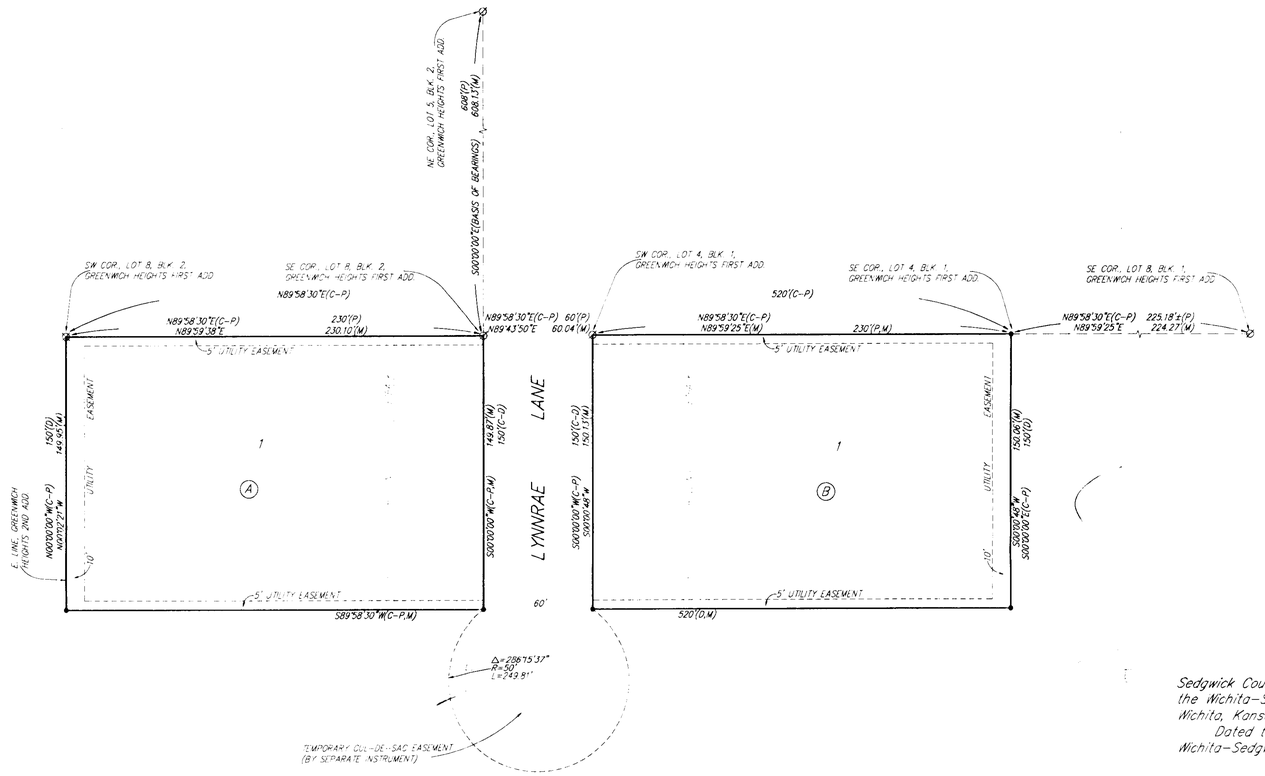
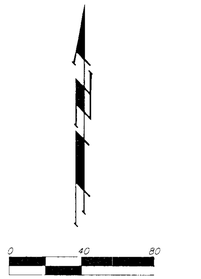
GREENWICH HEIGHTS 3RD ADDITION
SEDGWICK COUNTY, KANSAS





● = ½" REBAR W/ "BAUGHMAN" CAP (SET)
∅ = ½" REBAR (FOUND)
⊠ = 1" IRON (FOUND)

(P) = PLATTED
(M) = MEASURED
(C-P) = CALCULATED PER PLATTED INFO.
(D) = DESCRIBED

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this____ day of_____, 1998.

_____, Chairman
Mark F. Schroeder

_____, Chairman Pro-Tem
Paul W. Hancock

_____, Commissioner
Betsy Gwin

_____, Commissioner
Thomas G. Winters

_____, Commissioner
Melody C. Miller

_____, County Clerk
James Alford

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A. Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "GREENWICH HEIGHTS 3RD ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract of land in Government Lot 3 in the NW1/4 of Sec. 3, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, further described as follows: Beginning at the SW corner of Lot 8, Block 2, Greenwich Heights First Addition, Sedgwick County, Kansas; thence east along the south line of said Greenwich Heights First Addition, 520 feet to the SE corner of Lot 4, Block 1, in said Greenwich Heights First Addition; thence south along the east line of said Lot 4 as extended south, 150 feet; thence west parallel with the south line of said Greenwich Heights First Addition, 520 feet to a point on the east line of Lot 1, Block 3, Greenwich Heights 2nd Addition, Sedgwick County, Kansas; thence north along the east line of said Lot 3, 150 feet to the point of beginning.

All being situated in Government Lot 3 in the NW1/4 of Sec. 3, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael G. Conrey 8-7-98 Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, and a Street to be known as "GREENWICH HEIGHTS 3RD ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public.

James W. Hageman Patricia L. Hageman
James W. Hageman Patricia L. Hageman

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 11TH day of AUGUST, 1998, by James W. Hageman and Patricia L. Hageman, husband and wife.

Judith M. Terhune, Notary Public
JUDITH M TERHUNE

My App't. Exp. 11-7-2001

JUDITH M. TERHUNE
State of Kansas
11-7-2001

This plat of "GREENWICH HEIGHTS 3RD ADDITION", Sedgwick County, Kansas 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 Area Planning Commission

_____, Chairman
Richard E. Lopez

_____, 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_____, 1998.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this_____ day of_____, 1998.

_____, County Clerk
James Alford

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this____ day of_____, 1998, at____ o'clock____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

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

July 17, 1998

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D 98-68 -- One-Step Final Plat of GREENWICH HEIGHTS 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 16, 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 July 10, 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: Jim Hageman, 2407 Herrington, Wichita, KS 67210
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

FILE COPY

July 10, 1998

Baughman Company PA
Attn Phil Meyer
315 Ellis
Wichita, KS 67211

S/D 98-68 - One-Step Final Plat of GREENWICH HEIGHTS 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 9, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.

B. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.

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

D. County Engineering needs to comment on the status of the applicant's drainage plan.

E. The temporary turnaround will need to be established by separate instrument. *The applicant may utilize an alternative configuration such as a hammerhead-type turnaround.*

F. County Fire needs to comment on the length of Lynnrae Lane. With this 150-foot segment, the total street length measured from Pawnee (780 feet) exceeds the 600-foot limitation imposed by the Subdivision regulations. *The length of the street is acceptable to County Fire.*

G. The applicant shall guarantee the installation of the proposed new street extension.

H. The final plat shall reference a tie point to a section corner.

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 utility companies 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. 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, July 16, 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: Jim Hageman, 2407 Herrington, Wichita, KS 67210
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. 2-11.

METROPOLITAN AREA PLANNING COMMISSION

July 16, 1998

STAFF REPORT

(One-Step Final Plat-Approved 07/09/98)

CASE NUMBER: S/D 98-68 - GREENWICH HEIGHTS 3RD ADDITION

OWNER/APPLICANT: Jim Hageman, 2407 Herrington, Wichita, KS 67210

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

LOCATION: South of Pawnee, East of Greenwich

SITE SIZE: 1.79 acres

NUMBER OF LOTS

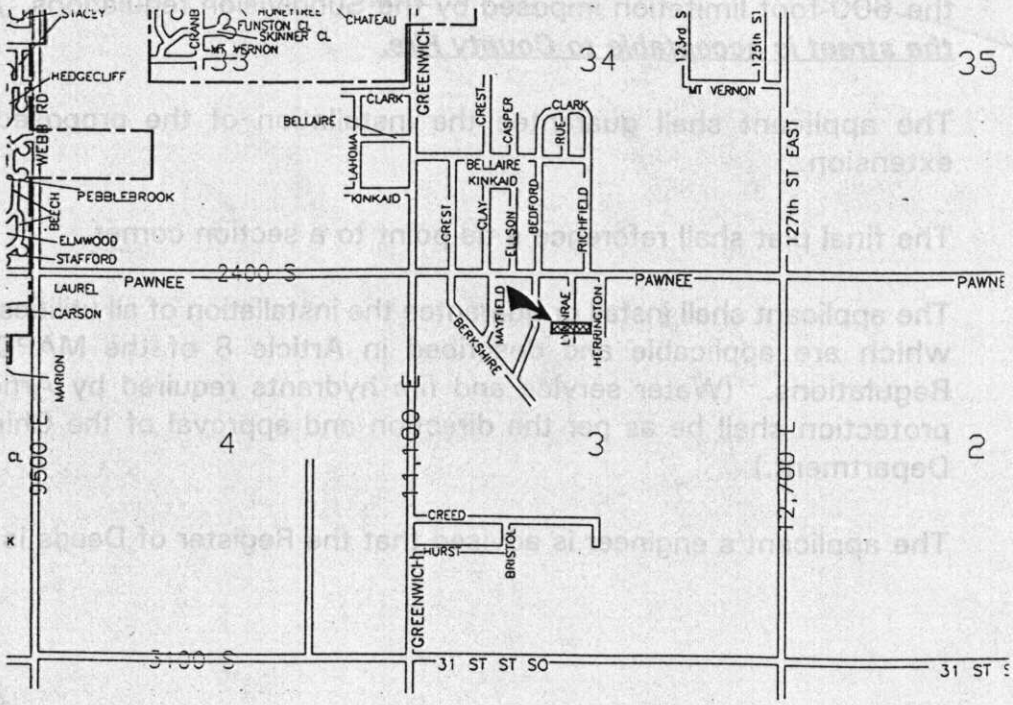
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 34,500 sq.ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of the City of Wichita in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan and classified as a suburban subdivision. The platted street and turnaround will extend from the existing street to the north.

STAFF COMMENTS:

A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.

B. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.

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

D. County Engineering needs to comment on the status of the applicant's drainage plan.

E. The temporary turnaround will need to be established by separate instrument. ***The applicant may utilize an alternative configuration such as a hammerhead-type turnaround.***

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