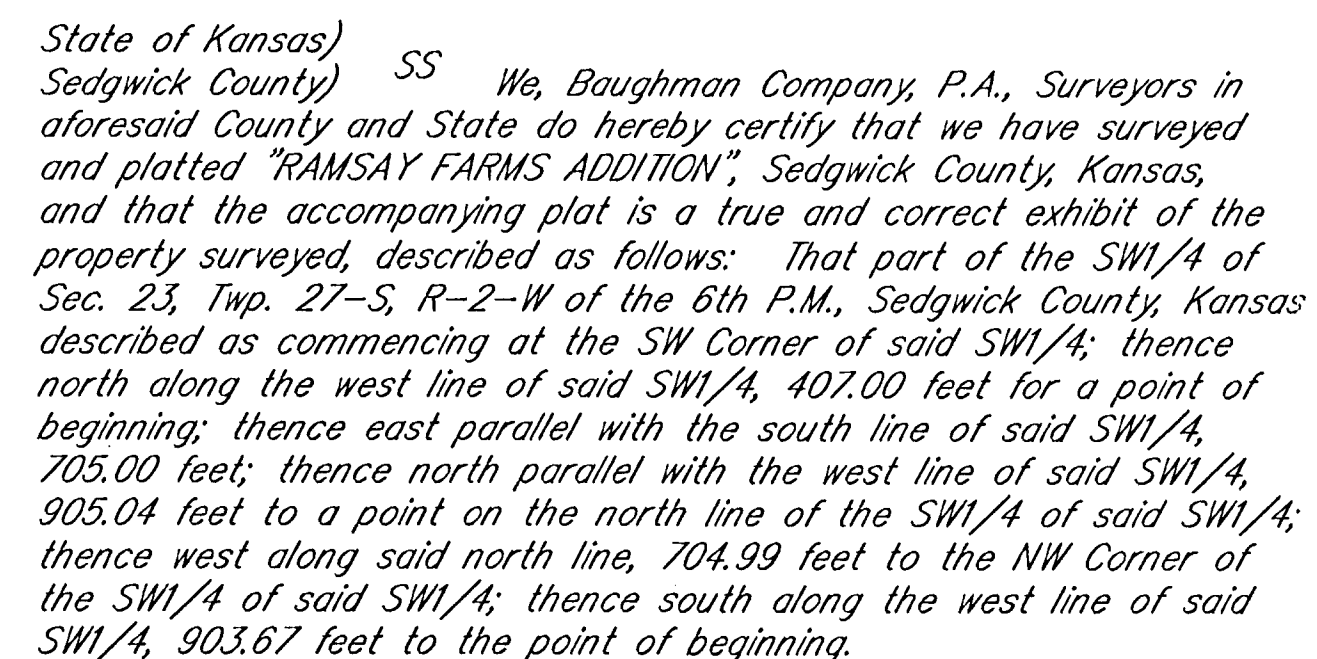


RAMSEY FARMS ADDITION



Gregory F. Severns  *2-2-91* *Surveyor*

Ramsay Farms, Inc.

Diane S. MacNair, Pres. President
Diane MacNair

My App't. Exp. 5/5/97 Philip J. Meyer Notary Public
PHILIP J. MEYER

John C. Frye Chair
John C. Frye
Marvin S. Krout Secretary
Marvin S. Krout

Bob Knight Mayor
Bob Knight

Pat Burnett City Clerk
Pat Burnett

*This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of
Sedgwick County, Kansas, this _____ day of _____, 1999*

_____, *Chairman*
Bill Hancock

_____, *Chair Pro-Tem*
Betsy Gwin

_____, *Commissioner*
Thomas G. Winters

_____, *Commissioner*
Carolyn McGinn

_____, *Commissioner*
Ben Sciortino

_____, *County Clerk*
James Alford

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

James Alford County Clerk

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 _____, 1999, at ____ o'clock ____ M; and is duly
recorded.

Bill Meek

Linda Kizzire

Deputy



Wichita-Sedgwick County Metropolitan Area Planning Department

May 15, 2000

Phil Meyer
Baughman Company, P.A.
315 Ellis
Wichita KS 67211

RE: S/D S/D 96-63 - Final Plat of Ramsay Farms Addition

On September 23, 1996, the above-referenced plat was submitted to the Planning Department for subdivision approval. According to our records, the last action on this case was the approval by the City Council on February 25, 1997. Also, according to our records, this plat has not yet been recorded with the Register of Deeds Office.

We request that you notify this office no later than June 15, 2000, if you intend to complete this case. After June 15, we will proceed to close the file.

Also, a check in the amount of \$8.00, dated February 24, 1997, is being returned to your office. If you proceed with this case, the Acknowledgement will need to also be recorded.

If you have any questions about this matter or intend to complete this case, please feel free to contact me at 268-4459.

Sincerely,

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copy to: Ramsay Farms, Inc., C/O Diane MacNair, 9103 W. 18th Street, Wichita, KS, 67212

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

November 14, 1996

Baughman Company, P.A. S/D 96-63
315 Ellis
Wichita, KS 67211

RE: S/D 96-63 - RAMSAY FARMS ADDITION - Final Plat

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 1996, 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 November 7, 1996.

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 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Attn: Diane MacNair, Ramsey Farms, Inc., 9103 West 18th Street, Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY



November 7, 1996

METROPOLITAN AREA PLANNING DEPARTMENT

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

Baughman Company, P.A. S/D 96-63
315 Ellis
Wichita, KS 67211

RE: S/D 96-63 - RAMSAY FARMS ADDITION - Final Plat

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 7, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- for San. Sew.
still looking out
into an Hy. 12.*
- Phil M. - says final plat or will send letter to app.*
- 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.

The applicant is advised that Health still needs additional information concerning the generation of wastes by this site.

- B. The applicant has submitted an "informal" redevelopment plan which indicates how this site could possibly be developed into more typical residential sized lots. That plan, however, depends on both of the lots in this plat and adjoining property not part of the area in the plat, to be involved in such a "redevelopment". The Planning Commission's approval of this plat will, therefore, imply agreement that the redevelopment plan is sufficient to satisfy the possible development of the site as an urban reserve area as noted by the Comprehensive Plan.
- C. The applicant shall submit petitions for the future extension of municipal water to serve this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by County Engineering, a cross-lot drainage agreement shall be provided for this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The plattor's text shall also note the platting of the minimum building pad elevation.

- 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. Based on the platting binder, a Phillips pipeline easement is indicated within the same quarter section as this plat. However, the plat is not indicating any such easement. The applicant's agent needs to verify the location of this easement. If this easement, setbacks, etc. in any way encumber the site, the final plat tracing shall show any such easement and/or setbacks and this plat will be subject to all standard pipeline conditions of platting. A copy of the pipeline easement shall be submitted to Planning for review and the plat file.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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, November 14, at 1:30 p.m. If you have any questions concerning this matter, please call.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

November 14, 1996

STAFF REPORT

(Final Plat Approved 11/7/96, Preliminary Plat Approved 10/10/96)

CASE NUMBER: S/D 96-63 RAMSAY FARMS ADDITION

OWNER/APPLICANT: Attn: Diane MacNair, Ramsey Farms, Inc., 9103 West 18th Street,
Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East of 151st Street West and north of Maple

SITE SIZE: 13.36 Acres

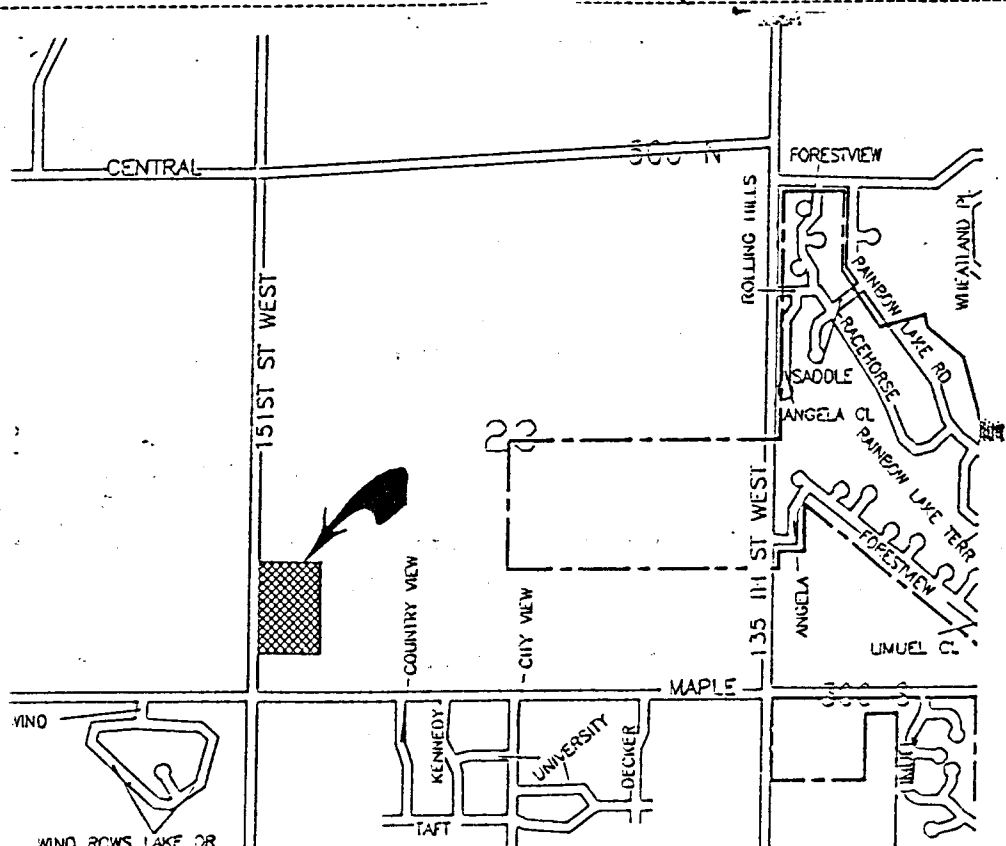
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 218,235.51 sq. ft.

CURRENT ZONING: "SF-20" (with CU-387 for a greenhouse)

VICINITY MAP:



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.
- The applicant is advised that Health still needs additional information concerning the generation of wastes by this site.
- B. The applicant has submitted an "informal" redevelopment plan which indicates how this site could possibly be developed into more typical residential sized lots. That plan, however, depends on both of the lots in this plat and adjoining property not part of the area in the plat, to be involved in such a "redevelopment". The Planning Commission's approval of this plat will, therefore, imply agreement that the redevelopment plan is sufficient to satisfy the possible development of the site as an urban reserve area as noted by the Comprehensive Plan.
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- D. The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by County Engineering, a cross-lot drainage agreement shall be provided for this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The plattor's text shall also note the platting of the minimum building pad elevation.
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this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

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- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

Larry Ross's stated reasons for voting in the negative: (1) this plat is located in the floodplain of the middle fork of the Calfskin Creek; (2) a number of questions about this plat were raised by the Health Department; and (3) opposition to waiving the requirement for paving 151st Street West.