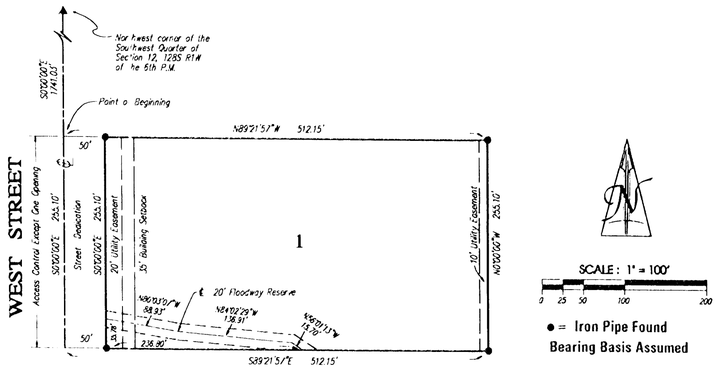
final tracing
received
4-21-00

FINAL PLAT OF
"PHAT AN TEMPLE"
AN ADDITION TO
SEDGWICK COUNTY, KANSAS
(SW1/4 OF SEC. 12, T28S, R1W OF THE 6TH P.M.)



Know all men by these presents that the undersigned, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot and a Street, to be known as "PHAT AN TEMPLE", an Addition to Sedgwick County, Kansas. The Street is hereby granted to and for the use of the public. All abutters' rights of access to or from West Street, over and across the West line of Lot 1, are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to West Street at one location as determined by the appropriate engineer of the appropriate governing body. The Floodway Reserve shall be the responsibility of the owner(s) of Lot 1, "PHAT AN TEMPLE" until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage. A drainage plan has been developed for this plat and 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.

_____ _____
Minh Tran Lisa Tran

_____
Thuthuy T. Huynh

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this ____ day of _____, 2000, by Minh Tran and Lisa Tran.

_____, Notary Public
Margaret Unruh

My Commission Expires:_____

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this ____ day of _____, 2000, by Thuthuy Y. Huynh.

_____, Notary Public
Margaret Unruh

My Commission Expires:_____

State of Kansas)
Sedgwick County) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "PHAT AN TEMPLE", an Addition to Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

Beginning at a point 1741.03 feet South of the Northwest corner of the Southwest Quarter of Section 12, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence continuing South, along the West line of said Southwest Quarter having an assumed bearing of South 0°00'00"East, a distance of 255.10 feet; thence South 89°21'57" East, a distance of 512.15 feet; thence North 0°00'0" West, a distance of 255.10 feet; thence North 89°21'57" West, a distance of 512.15 feet to the Point of Beginning.

MICHELE GOODRICH REGISTERED LS-958 KANSAS LAND SURVEYOR

TERRA TECH LAND SURVEYING, INC.

_____ January 19, 2000
Michele Goodrich LS #958 Date

This plat of "PHAT AN TEMPLE", an Addition to 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

This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2000.

WICHITA CITY COUNCIL

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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 dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas,
this _____ day of _____, 2000.

COUNTY COMMISSIONERS

_____, Chairman
Thomas G. Winters

Attest:_____, County Clerk
James Alford

Cendant Mortgage, mortgagee on the land being platted herein, does hereby consent to this plat of "PHAT AN TEMPLE", an Addition to Sedgwick County, Kansas.

CENDANT MORTGAGE

_____,

State of New Jersey)
County) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2000 by _____ of Cendant Mortgage, on behalf of the mortgage company.

_____, Notary Public

My Commission Expires:_____

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

_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) 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 _____, 2000.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

TERRA TECH // LAND SURVEYING INC.
259 North Chio
Wichita, Kansas 67214-3933
(316) 267-0744 / 267-2548
Fax (316) 267-2736

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 13, 2000

Terra Tech Land Surveying, Inc.
C/O Michele Goodrich
239 N. Ohio
Wichita, KS 67214

RE: S/D 99-92 -- One-Step Final Plat of PHAT AN TEMPLE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 13, 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 7, 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 and 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.

Printed with Recycled Paper

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 7, 2000

Terra Tech Land Surveying, Inc.
C/O Michele Goodrich
239 N. Ohio
Wichita, KS 67214

RE: S/D 99-92 -- One-Step Final Plat of PHAT AN TEMPLE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 6, 2000, 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.

B. Municipal water is available to serve this site. *City Engineering has requested a petition for future extension of sewer services.*

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

D. City/County Engineering needs to comment on the status of the applicant's drainage plan. *A floodway reserve is needed in Lot 2 covering the existing ditch.*

E. County Engineering needs to comment on the access controls. The plat proposes one access opening per lot. *County Engineering has required access control except for one opening.*

F. County Fire Department has requested the site be in conformance with Fire Department regulations.

G. The Applicant is advised that if under separate ownership, the accessory structure on Lot 2 would not be allowed without a principal structure also being located on the same lot.

H. 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.

I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

J. 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.

K. 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.)

L. 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.

M. 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.

N. 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.

O. 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.

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

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

R. 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.

S. 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 13, 2000, at 12:45 p.m.

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Don Pham, Agent, 3854 S. West Street, wichita, KS 67217
Minh and Lisa Tran and Thuthuy Huynh, 3854 S. West Street, Wichita, KS 67217
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. 3-7
January 13, 2000

STAFF REPORT
(One-Step Final Plat Approved 1/06/2000)

CASE NUMBER: S/D 99-92 - PHAT AN TEMPLE ADDITION

OWNER/APPLICANT: Minh and Lisa Tran, Thuthuy Huynh, 3854 S. West Street, Wichita, KS 67217

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 239 N. Ohio, Wichita, KS 67214

LOCATION: North of MacArthur, East side of West Street

SITE SIZE: 3 Acres

NUMBER OF LOTS

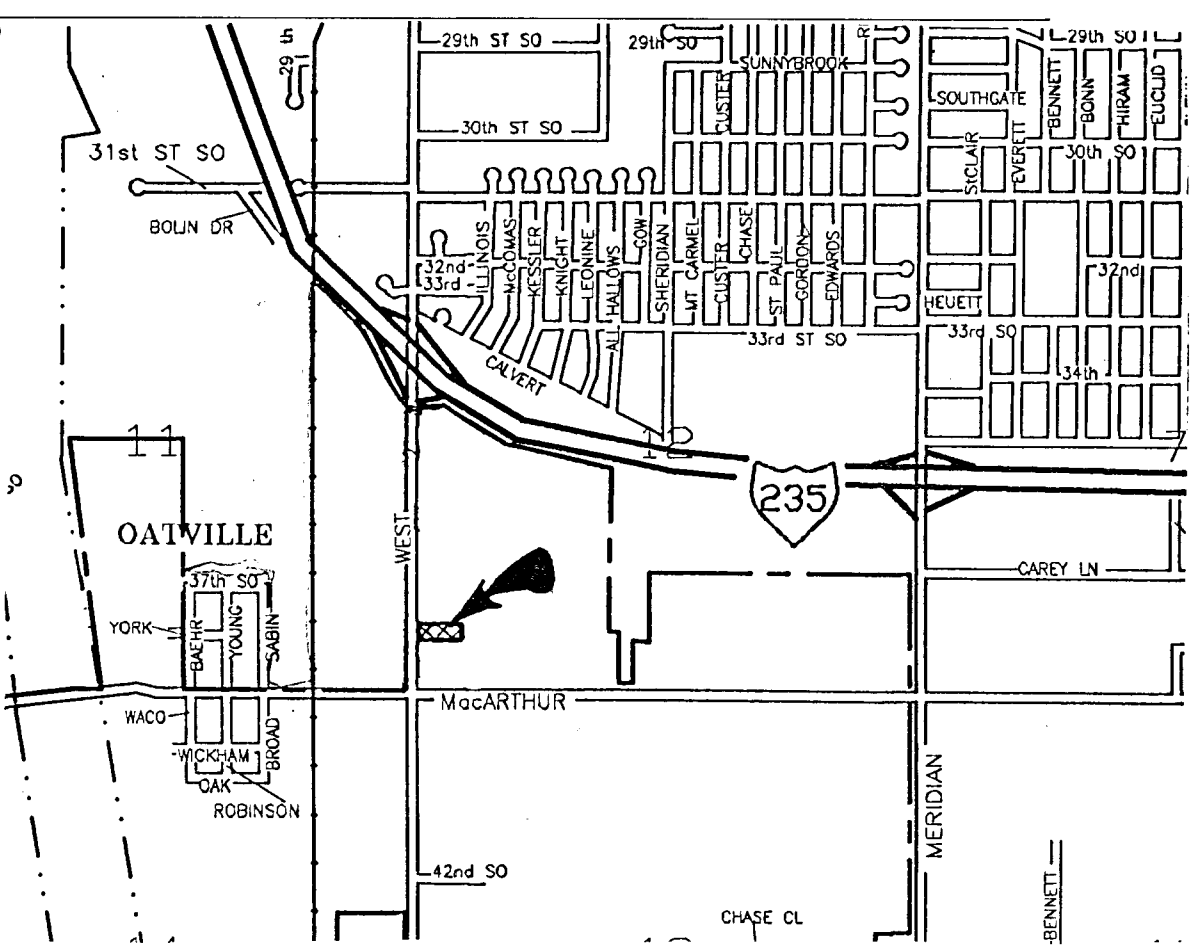
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 3 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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

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.

B. Municipal water is available to serve this site. ***City Engineering has requested a petition for future extension of sewer services.***

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

D. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. ***A floodway reserve is needed in Lot 2 covering the existing ditch.***

E. **County Engineering** needs to comment on the access controls. The plat proposes one access opening per lot. ***County Engineering has required access control except for one opening.***

F. **County Fire Department** has requested the site be in conformance with Fire Department regulations.

G. The Applicant is advised that if under separate ownership, the accessory structure on Lot 2 would not be allowed without a principal structure also being located on the same lot.

H. 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.

I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

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L. 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.

M. 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.

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

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

R. 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.

S. 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.