LEARMONT ADDITION
TO SEDGWICK COUNTY, KANSAS

LEGAL DESCRIPTION

The South 1313.75 feet of the West Half of the Southwest Quarter of Section 20, Township 29 South, Range 1 West of the 6th P.M. except the West 658.6 feet thereof, all in Sedgwick County, Kansas. Said tract containing 19.87 Acres, more or less, subject to existing Road Right-of-Way on the South.

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

William R. Abbott Surveyor
William R. Abbott, L.S.#1207

Filed tracing
Issued
5-27-99

BASIS OF BEARINGS ASSUMED

△ - Section Corner Found
● - 1/2" rebar with cap #1207 set

BENCHMARK

RR SPIKE IN PP
14" WEST OF SW PROPERTY PIN
EL. = 1269.59'

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map,Community Panel No. 200321 0275 A which bears an effective date of JUNE 3, 1986 and is not in a Special Flood Hazard Area.
No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

NOTE

The contingent Right-of-Way herein granted to the appropriate governing body then having jurisdiction over said connecting streets and upon subdivision of either or both Lots 1 and 2 with the consent of both Lots 1 and 2 Learmont Addition.

Know all men by these presents that we, the undersigned, have caused the land described in the legal description to be platted into a lot and a block, to be known as "Learmont Addition" an Addition to Sedgwick County, Kansas. All right-of-ways shown are hereby dedicated to and for the use of the public.

J. Bruce Learmont
J. Bruce Learmont

Marilyn Learmont
Marilyn Learmont

State of Kansas)
County of Sedgwick) ss

State of Kansas)
County of Sedgwick) ss

The foregoing instrument was acknowledged before me this 14 day of May, 1999 by J. Bruce Learmont and Marilyn Learmont.

Sherilyn Ward Notary Public

My Appointment expires [illegible]

SHERILYN WARD
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. [illegible]

COUNTY COMMISSIONERS CERTIFICATE

This plat of "Learmont 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

(Seal)

_____ Chairman-Second District
Bill Hancock

_____ Chair Pro-tem-First District
Betsy Gwin

_____ Commissioner-Third District
Thomas G. Winters

_____ Commissioner-Fourth District
Carolyn McGinn

_____ Commissioner-Fifth District
Ben Sciortino

PLANNING COMMISSION CERTIFICATE

This plat of "Learmont Addition", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, this _____ day of _____, 1999.

Wichita-Sedgwick County Metropolitan Area
Planning Commission

By _____ Chairman
William M. Johnson

(Seal)

_____ Secretary
Marvin Krout

TRANSFER RECORD

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

_____ County Clerk
James Alford

REGISTER OF DEEDS CERTIFICATE

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 Kizzire

PREPARED BY:
ABBOTT SURVEYS,
PLANNING & CIVIL DESIGN

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

March 12, 1999

Abbott Surveys, Planning, and Civil Design
16418 W. 51st Street South
Wichita, KS 67026

RE: S/D 99-9 -- One-Step Final Plat of LEARMONT ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 11, 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 March 5, 1999. Please note that Item "E" should reference Lot 1, not Lot 2.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: J. Bruce and Marilyn Learmont, 10006 W. 103rd Street So., Clearwater, KS 67026
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

March 5, 1999

Abbott Surveys, Planning, and Civil Design
16418 W. 51st Street South
Wichita, KS 67026

RE: S/D 99-9 -- One-Step Final Plat of LEARMONT ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 4, 1999, 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. A 70-ft contingent dedication of right-of-way may be platted on the common line between Lots 1 and 2, to allow for future division of the northern portion of the site. A turnaround would also be recommended.

E. Access controls need to be dedicated on the face of the plat and referenced in the plattor's text. The access to Lot 2 shall be limited to an opening within the contingent right-of-way.

F. The Planning Commission signature block needs to include a date of approval.

G. The owner's signature block needs to be revised to indicate that the site is in the ownership of the party denoted in the platting binder.

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 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.)

J. 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.

K. 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.

L. 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.

M. 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.

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

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

P. The representatives from the <u>utility companies</u> should be prepared to comment on the need for any additional utility easements to be platted on this property.

Q. 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, March 11, 1999, at 1:30 p.m.

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

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: J. Bruce and Marilyn Learmont, 10006 W. 103rd Street So., Clearwater, KS 67026
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. 2-7
March 11, 1999

STAFF REPORT
(One-Step Final Plat Approved 3/4/99, Deferred from 2/18/99)

CASE NUMBER: S/D 99-9 - LEARMONT ADDITION

OWNER/APPLICANT: J. Bruce and Marilyn Learmont, 10006 W. 103rd St. South, Clearwater, KS 67026

SURVEYOR/ENGINEER: Abbott Surveys, Planning, and Civil Design, 16418 W. 51st St. South, Wichita, KS 67026

LOCATION: East of 103rd St. West, on the north side of 103rd St. South

SITE SIZE: 19.12 acres

NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 9.56 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.***

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. A 70-ft contingent dedication of right-of-way may be platted on the common line between Lots 1 and 2, to allow for future division of the northern portion of the site. A turnaround would also be recommended.

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