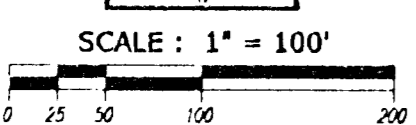
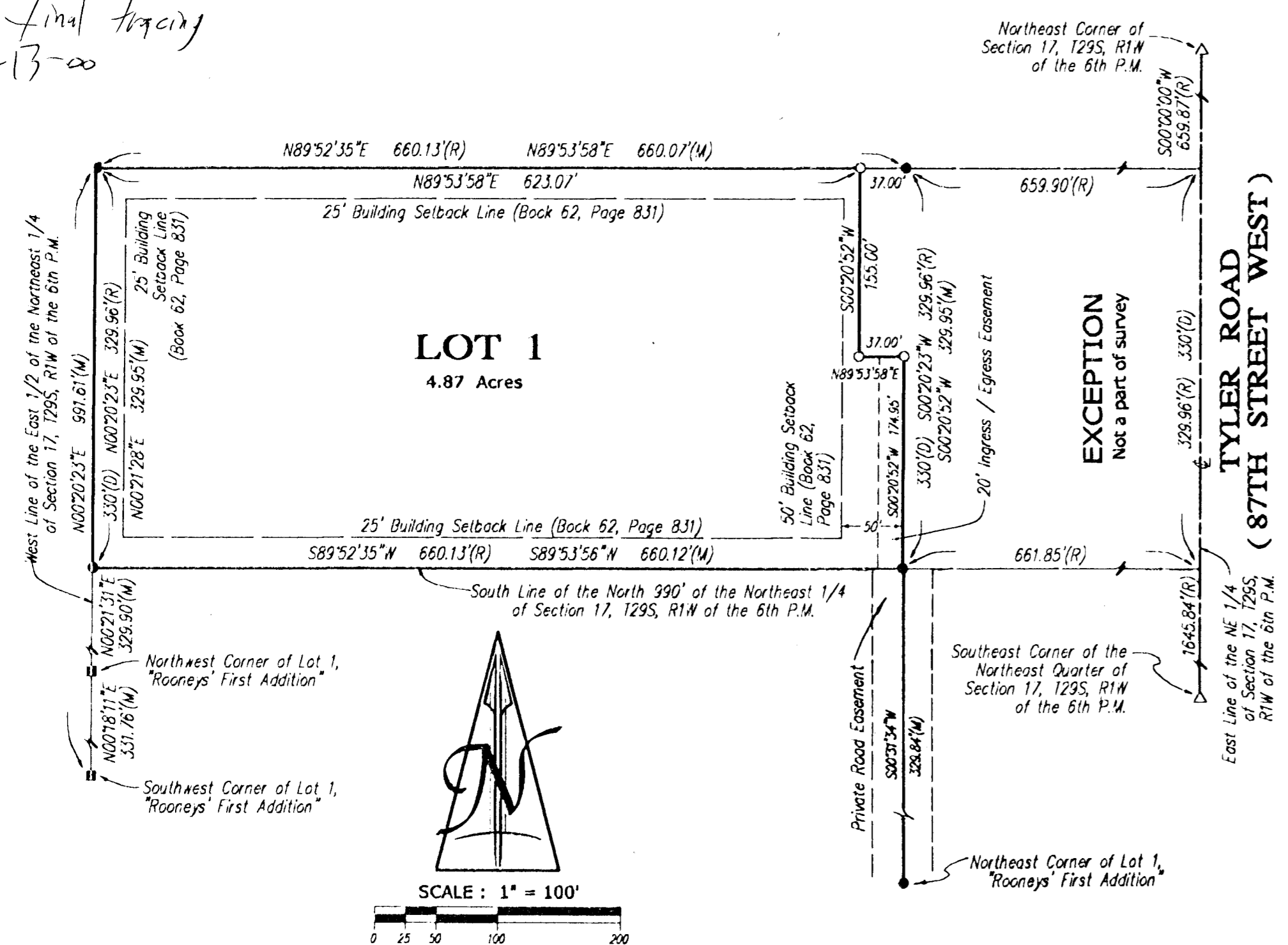


Final tracing
7-13-00



LEGEND:
 △ = Section Corner
 ■ = 1" Iron Pipe Found
 ● = #5 Rebar Found with I.D. Cap "ACLS LS77"
 ○ = #4 Rebar Set with I.D. Cap "TFLSI CLS22"
 (D) = Described In Deed
 (R) = Record - Boundary Survey
 (M) = Measured
 Bearing Basis Assumed

BENCH MARK #1:
 #5 Rebar at Southeast Corner of Subject Property on West Edge of Gravel Drive.
 Elevation: 1294.35 NAVD29

BENCH MARK #2:
 Railroad Spike in Fence Corner Post near Southeast Corner of Lot 1, "Rooneys' First Addition."
 Elevation: 1291.80 NAVD29

BENCH MARK #3:
 60d Nail in Guy Pole, 50' NW of Intersection of 87th St. S. and 87th St. W., Northeast Corner of Section 17, T29S, R1W of the 6th P.M.
 Elevation: 1291.50 NAVD29

NOTE:
 Subject to Restrictive Covenants and Conditions as described in Book 62, Page 831.

FLOOD ZONE:
 Subject property is in Zone C, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0275 A, effective June 3, 1986.

NOTE:
 Boundary Survey provided by Adolf E. Reiss, Air Capital Land Surveyors, L.S. 77, Dated November 10, 1999.

State of Kansas)
 Sedgwick County) ss

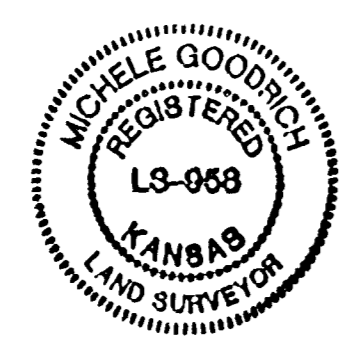
Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "LATIMER ADDITION", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The West five acres of the South 330 feet of the North 990 feet of the East Half of the Northeast Quarter of Section 17, Township 29 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the East 37 feet of the North 155 feet thereof.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich
 Michele Goodrich LS #958

June 22, 2000
 Date



FINAL PLAT OF
"LATIMER ADDITION"
 SEDGWICK COUNTY, KANSAS
 IN THE NE 1/4 OF SECTION 17, T29S, 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 to be known as "LATIMER ADDITION", Sedgwick County, Kansas. 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.

LATIMER REVOCABLE TRUST
Gary D. Latimer, Trustee
 Gary D. Latimer, Trustee
W. Jean Latimer, Trustee
 W. Jean Latimer, Trustee

State of Kansas)
 Sedgwick County) ss

This instrument was acknowledged before me this 22 day of June, 2000, by Gary D. Latimer and W. Jean Latimer, Co-Trustees of the Latimer Revocable Trust, on behalf of said Trust.

Rhonda Hoopes
 Rhonda Hoopes, Notary Public

My Commission Expires: 11-10-2001

The undersigned, mortgagee on the land being platted herein, does hereby consent to this plat of "LATIMER ADDITION", Sedgwick County, Kansas.
Sue L. Christensen
 Sue L. Christensen
 State of Kansas)
 Sedgwick County) ss

The foregoing instrument was acknowledged before me this 22 day of June, 2000 by Sue L. Christensen of Norwest Mortgage, Inc., on behalf of the mortgage company.

Margie Grimes
 Margie Grimes, Notary Public
 My Commission Expires: _____

This plat of "LATIMER ADDITION", 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, 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

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

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

TERRA TECH
 LAND SURVEYING INC.



Wichita-Sedgwick County Metropolitan Area Planning Department

June 15, 2000

Michele Goodrich
Terra Tech Land Surveying
239 N. Ohio
Wichita, KS 67214

RE: SUB 2000-36 -- One-Step Final Plat of LATIMER ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 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 June 9, 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.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

June 9, 2000

Michele Goodrich
Terra Tech Land Surveying
239 N. Ohio
Wichita, KS 67214

RE: SUB 2000-36 -- One-Step Final Plat of LATIMER ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 8, 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. Standard soil testing is required.
- 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.
- D. Access to the property is currently obtained by existing private street which also serves three other lots. The Subdivision regulations limit private streets to serving no more than three lots. However, in approving the Rooney's First Addition - located to the south of this plat - the Subdivision Committee approved this street for five total lots. A private street agreement needs to be established by separate instrument which includes these two additional lots in addition to addressing maintenance responsibilities.
- E. The applicant shall guarantee the installation of a 24-ft wide road to County standards extending from Rooney's First Addition to this plat.
- F. A turnaround will need to be established for the private street.

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- G. The 50-ft private street adjoining the plat shall be denoted.
- 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. The platting 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.

SUB 2000-36 -- One-Step Final Plat of LATIMER ADDITION

June 9, 2000

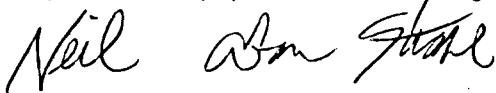
Page 3

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 available from this office.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 15, 2000, at 1:00 p.m.

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

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

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Gary D. Latimer, 8905 S. Tyler Road, Clearwater, KS 67026-9799
Linda Richardson, 15202 Willow Lane, Haysville, KS 67060
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 6/8/00)

CASE NUMBER: SUB 2000-36 -- LATIMER ADDITION

OWNER/APPLICANT: Gary D. Latimer, 8905 S. Tyler Road, Clearwater, KS 67026-9799

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

LOCATION: West of Tyler Road, South of 87th Street South

SITE SIZE: 5 Acres

NUMBER OF LOTS

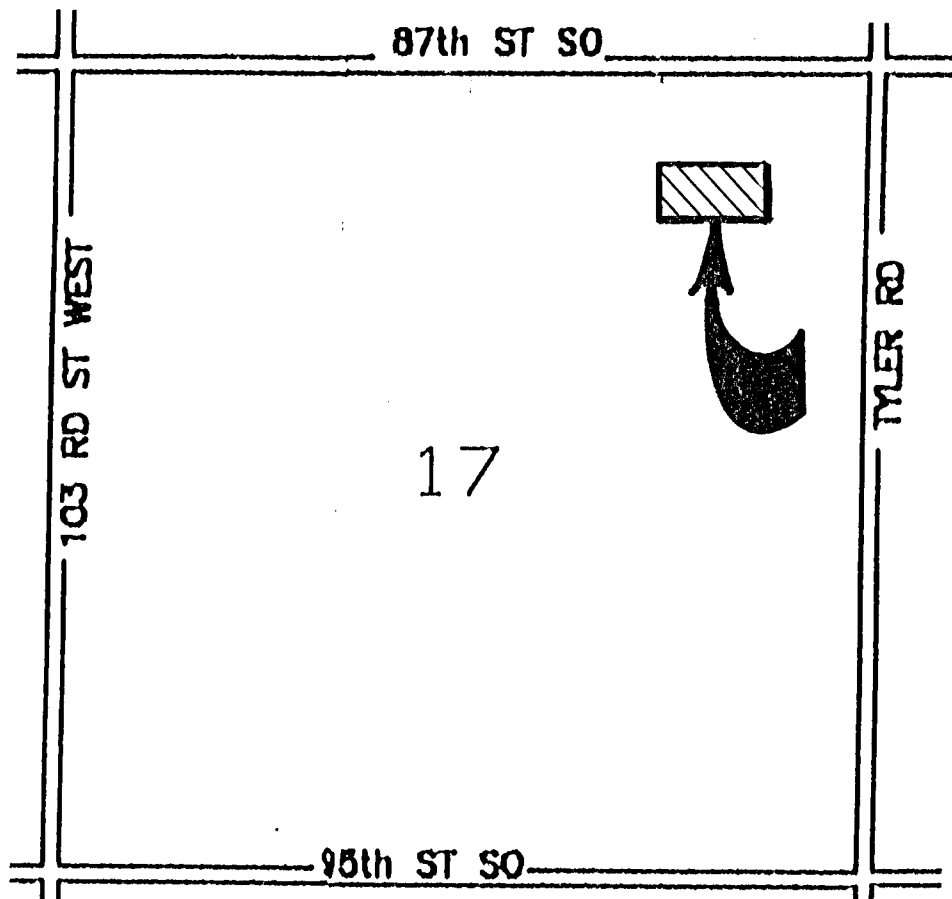
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.87 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: 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. It is located in the Clearwater Area of Influence.

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. Standard soil testing is required.
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SUB 2000-36 -- One-Step Final Plat of LATIMER ADDITION
June 15, 2000 - Page 3

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