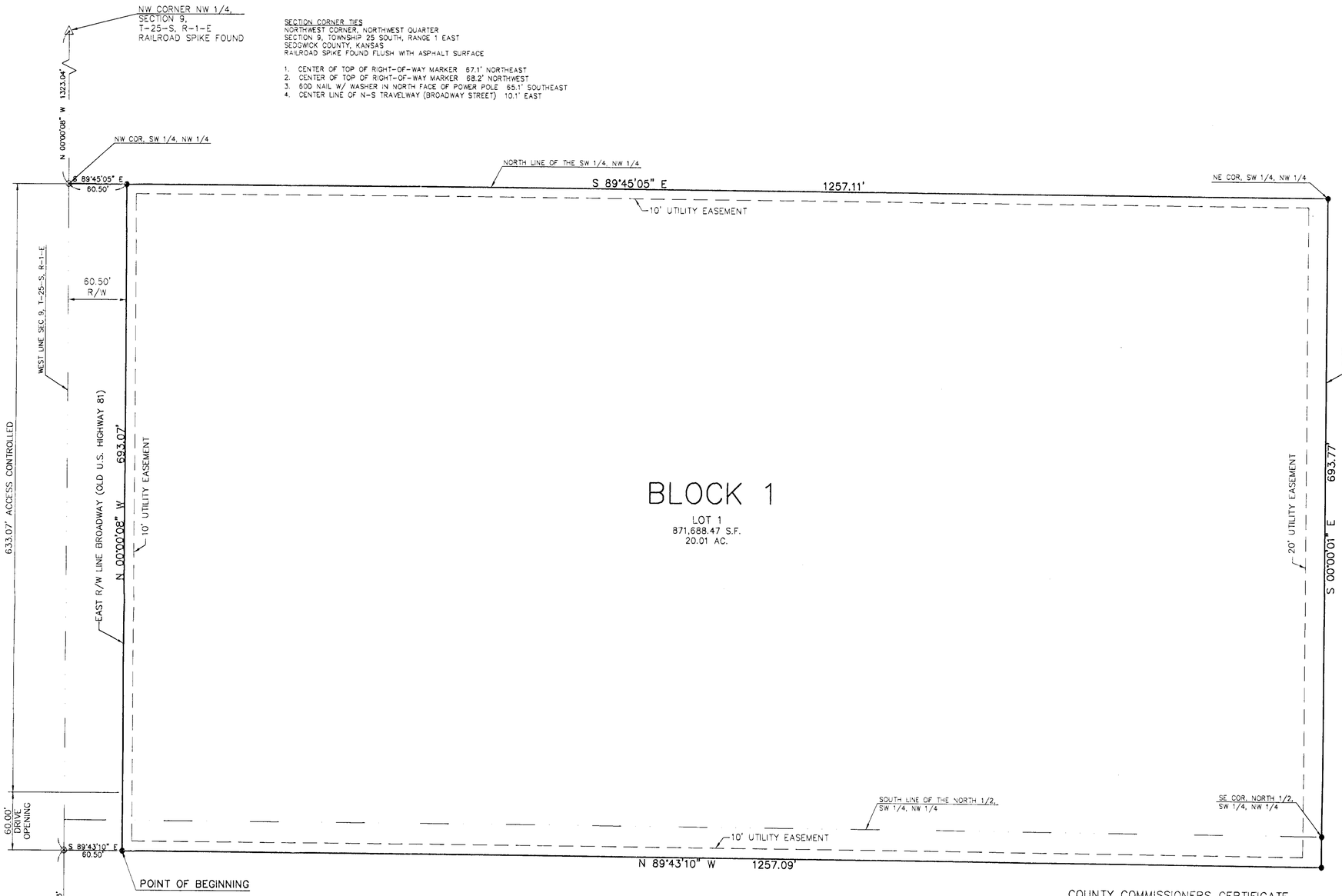


SECTION CORNER TIES
NORTHWEST CORNER, NORTHWEST QUARTER
SECTION 9, TOWNSHIP 25 SOUTH, RANGE 1 EAST
SEDGWICK COUNTY, KANSAS
RAILROAD SPIKE FOUND FLUSH WITH ASPHALT SURFACE

1. CENTER OF TOP OF RIGHT-OF-WAY MARKER 67.1' NORTHEAST
2. CENTER OF TOP OF RIGHT-OF-WAY MARKER 68.2' NORTHWEST
3. 60D NAIL W/ WASHER IN NORTH FACE OF POWER POLE 65.1' SOUTHEAST
4. CENTER LINE OF N-S TRAVELWAY (BROADWAY STREET) 10.1' EAST

SECTION CORNER TIES
SOUTHWEST CORNER, NORTHWEST QUARTER
SECTION 9, TOWNSHIP 25 SOUTH, RANGE 1 EAST
SEDGWICK COUNTY, KANSAS
RAILROAD SPIKE FOUND FLUSH WITH ASPHALT SURFACE AT CENTERLINE OF SOUTHBOUND TRAFFICWAY (4 LANE HIGHWAY) OLD HIGHWAY 81

1. CENTER OF TOP OF RIGHT-OF-WAY MARKER 61.65' EAST
2. UNDERGROUND FIBER OPTIC CABLE SIGN 62.8' WEST
3. TOP OF SOUTH END OF 15" RCP UNDER DRIVE ENTRANCE AT CENTER OF PIPE NORTH DRIVE ENTRANCE 94.35' NORTH-NORTHEAST
4. CENTER LINE OF 4 LANE HIGHWAY (OLD HIGHWAY 81 / BROADWAY STREET) 12.0' EAST

LEGEND
- △ SECTION CORNER, FOUND
- ⊗ PK NAIL, SET
- ● MONUMENT SET, 1/2" REBAR W/ LS20 CAP, SET

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

BENCHMARK:
BRASS PLATE IN WEST HUBGUARD OF RCB, 40' SOUTH OF NW CORNER SECTION 9, T-25-S, R-1-E
USGS ELEV=1426.04

REGISTER OF DEEDS CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT A.M.-P.M. THIS ____ DAY OF _____, 1998.

_____
BILL MEEK, REGISTER OF DEEDS

_____
LINDA KIZZIRE, DEPUTY

COUNTY COMMISSIONERS CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS ____ DAY OF _____, 1998.

_____
MARK F. SCHROEDER , CHAIRMAN

_____
KARL W. HANCOCK , CHAIRMAN PRO-TEM

_____
THOMAS G. WINTERS , COMMISSIONER

_____
MELODY C. MILLER , COMMISSIONER

_____
BETSY GWIN , COMMISSIONER

ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 1998.

_____
JAMES ALFORD , COUNTY CLERK

I, JOHN L. SHEETS, A CIVIL ENGINEER AND LICENSED LAND SURVEYOR IN KANSAS, DO HEREBY CERTIFY THAT I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF "CASTLEBERRY ADDITION" AN ADDITION TO SEDGWICK COUNTY, KANSAS, INTO LOTS AND BLOCKS, THE SAME BEING ACCURATELY SET FORTH IN THE ACCOMPANYING PLAT AND DESCRIBED HEREIN:

CASTLEBERRY ADDITION, AN ADDITION TO SEDGWICK COUNTY, KANSAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 25 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER, THENCE N 00°00'08" W ON THE WEST LINE OF SAID SECTION 9 A DISTANCE OF 630.03 FEET;
THENCE S 89°43'10" E A DISTANCE OF 60.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BROADWAY (OLD U.S. HIGHWAY 81) AS CONDEMNED IN CASE #92066, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;
THENCE N 00°00'08" W ON SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 693.07 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE S 89°45'05" E ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1257.11 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE S 00°00'01" E ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 693.77 FEET;
THENCE N 89°43'10" W A DISTANCE OF 1257.09 FEET TO THE POINT OF BEGINNING. CONTAINS 20.01 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
END OF DESCRIPTION

I HEREBY CERTIFY THAT THE DETAILS OF THIS PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS 18TH DAY OF JUNE, 1998.

_____
JOHN L. SHEETS, R.L.S. 569
KAW VALLEY ENGINEERING, INC.
2319 N. JACKSON
P.O. BOX 667
JUNCTION CITY, KANSAS 66441

JOHN L. SHEETS
REGISTERED
569
LAND SURVEYOR
KANSAS

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED PROPERTY OWNER OF THE LAND AS ABOVE SET FORTH IN THE CIVIL ENGINEER'S AND REGISTERED LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED LAND INTO LOTS AND BLOCKS THE SAME TO BE KNOWN AS "CASTLEBERRY ADDITION" AN ADDITION TO SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND PUBLIC UTILITIES AS INDICATED ON THE ACCOMPANYING PLAT ARE HEREBY GRANTED. ACCESS LOCATION IS AS INDICATED ON THE ACCOMPANYING PLAT.
DATE SIGNED: JUNE 18, 1998.

_____
BEN CASTLEBERRY

NOTARY CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON (DATE) THIS 18TH DAY OF JUNE, 1998 BY BEN CASTLEBERRY

_____
DENISE BOYD-ANDERSON, NOTARY PUBLIC

MY COMMISSION EXPIRES: JUNE 6, 1999

DENISE BOYD-ANDERSON
NOTARY PUBLIC
My Appt. Exp. 6/6/99
STATE OF KANSAS

PLANNING COMMISSION CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK

THIS PLAT OF "CASTLEBERRY ADDITION", HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS ____ DAY OF _____, 1998.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, CHAIRMAN
RICHARD E. LOPEZ

_____, SECRETARY
MARVIN S. KROUT

find tracing 7-15-98

FINAL PLAT

CASTLEBERRY ADDITION

AN ADDITION TO SEDGWICK COUNTY, KANSAS

KAW VALLEY ENGINEERING, INC.
JUNCTION CITY, KANSAS 66441

PROJECT NO. A06881 SHEET 1 OF 1

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

FILE COPY

June 11, 1998

Kaw Valley Engineering
Attn: John L. Sheets
2319 N. Jackson
Junction City, KS 66441

S/D 98-61 - One-Step Final Plat of CASTLEBERRY ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 11, 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 June 5, 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

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
cc: Ben Castleberry, 1003 N. Broadway, Herington, KS 67449
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

WSC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
(316) 268-4421
FAX (316) 268-4390

June 5, 1998

Kaw Valley Engineering
Attn: John L. Sheets
2319 N. Jackson
Junction City, KS 66441

S/D 98-61 - One-Step Final Plat of CASTLEBERRY ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 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. ***The existing lagoon has not been approved by the County or the State. County Health requests information from the applicant regarding volume of sewage, and type of uses. The Subdivision Committee requires that the applicant meet with County and/or State Health to determine the condition of the existing lagoon and any requirements.***

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 has not been received.***

D. The County Commissioners and County Clerk signature blocks need to be revised by including the correct names. A signature block underneath the Register of Deeds for the Deputy, Linda Kizzire needs to be added.

E. The preliminary plat denotes one existing driveway. On the final plat tracing, both the face of the plat and the plattor's text shall dedicate access controls along Broadway except for one opening.

F. County Engineering needs to comment on the need for access controls and improvements to Broadway. ***No improvements to Broadway are required.***

G. A Notice of Protective Overlay document shall be submitted indicating the Protective Overlay has been filed with MAPD

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 located within the City, 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. 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, June 11, 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: Ben Castleberry, 1003 N. Broadway, Herington, KS 67449
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. 2-10.

METROPOLITAN AREA PLANNING COMMISSION

June 11, 1998

STAFF REPORT
(One-Step Final Plat-Approved 06/04/98)

CASE NUMBER: S/D 98-61 - CASTLEBERRY ADDITION

OWNER/APPLICANT: Ben Castleberry, 1003 N. Broadway, Herington, KS 67449

SURVEYOR/ENGINEER: Kaw Valley Engineering, Attn: John L. Sheets, 2319 N. Jackson, Junction City, KS 66441

LOCATION: East side of Broadway, South of 117th St. North

SITE SIZE: 20 acres

NUMBER OF LOTS

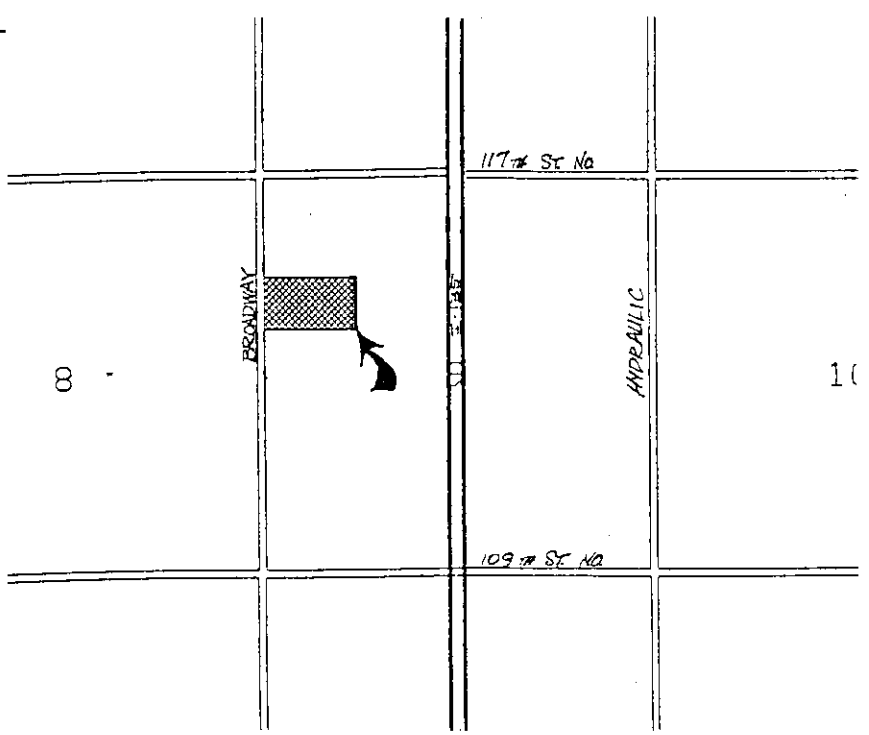
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 20 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: RR, Rural Residential
LI, Limited Industrial

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. A portion of this site (8.6 acres) has been approved for a zone change (SCZ-0742) from RR, Rural Residential to LI, Limited Industrial along with a Protective Overlay district incorporating use and gross floor area limitations.

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. ***The existing lagoon has not been approved by the County or the State. County Health requests information from the applicant regarding volume of sewage, and type of uses. The Subdivision Committee requires that the applicant meet with County and/or State Health to determine the condition of the existing lagoon and any requirements.***

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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. This will be used by the City and County GIS Department.