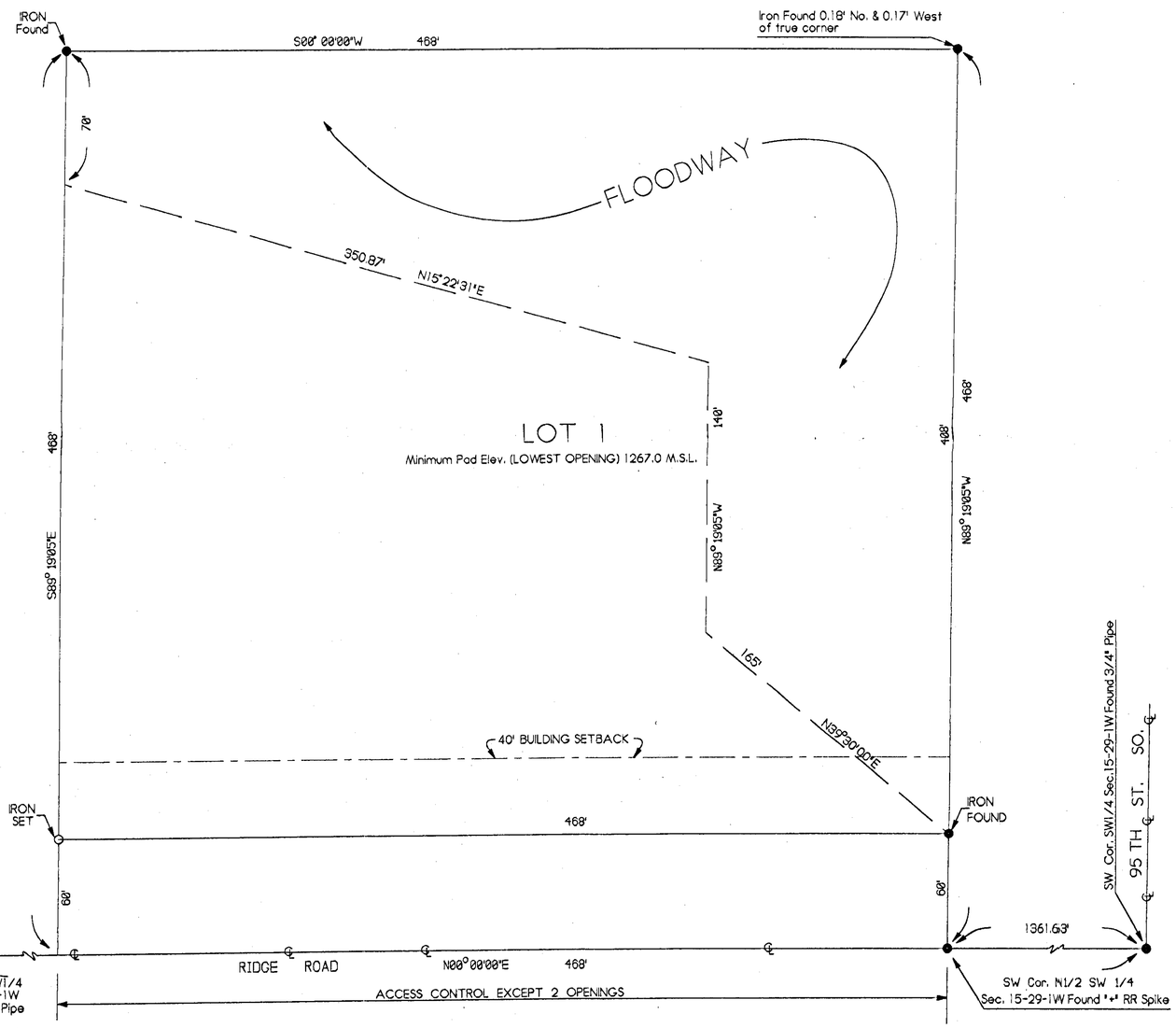
final received 1-25-99

FINAL PLAT

DORNER ESTATE

AN ADDITION TO SEDGWICK COUNTY, KANSAS

Sec. 15-29-1W



STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHELE GOODRICH, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 7th DAY OF January, 1999, I HAVE CAUSED TO BE SURVEYED AND PLATTED DORNER ESTATE, AN ADDITION TO SEDGWICK COUNTY, KANSAS INTO A LOT, STREET, AND A FLOODWAY THE SAME BEING DESCRIBED AS:
PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, T29S, R1W OF THE 6 P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 468.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTH HALF OF SAID SOUTHWEST QUARTER, 468.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 468.00 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF SAID SOUTHWEST QUARTER, 468.00 FEET TO THE POINT OF BEGINNING.

STATE OF KANSAS MICHELE GOODRICH 958 REGISTERED LAND SURVEYOR

MICHELE GOODRICH R.L.S. NO. 958

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT, STREET, AND FLOODWAY. THE SAME TO BE KNOWN AS DORNER ESTATE, AN ADDITION TO SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

A MINIMUM BUILDING PAD ELEVATION (LOWEST OPENING) OF 1267.0 M.S.L. IS HEREBY ESTABLISHED FOR LOT 1, "DORNER ESTATE".

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM RIDGE ROAD OVER AND ACROSS THE WEST LINE OF THIS PLAT IS HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT LOT 1 SHALL HAVE TWO (2) OPENINGS TO RIDGE ROAD. SAID OPENINGS TO BE DETERMINED BY THE APPROPRIATE ENGINEER.

THAT PORTION OF THE FLOODWAY RESERVE AGREEMENT WITHIN THE ABOVE DESCRIBED TRACT AS RECORDED ON FILM 470, PAGE 571, IS HEREBY VACATED AND REPLATTED IN ACCORDANCE WITH K.S.A. 12-512(b) AMENDED.

THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOT 1 UNTIL SUCH TIME AS THE APPROPRIATE PUBLIC AUTHORITY ELECTS TO ASSUME RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT TO THE FLOODWAY; PROVIDED FURTHER THAN NO BUILDING(S) SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL, OR ANY OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE APPROPRIATE ENGINEER.

OWNERS:

RANDAL L. DORNER

SANDRA J. DORNER

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1998, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME RANDAL L. DORNER AND SANDRA J. DORNER, HUSBAND AND WIFE, PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THEIR OWN VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY APPONTMENT EXPIRES: _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA - SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 13th. DAY OF AUGUST, 1998.

_____, CHAIRMAN
RICHARD LOPEZ

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTEDBY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS. DATED THIS _____ DAY OF _____, 1999.

_____, CHAIRMAN
MARK F. SCHROEDER

_____, CHAIRMAN PROTEM
PAUL W. HANCOCK

_____, COMMISSIONER
BETSY GWIN

_____, COMMISSIONER
THOMAS G. WINTERS

_____, COMMISSIONER
MELODY C. MILLER

ATTEST: _____, COUNTY CLERK
JAMES ALFORD

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1999.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1999.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

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

August 13, 1998

Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

S/D 98-80 - Final Plat of DORNER ESTATE

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 13, 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 August 7, 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 five (5) 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 Deparment detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Randal L. & Sandra J. Dorner, P. O. Box 404, Haysville, KS 67060
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 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

August 7, 1998

Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

S/D 98-80 - One-Step Final Plat of DORNER ESTATE

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 6, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

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. Health Department should indicate if any special conditions are required for the lot which is presently restricted in its buildable area by a floodway reserve. ***Health Department approval is needed before release of the plat for consideration by County Commissioners.***

   The size of the lot (4.4 acres) does not meet the 4.5 acre requirement for one-lot single family subdivisions utilizing sewage lagoons. ***The Subdivision Committee approved a modification to the 4.5 acre standard.***

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. ***County Engineering requests that a floodway reserve be platted.***

D. County Engineering needs to comment on the acceptability of access controls. The plat denotes two access openings along Ridge Road. ***The access controls are acceptable.***

E. The building setback should be increased to 40 feet to conform with Zoning regulations (County road setback).

F. 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.)

G. 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.

H. 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.

I. 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.

J. 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.

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

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

M. 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.

N. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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 plat*** is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 13, 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\lfb

Enclosure: ***Marked Copy of plat***

cc: Randal L. & Sandra J. Dorner, P. O. Box 404, Haysville, KS 67060
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

AGENDA ITEM NO. 1-7.

METROPOLITAN AREA PLANNING COMMISSION

August 13, 1998

STAFF REPORT

(One-Step Final Plat-Approved 08/06/98)

CASE NUMBER: S/D 98-80 - DORNER ESTATE

OWNER/APPLICANT: Randal L. and Sandra J. Dorner, P.O. Box 404, Haysville, KS 67060

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 239 N. Ohio, Wichita, KS 67214

LOCATION: North of 95th St. South, East side of Ridge Road

SITE SIZE: 5.0 acres

NUMBER OF LOTS

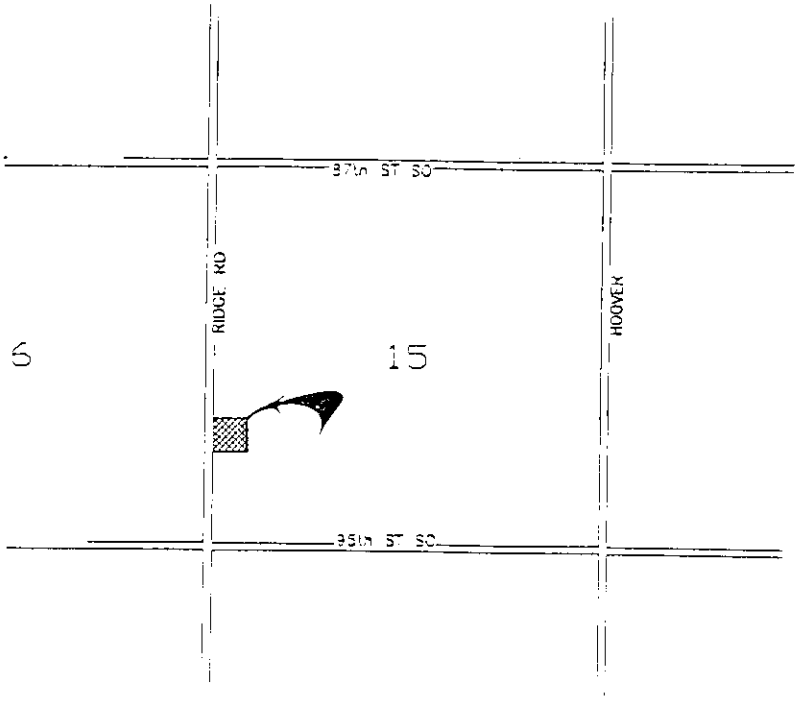
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.4 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.

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. Health Department should indicate if any special conditions are required for the lot which is presently restricted in its buildable area by a floodway reserve. ***Health Department approval is needed before release of the plat for consideration by County Commissioners.***

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