

Diagram illustrating a section corner (a vertical line with a hook) and a scale bar. The scale bar is marked with 0', 30', 60', and 120'. Below the scale bar, the text reads: SCALE : 1" = 60'.

BASIS OF BEARINGS ASSUMED

LEGEND

- Δ - SECTION CORNER
- ▮ - deed distance
- CM - measured distance
- - 3/4" iron pipe found
- - capped rebar set

A tract of land in the Southeast one quarter (1/4) of Section 22, Township 28 South, Range 1 West of the 6th Principle Meridian in Sedgwick County, Kansas; More particularly described as beginning at the Southeast corner of the Southeast quarter; Thence West along the South line of said quarter 741 feet to the centerline of the railroad; Thence Northeast along said centerline to the East line of the Southeast quarter; Thence South along said East line 102655 feet to the point of beginning. Except for road and railroad right-of-way.

I, William R. Abbott, a Licensed Land Surveyor in the State of Kansas, do hereby certify that we have surveyed and platted "Waco Township Addition" and that the accompanying plat and legal description is a true and correct exhibit of the land described.

A circular professional seal for a land surveyor. The outer ring contains the text "WILLIAM R. ABBOTT" at the top and "KANSAS LAND SURVEYOR" at the bottom. Inside this ring is a smaller circle with the word "LICENSED" at the top and the license number "LS-1207" in the center. The seal has a decorative, rope-like border.

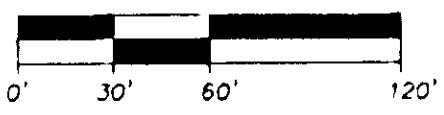
Lot 1 Block 1 Waco Township Addition
to have one entrance on 55th Street
and one entrance on Hoover Road.

WACO TOWNSHIP ADDITION

IN SEDGWICK COUNTY, KANSAS



SCALE : 1" = 60'



BASIS OF BEARINGS ASSUMED

LEGEND

- Δ - SECTION CORNER
- D - Deed distance
- CH - measured distance
- - 3/4" iron pipe found
- O - capped return set

DESCRIPTION

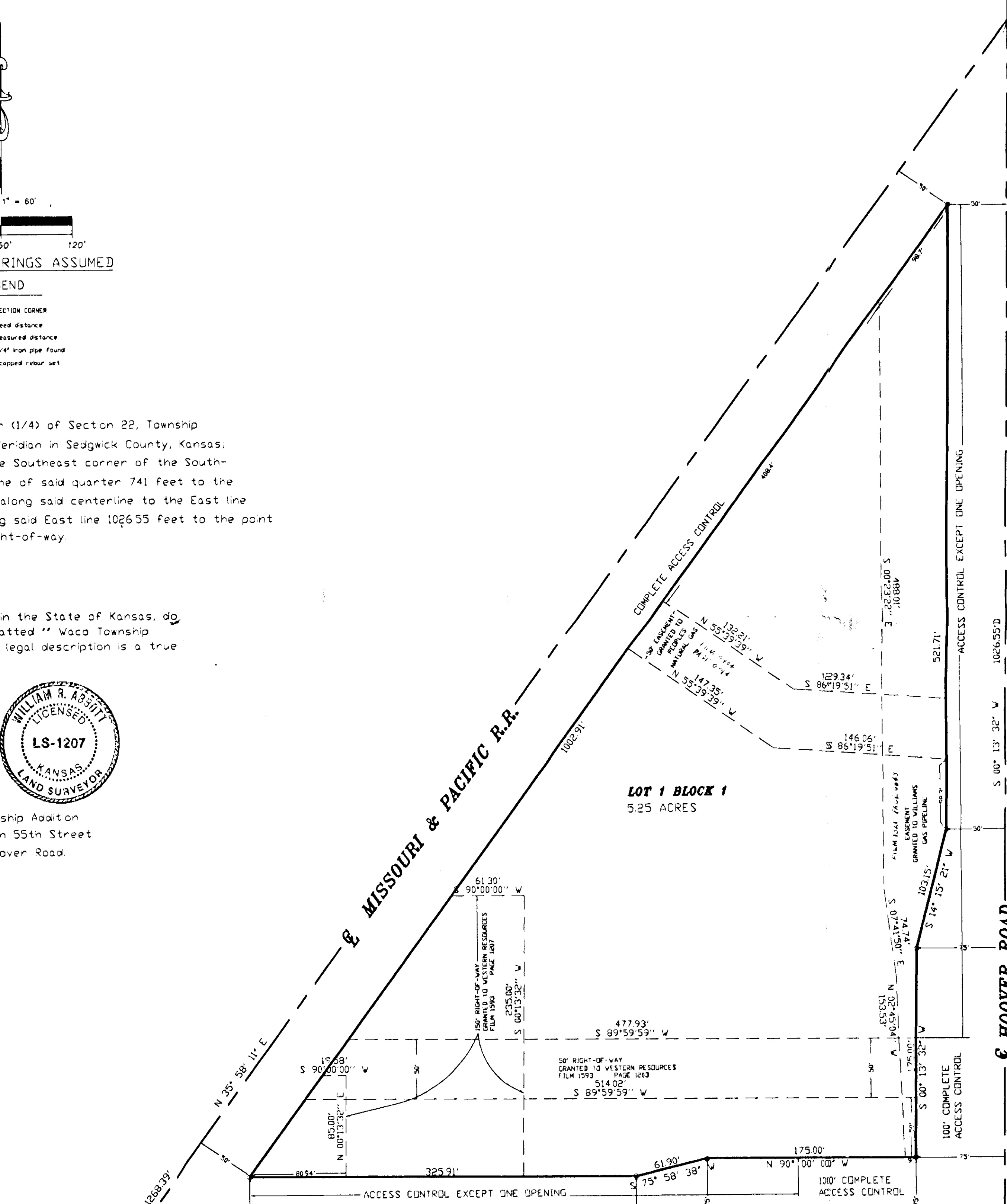
theast one quarter (1/4) of Section 22, Township
the 6th Principle Meridian in Sedgwick County, Kansas;
as beginning at the Southeast corner of the South-
along the South line of said quarter 741 feet to the
Thence Northeast along said centerline to the East line
Thence South along said East line 1026.55 feet to the point
road and railroad right-of-way.

sed Land Surveyor in the State of Kansas, do
ve surveyed and platted " Waco Township
companying plat and legal description is a true
land described.

Surveyor

WILLIAM R. ABSTITT
LICENSED
LS-1207
KANSAS
LAND SURVEYOR

Block 1 Waco Township Addition
ive one entrance on 55th Street
one entrance on Hoover Road.



MISSOURI & PACIFIC R.R.

LOT 1 BLOCK 1
5.25 ACRES

55TH STREET SOUTH

HOOVER ROAD

SECTION LINE

POINT OF BEGINNING
FOUND 5/8" IRON PIPE
SE COR. SEC. 1/4
SEC. 22, T. 6S., R. 14E.

Larry T Thome
Larry Thome

Jerry Silbers
Jerry Silbers

Larry Good
Larry Good

The foregoing instrument was acknowledged before me this 2nd day of Feb, 1999 by Waco Township, Board Members: Larry Thome, Jerry Silvers and Larry Good.

Joan Fleming, Notary Public
My Appointment expires 5-16-99

This plat of "Waco Township Addition" and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this _____ day of _____, 1999.

Any previous easements and other public right-of-ways (not shown) are hereby vacated in accordance with KSA 12-512(b).

ATTEST:

James Alford
County Clerk

Bill Hancock Chairman- Second District

Betsy Gwin Chair Pro-ten- First District

Thomas G. Winters Commissioner-Third District

Carolyn McGinn Commissioner-Fourth District

Ben Sciortino Commissioner-Fifth District

(Seal)

This plat of "Waco Township Addition", an addition to Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, on this _____ of _____, 1999.

By William M. Johnson Chairman
Marvin Krout Secretary

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

James Alford County Clerk

State of Kansas)
County of Sedgwick) 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.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzine

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

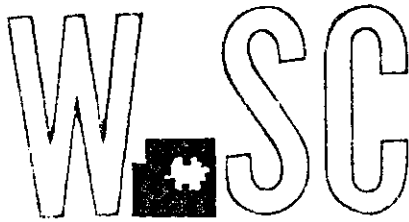
Bob Knight Mayor

Pat Burnett City Clerk

PREPARED BY
ABBOTT SURVEYS, PLANNING & CIVIL DESIGN

final trans
3-12-9

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

December 18, 1998

Bill Abbott Surveying
16418 W. 51st Street South
Clearwater, KS 67215

RE: S/D 98-111-- One-Step Final Plat of WACO TOWNSHIP ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 17, 1998, 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 December 9, 1998.

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.



S/D 98-111 -- One-Step Final Plat of WACO TOWNSHIP ADDITIO...

December 18, 1998

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

Sincerely,

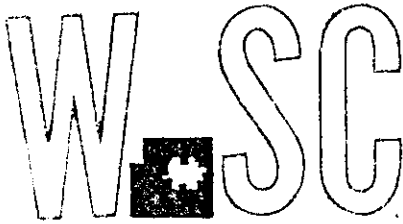
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Waco Township, 10223 W. 39th Street, Wichita, KS 67215
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

WICHITA — SEDGWICK COUNTY



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December 11, 1998

Bill Abbott Surveying
16418 W. 51st Street South
Clearwater, KS 67215

RE: S/D 98-111-- One-Step Final Plat of WACO TOWNSHIP ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 10, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

- 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 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. The final plat shall denote access controls along perimeter streets. Distances should be shown for all segments of access control. The dedication of access controls shall also be referenced in the plat's text. County Engineering shall comment on the need for complete access control from the railroad right-of-way and from the 60-ft right-of-way denoted along the southeastern portion of the plat. County Engineering has approved one opening on each perimeter street. County Engineering has approved the vacation of the right-of-way in the southeastern portion of the plat, along with a major intersection right-of-way.

- E. The dedication of additional right-of-way for adjoining streets should be referenced in the plat's text.
- F. 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.
- G. 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.
- H. The applicant needs to revise the legal description to accurately portray the land being platted. The distances on the drawing must correlate with those in the legal description.
- I. The MAPC signature block needs to be revised to read, "William M. Johnson, Chairman" and "Marvin S. Krout, Secretary".
- J. The County Commissioners certification needs to be added along with the names of the five Commissioners.
- K. Since the site is within three miles of the City Limits of Wichita, the City Council signature block needs to be included containing the signatures of the City Clerk and Mayor.
- L. 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.
- M. 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.)
- N. 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.
- O. 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.

December 11, 1998

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- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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.

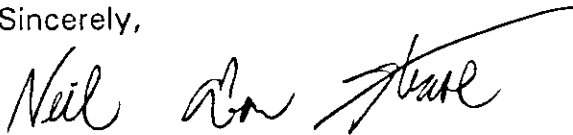
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, December 17, 1998, at 1:30 p.m.

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

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

Enclosure: Marked Copy of Plat

Copies to: Waco Township, 10223 W. 39th Street, Wichita, KS 67215
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 12/10/98)

CASE NUMBER: S/D 98-111 - WACO TOWNSHIP ADDITION

OWNER/APPLICANT: Waco Township, 10223 W. 39th, Wichita, KS 67215

SURVEYOR/ENGINEER: Abbott Surveys, 16418 W. 51st St. South, Clearwater, KS 67026

LOCATION: North side of 55th St. South, West side of Hoover

SITE SIZE: 5.6 acres

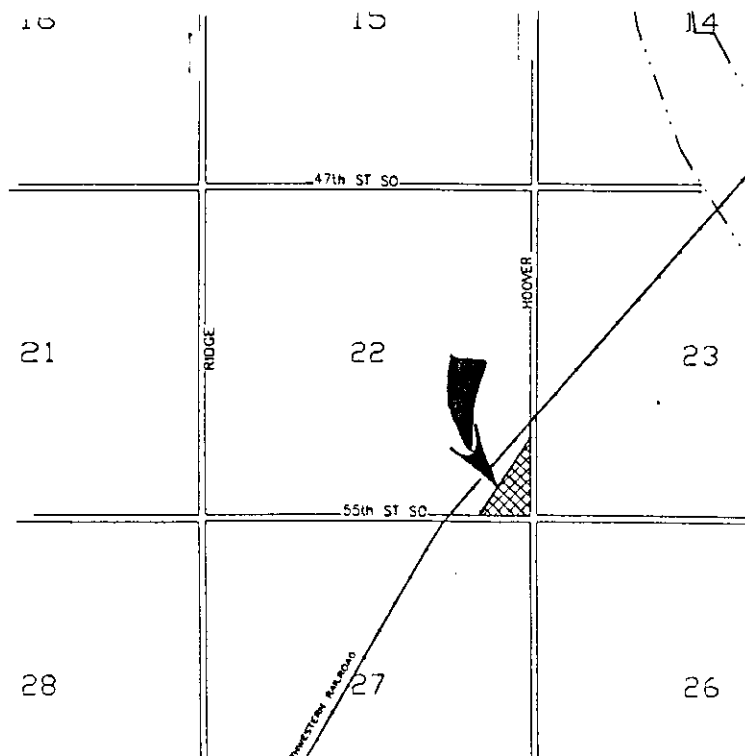
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	<u>1</u>

MINIMUM LOT AREA: 4.87 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP

Note: This site is located in the County within three miles of Wichita's City limits. This site is located in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan.

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 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.
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S/D 98-111 -- One-Step Final Plat of WACO TOWNSHIP ADDITION
December 17, 1998 - Page 4

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