LEGAL DESCRIPTION

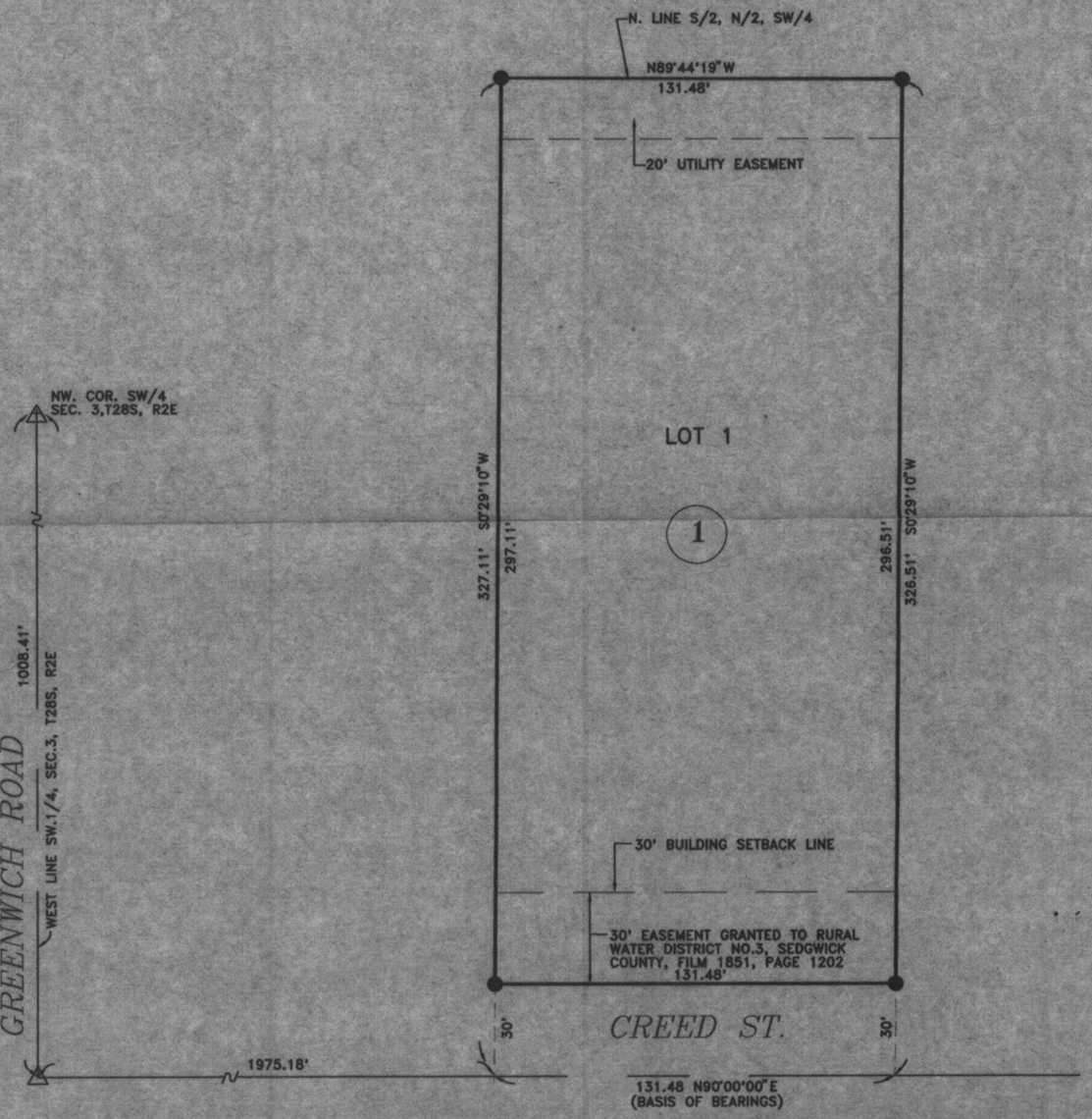
The west 131.48 feet of the east 657.41 feet of the south half of the north half of the southwest quarter of Section 3, Township 28 South, Range 2 East, of the 6th P.M., Sedgwick County, Kansas, except the south 336.13 feet thereof, and subject to an easement for road purposes on the south 30 feet thereof.

STATE OF KANSAS }
COUNTY OF SEDGWICK } ss

I, Robert G. Previtera, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

Robert G. Previtera LS#1146 — DATE January 7, 1999

ROBERT G. PREVITERA LICENSED LS-1146 KANSAS LAND SURVEYOR



FINAL PLAT
THEY MADE ME PLAT ADDITION
SEDGWICK COUNTY, KANSAS
1998

SCALE: 1" = 40'

LEGEND
● = MONUMENT

PREPARED BY:
REISS & GOODNESS ENGINEERS

Know all men by these presents that Franklin D. Flynn and Lajuana J. Flynn, Husband and Wife, have caused the tract of land as set forth in the Legal Description to be surveyed and platted into a lot and a street to be known as They Made Me Plat Addition, Sedgwick County, Kansas. Streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for utility construction and maintenance.

FRANKLIN D. FLYNN
Lajuana J. Flynn
LAJUANA J. FLYNN

STATE OF KANSAS }
COUNTY OF SEDGWICK } ss

The foregoing instrument was acknowledged before me this 6th day of January 1999 by Franklin D. Flynn and Lajuana J. Flynn, Husband and Wife.

Rose Mary Saunders, Notary Public

My Appointment Expires: 07-29-2001.

ROSE MARY SAUNDERS Notary Public - State of Kansas My Appt. Expires 07-29-01

We, the Rose Hill State Bank, holders of a mortgage on the above described property, do hereby consent to the plat of They Made Me Plat Addition, Sedgwick County, Kansas.

Brian Davidson, Assistant Vice-President
BRIAN DAVIDSON

The foregoing instrument was acknowledged before me this 6th day of January, 1999, by Brian Davidson, Assistant Vice-President, on behalf of the Rose Hill State Bank.

Denise L. Smith, Notary Public

My Appointment Expires: 11-2-00.

DENISE L. SMITH Notary Public - State of Kansas My Appt. Expires 11-2-00

This plat of They Made Me Plat 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 _____, 1998.

_____, Chairman
WILLIAM M. JOHNSON

_____, Secretary
MARVIN S. KROUT

This plat has been approved and accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1999.

_____, Mayor
BOB KNIGHT

_____, City Clerk
PAT BURNETT

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

_____, Commissioner
CAROLINE McGINN

_____, ~~Commissioner~~ Chairman
BILL HANCOCK

_____, ~~Commissioner~~ Chair Pro Tem
BETSY GWIN

_____, Commissioner
THOMAS G. WINTERS

_____, Commissioner
BEN SCIORTINO

ATTEST:

_____, County Clerk
JAMES ALFORD

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

_____, County Clerk
JAMES ALFORD

STATE OF KANSAS }
COUNTY OF SEDGWICK } 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 _____, 1999.

_____, Register of Deeds
BILL MEEK

_____, Deputy
LINDA KIZZIRE

Filed tracing received 1-26-99

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

December 18, 1998

Robert Previtera
Reiss and Goodness Engineers
2160 W 21st Street
Wichita, KS 67214

RE: S/D 98-103 -- One-Step Final Plat of THEY MADE ME PLAT 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.

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

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Franklin D. and Lajuana J. Flynn, 3232 S. Clifton, #704, Wichita, KS 67216
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

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

December 11, 1998

Robert Previtera
Reiss and Goodness Engineers
2160 W 21st Street
Wichita, KS 67214

RE: S/D 98-103 -- One-Step Final Plat of THEY MADE ME PLAT 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 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. The plat indicates that the site is served by the Sedgwick County Rural Water District #3.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 drainage plan is approved.***

E. Dashed lines should indicate the south line of the utility easement.

F. The MAPC Chairman needs to be revised to read, "William M. Johnson".

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 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. 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.

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

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

N. 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.

O. 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

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Franklin D. and Lajuana J. Flynn, 3232 S. Clifton, #704, Wichita, KS 67216
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. 4-11
December 17, 1998

STAFF REPORT
(One-Step Final Plat Approved 12/10/98)

CASE NUMBER: S/D 98-103 - THEY MADE ME PLAT ADDITION

OWNER/APPLICANT: Franklin D. Flynn, LaJuana J. Flynn, 3232 S. Clifton, #704, Wichita, KS 67216

SURVEYOR/ENGINEER: Reiss & Goodness Engineers, Attn: Robert Previtera, 2160 W. 21st St., Wichita, KS 67203

LOCATION: North of 31st St. South, East of Greenwich Road

SITE SIZE: .9 acres

NUMBER OF LOTS

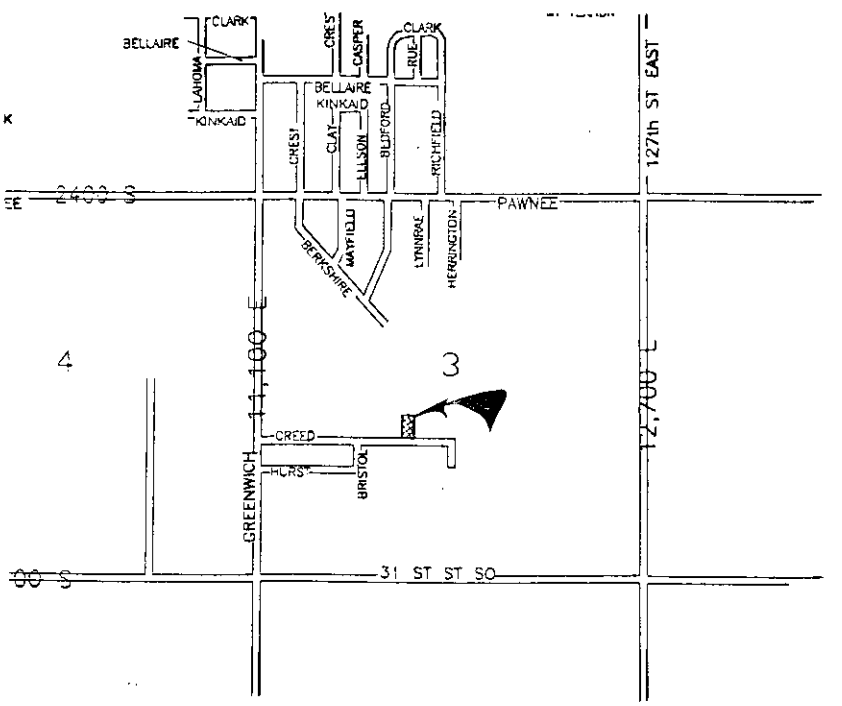
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: .9 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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

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. The plat indicates that the site is served by the Sedgwick County Rural Water District #3.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.

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D. **County Engineering** needs to comment on the status of the applicant's drainage plan.***The drainage plan is approved.***

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F. The MAPC Chairman needs to be revised to read, "William M. Johnson".

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