REECE FARMS ESTATES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
recd 3-30-98

0 100 200

BENCHMARK:
TOP OF 1" IRON, 12" DEEP, E1/4 COR., SEC. 27, TWP. 27-S, R-2-W
ELEV. = 1396.53 M.S.L. (209.13 CITY DATUM)

(D) = DESCRIBED
(M) = MEASURED

○ = 1/2" IRON (FOUND)
◉ = #4 REBAR W/ "ITTLST" CAP (FOUND)
⊘ = 3/4" IRON (FOUND)
⊠ = 1" IRON (FOUND)
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
◎ = 3/4" IRON W. THIMBLE (FOUND)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION CITY DATUM	ELEVATION MSL
1-22	B	228.6	1416
19-28	A	223.6	1411
1,3,4,5	A	222.6	1410

DETAIL "A"
(NO SCALE)

State of Kansas)
County of Sedgwick) SS

We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "REECE FARMS ESTATES", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:
Beginning at a point on the west line of the NE1/4 of Sec. 27, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, which is at an assumed bearing of S00°11'10"W, 1321.22 feet from the NW Corner of said NE1/4; thence S00°19'14"W along the west line of said NE1/4, 1305.99 feet, more or less, to the SW Corner of said NE1/4; thence N89°44'02"E along the south line of said NE1/4, 2637.68 feet, more or less, to the SE Corner of said NE1/4; thence N00°04'34"E along the east line of said NE1/4, 140 feet; thence S89°44'02"W parallel with the south line of said NE1/4, 414.91 feet; thence N00°04'34"E parallel with the east line of said NE1/4, 771.26 feet; thence S88°48'34"W, 753.71 feet; thence N00°04'34"E, 262.42 feet, more or less, to the most southerly corner of "MILES WEST WIND LAKES ESTATES", Sedgwick County, Kansas; thence N57°06'30"W along the southwesterly line of said "MILES WEST WIND LAKES ESTATES", 253.46 feet; thence S90°W parallel with the north line of said NE1/4, 1250.63 feet, more or less, to the point of beginning.

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

Baughman Company, P.A.

Michael D. Conrey 3-18-98 Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land described in the Surveyors certificate to be platted into Lots, Blocks, Streets and a Reserve to be known as "REECE FARMS ESTATES", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities." The emergency access easement is hereby granted as indicated for emergency access purposes and no fences or other obstructions shall be constructed or placed on or within this easement. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for drainage purposes, open space, berms, landscaping, sidewalks, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the homeowners association for the addition. McCormick Avenue contingent street dedication shall become effective in the event that the appropriate governing body determines the need for the right-of-way for any street related purposes. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said property covered by said dedication. All abutters rights of access to or from 151st Street West over and across the east line of Reserve "A" are hereby granted to the appropriate governing body.

Triple J Development, L.L.C.

Jay W Russell, Manager

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this 18th day of MARCH, 1998, by Jay W. Russell, Manager of Triple J Development, L.L.C., on behalf of the company.

My App't Exp. 11-7-2001 Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

JUDITH M TERHUNE
Notary Public - State of Kansas
My Appt Expires 11-7-2001

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "REECE FARMS ESTATES", an Addition to Wichita, Sedgwick County, Kansas.

State Bank of Colwich

James D. Ashcraft, V.P.
JAMES D. ASHCRAFT

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 24th day of MARCH, 1998, by JAMES D. ASHCRAFT, Vice-Pres. of the State Bank of Colwich, on behalf of the bank.

My App't. Exp. 11-7-2001 Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

JUDITH M TERHUNE
Notary Public - State of Kansas
My Appt Expires 11-7-2001

This plat of "REECE FARMS ESTATES", an Addition to 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 _____, 199__.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____, Chairman
John C. Frye

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 199__.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 199__.

_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 199__, at ____ o'clock ____M; and is duly recorded.

_____, Register of Deeds
Larry Consolver

_____, Deputy
Michael D. Hurtt

SEE DETAIL "A"

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING & PLANNING

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 15, 1997

Baughman Company, PA
315 Ellis
Wichita, KS 67211

Re: S/D 96-67 - Revised One-Step Plat of REECE FARMS ESTATES ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 14, 1997, 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 8, 1997.

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 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.

Please call if you have any questions.

Sincerely,

Keith Gooch

Keith Gooch
Current Plans Division

KG\lfb

cc: J.J.J., LLC, Attn: Jay Russell & Judy Dine, POBox 406, 615 S. 151st St. West, Wichita, KS 67052
Steven E. Cox, 5920 W. 21st Street North, Wichita, KS 67203
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY
WSC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
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FILE COPY

August 8, 1997

Baughman Company, PA
315 Ellis
Wichita, KS 67211

Re: S/D 96-67 - Revised One-Step Plat of REECE FARMS ESTATES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 7, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall guarantee the extension of City of Wichita sanitary sewer to serve the lots being platted. The applicant will tie the properties located in exception area to sewer service guarantees. City of Wichita is willing to permit connection to County sewer on a temporary basis, but with guarantee to a permanent connection to City of Wichita.

B. The applicant shall guarantee the extension of City of Wichita water to serve the lots being platted. Since this plat is outside the City, an outside the City water agreement will be required. City of Wichita is willing for connection to Goddard water on temporary basis, but with guarantee to a permanent connection to City of Wichita water.

C. County Engineering indicates 151st Street improvements will be guaranteed. ***Applicant will pave 151st Street from Kellogg to the Reece Farms entrance.***

D. The applicant shall guarantee the installation of interior, residential streets to the suburban residential street standard (25 foot width paving plus shoulder/ditch).

E. County Engineering needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers. ***The applicant will meet with the Bureau of Public Services to discuss drainage on this property.***

F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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 (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 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)

K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. ***The utility companies are not asking for any additional easements.***

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

M. Recording of the plat within 30 days after approval by the County Commission is required.

N. County Fire Department should comment on the acceptability of the proposed street name(s).

A temporary opening with a gate will be provided to connect Reece Road to the south which will be constructed of an all-weather surface; until such time McCormick Road is extended to the west.

O. The pipeline should be shown as a pipeline easement. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the eaement. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.

P. On the final plat tracing, the plattor's text shall be amended to reference that the proposed contingent street dedication (McCormick) is contingent upon the City's need for the right-of-way for any street-related purpose.

Q. On the final plat tracing, the last line of the plattor's text shall be changed from Reserve C to Reserve A to accurately portray the wording on the plat.

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, August 7, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Keith Gooch

Keith Gooch
Chief Planner, Current Plans Division

KG\lfb

Enclosure: Marked Copy of plat

cc: J.J.J., LLC, Attn.: Jay Russell and Judy Dine, POBox 406, 615 S. 151st Street West, Wichita, KS 67052
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. 4-3

METROPOLITAN AREA PLANNING COMMISSION

August 14, 1997

STAFF REPORT

(Revised One-Step Preliminary-Final Plat-Approved 8/7/97,
Revised One-Step Preliminary-Final Plat-Approved 6/19/97,
Final Plat Approved 10/10/96, Preliminary Plat Approved 8/8/96)

CASE NUMBER: S/D 96-67 REECE FARMS ESTATES

OWNER/APPLICANT: J.J.J., LLC, Attn.: Jay Russell and Judy Dine,
P.O. Box 406, 615 S. 151st St. West,
Wichita, KS 67052

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: South of Maple and west of 151st St. West

SITE SIZE: 60.3 acres

NUMBER OF LOTS

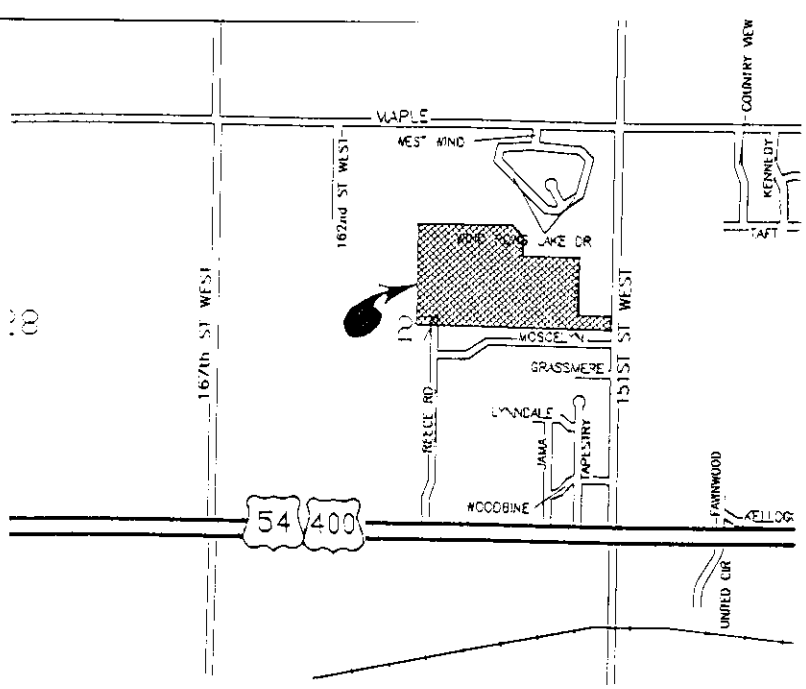
Residential:	75
Office:	
Commercial:	
Industrial:	
Total:	75

MINIMUM LOT AREA: 20,100

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-20" Single Family

VICINITY MAP:



Note: This is a revised plat of Reece Farms Estates which was approved by the Subdivision Committee on June 19th and by the MAPC on June 26th of this year. Due to complaints of neighbors to the south, the plat was revised once again. Reece Road is no longer connected to the south allowing for traffic to connect with Kellogg using Reece Road. Second, the pipeline is now in an easement. Planning Staff is supportive of this change. The two lakes previously approved have now been removed.

Each lot in the proposed plat is larger than the 20,000 sq. ft. minimum requirement required in the "SF-20" zoning classification, therefore, no zoning change is needed.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of City of Wichita sanitary sewer to serve the lots being platted. The applicant will tie the properties located in exception area to sewer service guarantees. City of Wichita is willing to permit connection to County sewer on a temporary basis, but with guarantee to a permanent connection to City of Wichita.

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