

first filing
2-26-99

SEABURN ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County)

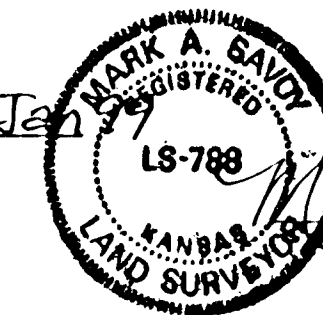
We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "SEABURN ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of Government Lot 9 in the SW1/4 of Sec. 30, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the S.E. Corner of said Lot 9; thence S90°W, along the south line of said Lot 9, 319.81 feet to the S.W. Corner of Womer's Sherwood Glen, Sedgwick County, Kansas, for a place of beginning; thence N00°E, along the west line of said Womer's Sherwood Glen, 180 feet to the S.E. Corner of Lot 1, Block 2, Womer's Sherwood Glen Second, Wichita, Sedgwick County, Kansas; thence N90°W, along the south line of said Lot 1, 134 feet to the south corner common to Lots 1 and 2 in said Block 2; thence N38°44'30"W, along the southwesterly line of Lots 2 and 3, in said Block 2, 214.16 feet; thence S05°24'00"E, 193.75 feet; thence S51°07'00"E, 165.50 feet; thence S00°W, 80.06 feet to the south line of said Lot 9; thence N90°E, along the south line of said Lot 9, 120.96 feet to the place of beginning, except the south 50 feet thereof dedicated for street.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 28 Jan



Mark A. Savoy, P.A.S. #18788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, to be known as "SEABURN ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the Public. Access Control is hereby granted to the appropriate governing body as indicated on the face of the plat. The minimum pad elevation is as shown on the face of the plat.

Gary R. Seaburn

Peggy L. Seaburn

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 1st day of February, 1999, by Gary R. Seaburn and Peggy L. Seaburn, his wife.

Linda B. Hamby, Notary Public

My App't. Exp. 10-30-99

This plat of "SEABURN ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of ____, 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson, Chairman

Marvin S. Krout, Secretary

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

Bob Knight, Mayor

Pat Burnett, City Clerk

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

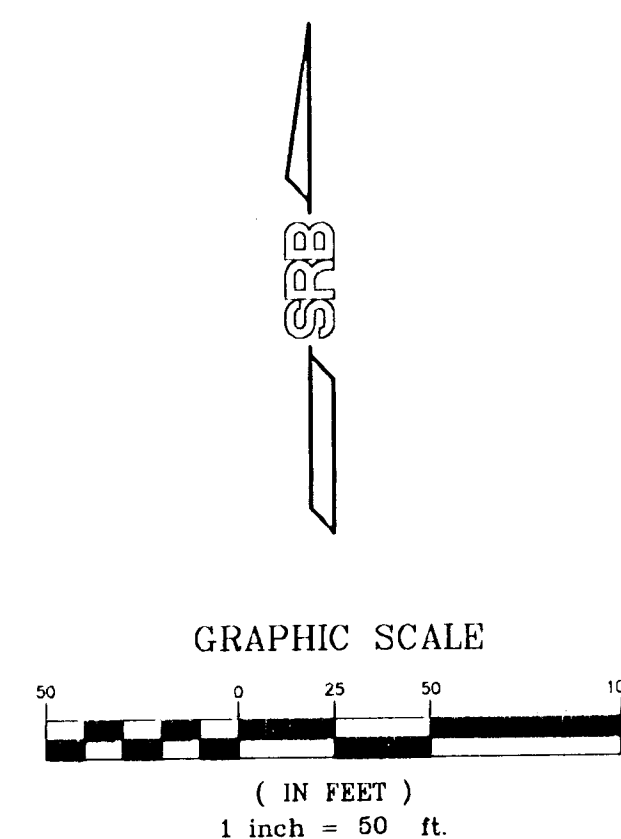
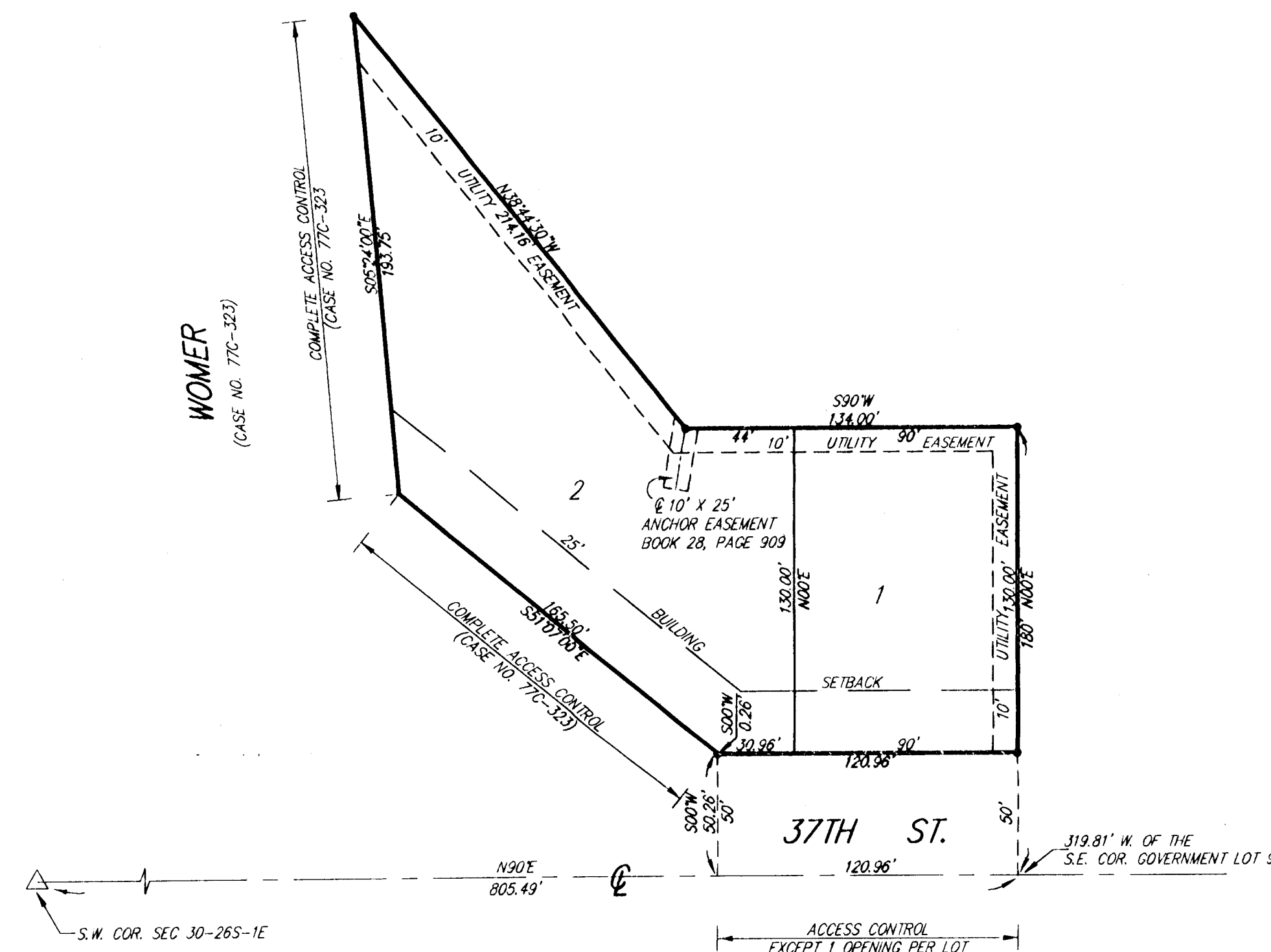
James Alford, County Clerk

State of Kansas) SS
Sedgwick County)

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, Register of Deeds

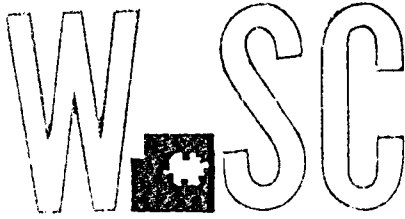
Linda Kizzire, Deputy



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
LOT NO.	ELEVATION (City Datum)	ELEVATION (N.G.V.D.)
1 & 2	136.6	132.4

BENCH MARK: City of Wichita Std. Disc.
N.E. Cor. traffic signal light base
N.W. Cor. of intersection of Womer & 37th St.
Elev. = 136.68 (City Datum)

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

January 29, 1999

Savoy, Ruggles & Bohm
Attn: Mark Savoy
924 N. Main
Wichita, KS 67203

RE: S/D 99-4 -- One-Step Final Plat of SEABURN ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 28, 1999, 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 22, 1999.

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, AICP
Senior Planner, Current Plans Division

S/D 99-4 -- One-Step Final Plat of LABURN ADDITION

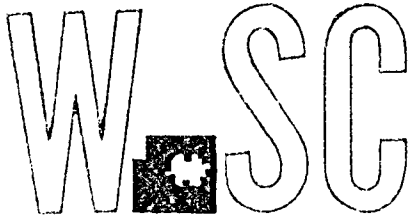
January 29, 1999

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NES:ch

Copies to: Gary R. Seaburn, 3104 Taft, Wichita, KS 67203
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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January 22, 1999

Savoy, Ruggles & Bohm
Attn: Mark Savoy
924 N. Main
Wichita, KS 67203

RE: S/D 99-4 -- One-Step Final Plat of SEABURN ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 21, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. Existing municipal services are available to serve this site. City Engineering needs to verify if any other additional guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. Minimum building elevations are required. No guarantees are needed.
- D. It appears that the appropriate name for the street labeled as "K-96 Highway" would be Womer. City Fire should verify this street name. Womer is the correct street name.
- E. The plat denotes complete access control along Womer (denoted as K-96 on the plat) and one opening per lot along 37th St. North. City Engineering needs to comment on the acceptability of these access controls, and the need for any minimum distance required between access openings. The access controls are acceptable.
- F. 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.



- G. The plattors text should reference the year "1999."
- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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.

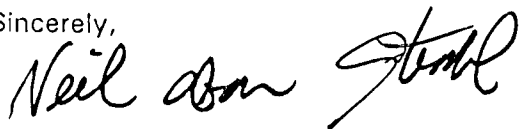
The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 28, 1999, 1:30 p.m.

S/D 99-4 -- One-Step Final Plat of SEABURN ADDITION
January 22, 1999
Page 3

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

Sincerely,

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

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:ch

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Enclosure: Marked Copy of Plat

Copies to: Gary R. Seaburn, 3104 Taft, Wichita, KS 67203
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 1/21/99)

CASE NUMBER: S/D 99-4 - SEABURN ADDITION

OWNER/APPLICANT: Gary R. Seaburn, 3104 Taft, Wichita, KS 67203

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Attn: Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: East of Meridian, North side of 37th St. North

SITE SIZE: .82 acres

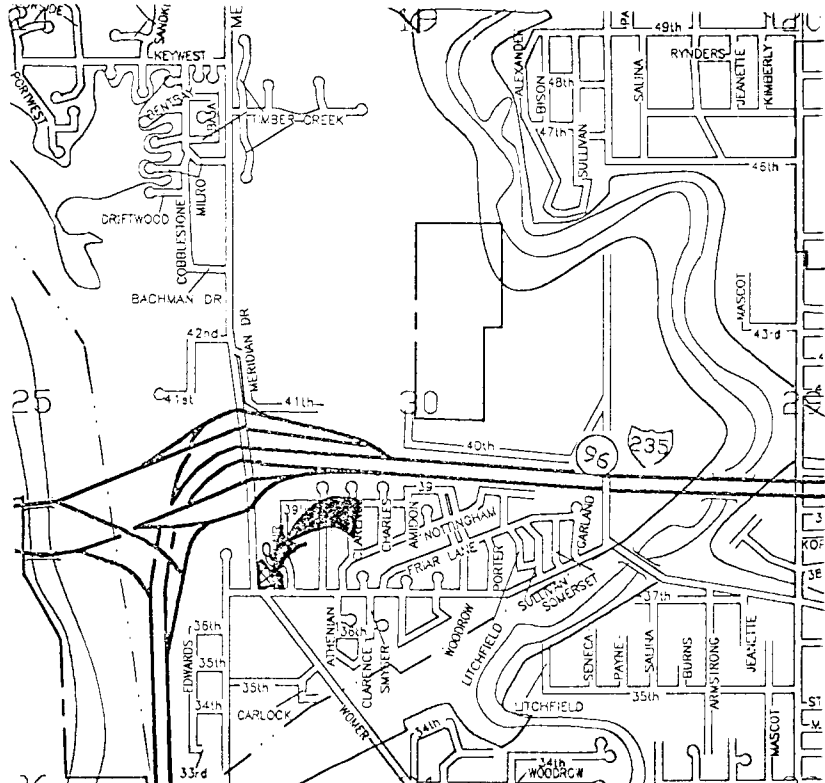
NUMBER OF LOTS

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

MINIMUM LOT AREA: 11,700 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP

Note: This is an unplatted site located within the City of Wichita.

STAFF COMMENTS:

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- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. Minimum building elevations are required. No guarantees are needed.
- D. It appears that the appropriate name for the street labeled as "K-96 Highway" would be Womer. City Fire should verify this street name. Womer is the correct street name.
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