new interior street which is approximately 1,900 feet in length exceeding the 1,200-ft limit imposed by the Subdivision regulations.
- P. The turnaround of the interior street should be increased to a 150-ft diameter.
- Q. A contingent right-of-way should be dedicated between lots 9 and 10 for future access to adjoining properties at the south line of the plat. The plat's text shall reference the dedication.
- R. The applicant shall guarantee the installation of the interior street to the 36-ft suburban rock standard.
- S. The new street needs to be named and approved by County Fire. **The new street shall be named Four Oaks Street.**
- T. The final plat tracing shall indicate bearings for all side lot lines which are not at right angles with or radial to adjacent street lines.
- U. 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.)
- V. 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.
- W. 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

S/D 98-123 -- One-Step Final Plat of FOUR OAKS ADDITION

January 14, 1999

Page 4

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.

- X. 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.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- BB. 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.
- CC. 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.