

MEADOWLARK ESTATES SUBDIVISION

W. 1/2, SE. 1/4, SECTION 11, TOWNSHIP 28 SOUTH, RANGE 3 WEST
OF THE SIXTH P.M., SEDGWICK COUNTY, KANSAS

FLOODWAY RESERVE

The floodway reserves on Lot 1, Block 1, and Lot 1, Block 2 are hereby reserved for floodway purposes and shall be the responsibility of the owners thereof, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements of the drainage. No buildings shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel, or other work be carried on without the permission of said appropriate governing body.

LEGAL DESCRIPTION

The West half of the Southeast Quarter of Section 11, Township 28 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, being more particularly described as: Beginning at the Southwest corner of said Southeast Quarter; thence N 01°19'03" E (assumed) for 2649.22 feet to the Northwest corner of said Southeast Quarter; thence S 89°47'46" E for 1317.06 feet to the Northeast corner of the West half of said Southeast Quarter; thence S 01°19'27" W for 2644.54 feet to the Southeast corner of the West half of said Southeast Quarter; thence N 90°00'00" W for 1316.85 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATE

I, Doug Rathbone, a Registered Land Surveyor in the State of Kansas, do hereby certify that the above described tract of land was surveyed on 6-20-95, and the accompanying final plat was prepared and that all the monuments shown hereon actually exist and their positions are correctly shown to the best of my knowledge and belief.

Doug Rathbone
Doug Rathbone L.S. 1117

DEDICATION

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

Know all men by these presents, that the undersigned property owner(s) of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Floodway Reserves, Easements, and streets. That portion of Manly Road as shown by dashed lines is hereby contingently dedicated to become effective upon the platting of any adjacent subdivision having a street connected thereto. In the event that such future platting should occur, the cul-de-sac shown on Manly Road shall then be deemed abandoned and street Right-of-Way shall then revert to 75 feet with 35 foot building setbacks. Blackbird Road and Blue Jay Road, as shown respectively by dashed lines are also hereby contingently dedicated, to become effective upon the platting of any adjacent subdivisions having a street connected thereto. In the event such future platting should occur, the affected Right-of-Way shall revert to 70 feet with 15 foot building setbacks. The contingencies herein created are hereby granted to the governing body then having jurisdiction over said connecting streets, to be exercised solely within said body's discretion and without further authority from the fee owner. Streets, not previously dedicated, and access control to MacArthur Road are hereby dedicated to and for the use of the public. Utility Easements, as shown by dashed lines on the accompanying plat, are hereby dedicated for the construction, operation, repair, and maintenance on all public utilities.

Everette H. Gerlach Jr.
Everette H. Gerlach Jr.
Geneva C. Gerlach
Geneva C. Gerlach

TMB Land Company Inc.
John W. Dalton
John W. Dalton President

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This instrument was acknowledged before me on 6-19-97 by
Everette H. Gerlach Jr. and Geneva C. Gerlach.

(SEAL)
Martha Tucker
Signature of Notary Public
Martha Tucker
Name of Notary Public (Please Print)

My commission expires 9-20-99

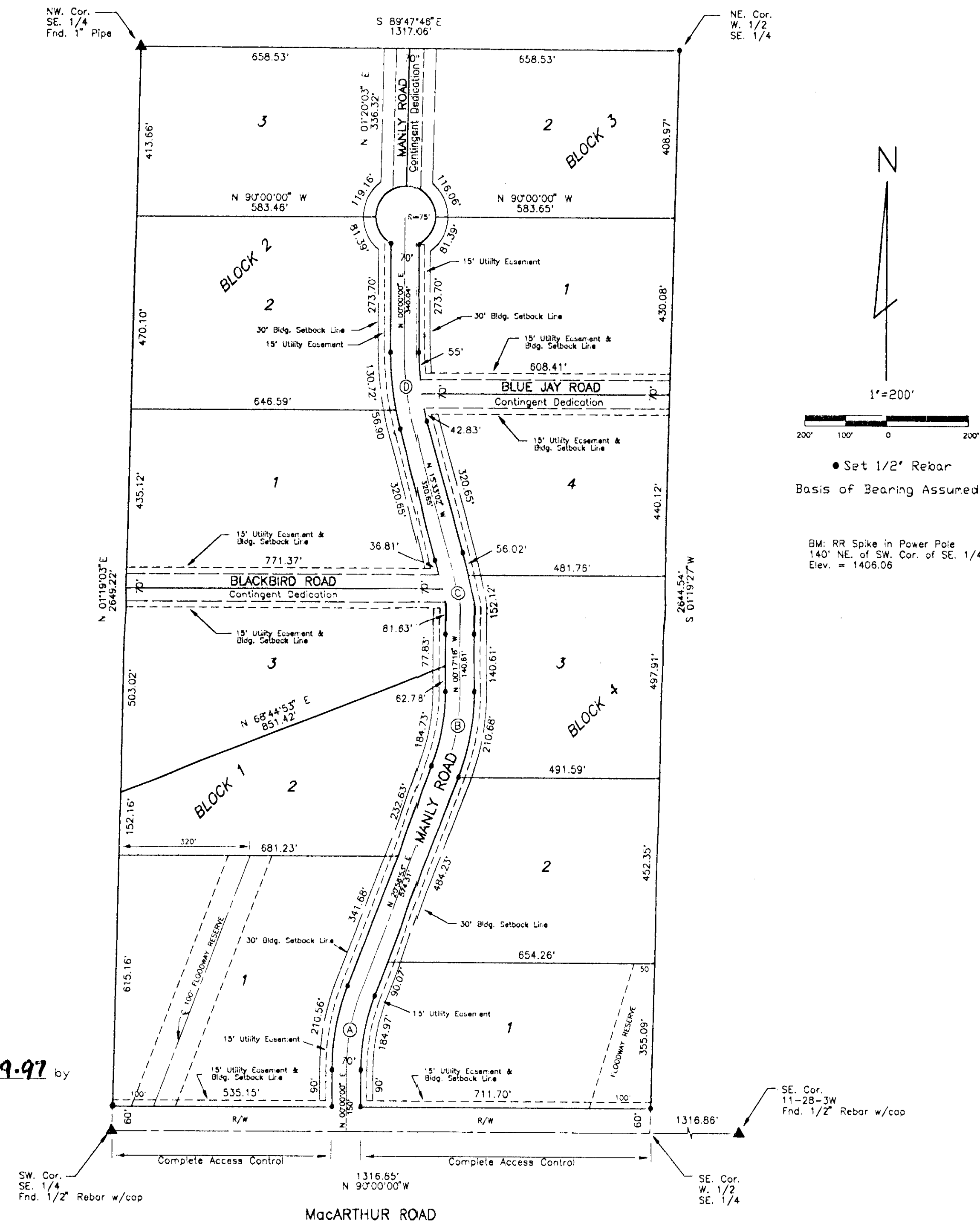
NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This instrument was acknowledged before me on 6-19-97 by
John W. Dalton President of TMB Land Company Inc.

(SEAL)
Martha Tucker
Signature of Notary Public
Martha Tucker
Name of Notary Public (Please Print)

My commission expires 9-20-99



• Set 1/2" Rebar
Basis of Bearing Assumed

BM: RR Spike in Power Pole
140' NE. of SW. Cor. of SE. 1/4.
Elev. = 1406.06

COUNTY COMMISSIONERS CERTIFICATE

This plat approved and all dedications shown hereon, if any accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ____ day of _____, 19____.

ATTEST:
James Alford
County Clerk
Mark F. Schroeder
Chair
Paul W. Hancock
Pro-tem Chairman
Betsy Gwin
Commissioner
Thomas G. Winters
Commissioner
Melody C. Miller
Commissioner

PLANNING COMMISSION CERTIFICATE

This plat of Meadowlark Estates Subdivision has been submitted and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 27 day of July, 1995.

Wichita-Sedgwick County Metropolitan Area
Planning Commission
By John W. McKay, Jr. Chairman
Marvin K. Kozlowski Secretary

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This is to certify that this instrument was filed for record in the Register of Deeds Office, at ____ a.m.-p.m., on the ____ day of _____, 19____.

Bill Meek
Register of Deeds
Linda Kizzire
Deputy

TRANSFER RECORD

Entered on transfer record this ____ day of _____, 19____.

James Alford
County Clerk

CENTERLINE CURVE DATA				
Curve	Central Angle	R	L	T
A	20°56'53"	540.92'	197.77'	100.00'
B	21°14'11"	533.41'	197.71'	100.00'
C	15°15'44"	746.37'	198.82'	100.00'
D	15°33'02"	656.27'	178.12'	89.61'

final
tracing
11-12-98

LAND MEASUREMENT INC.
A MACON CO. AFFILIATE
200 E. FOURTH
NEWTON, KANSAS 67114
316-283-7000

PROJECT NO. 991266 6/25/95

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

July 27, 1995

Macon Company
200 East 4th
Newton, KS 67114

Re: 95-27 MEADOWLARK ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 27, 1995, 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 July 20, 1995.

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 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,

Don Losew
Senior Planner

DL:rh

cc: TMB Land Company, Inc., P. O. Box 155, Cheney, KS 67025
Gerald O. Whisman, Trustee, Afton Township, 12 Lakewood, Goddard, KS 67052
Mike Lindebak, City Engineer

SEDGWICK COUNTY



July 20, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

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455 NORTH MAIN STREET
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316/268-4421
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Macon Company
200 East 4th
Newton, KS 67114

Re: 95-27 MEADOWLARK ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 20, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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.
- B. 6, The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. ? The applicant shall guarantee the installation of streets to the suburban street standard for gravel type streets. Such guarantee cannot, however, be provided by petition.
- D. \ According to the platting binder, TMB Land Company, Inc., has an interest in this site. The final plat tracing shall therefore include this party as a signatory under the platting certificate.
- E. ? On the final plat tracing, the solid line at the intersection of Manly Row and Bluejay Road shall be deleted.
- F. \ The use of the prefix E. for MacArthur Road at this location is inappropriate and shall be deleted.
- G. \ 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.)

- 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, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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. 10 Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. ✓ Recording of the plat within 30 days after approval by the City Council.
- M. As indicated by County Engineering, the two east-west street stubs may be shown on the final plat tracing as contingent dedications. If shown as contingent, the wording in the plat's text in regard to these dedications shall be as determined appropriate by the County Counselor's Office. Also, as required by County Engineering, appropriate guarantees shall be provided for the future installation of these streets.
- N. ✓ Prior to this plat being released for County Commission review, the applicant shall obtain approval by the County Engineering of the site's drainage plan.
- O. ✓ Also, as indicated by County Engineering the final plat tracing shall depict on the face of the plat and grant in the plat's text, the required drainage easements needed for this site.

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.

S/D 95 - 27 - Final Plat of Meadowlark Estates

July 20, 1995

Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 27, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Don Losew". The signature is written in a cursive, flowing style.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: TMB Land Company, Inc., P. O. Box 155, Cheney, KS 67025
Gerald O. Whisman, Trustee, Afton Township, 12 Lakewood. Goddard, KS 67052
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

July 27, 1995

STAFF REPORT

(Final Plat Approved 7/20/95, Preliminary Plat Approved 6/8/95)

CASE NUMBER: S/D 95-27 MEADOWLARK ESTATES ADDITION

OWNER/APPLICANT: TMB Land Company, Inc. P. O. Box 155, Cheney, KS 67025

SURVEYOR/ENGINEER: Macon Company, 200 East 4th, Newton, KS 67114

TOWNSHIP: Gerald O. Whisman, Trustee, Afton Township, 12 Lakewood, Goddard, KS 67052

LOCATION: North of MacArthur and west of 231st Street West

SITE SIZE: 80 Acres

NUMBER OF LOTS

Residential: 12

Office:

Commercial:

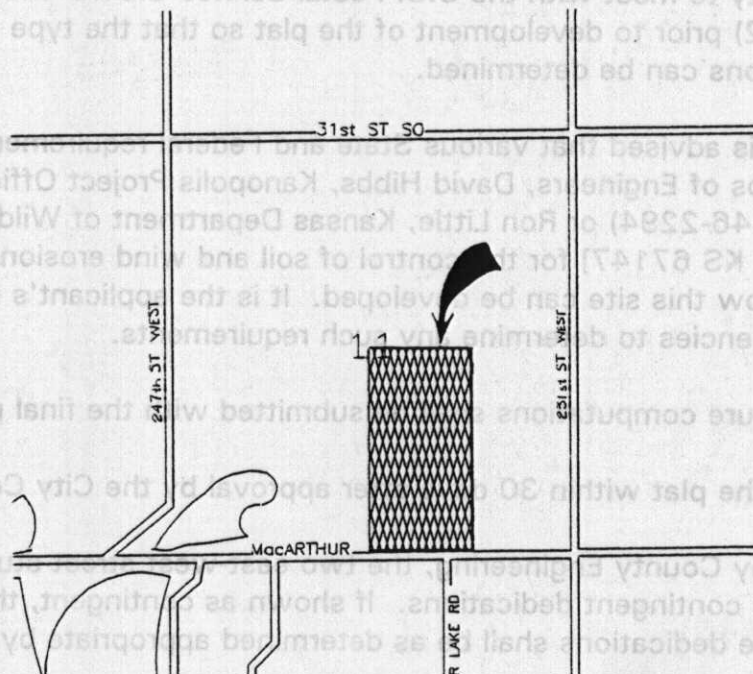
Industrial:

Total: 12

MINIMUM LOT AREA: 5.1 acres

CURRENT ZONING: "R"

VICINITY MAP:



FILE COPY

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.

✓ B. The applicant shall guarantee any drainage improvements required by the platting of this property.

Jim Weber
C. The applicant shall guarantee the installation of streets to the suburban street standard for gravel type streets. Such guarantee cannot, however, be provided by petition.

✓ D. According to the platting binder, TMB Land Company, Inc., has an interest in this site. The final plat tracing shall therefore include this party as a signatory under the plat's certificate.

ⓔ E. On the final plat tracing, the solid line at the intersection of Manly Row and Bluejay Road shall be deleted.
governing misspelled

✓ F. The use of the prefix E. for MacArthur Road at this location is inappropriate and shall be deleted.

✓ G. 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.)

✓ 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, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

✓ L. Recording of the plat within 30 days after approval by the City Council.

✓ M. As indicated by County Engineering, the two east-west street stubs may be shown on the final plat tracing as contingent dedications. If shown as contingent, the wording in the plat's text in regard to these dedications shall be as determined appropriate by the County Counselor's Office.

S/D 95-27 - Final Plat of MEADOWLARK ESTATES ADDITION

July 27, 1995 - Page 3

? Also, as required by County Engineering, appropriate guarantees shall be provided for the future installation of these streets.

✓ N. Prior to this plat being released for County Commission review, the applicant shall obtain approval by the County Engineering of the site's drainage plan.

O. Also, as indicated by County Engineering the final plat tracing shall depict on the face of the plat and grant in the plat's text, the required drainage easements needed for this site.

Jim Weber