GALYARDT ESTATES 2ND ADDITION

SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "GALYARDT ESTATES 2ND ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The NW1/4 of the NW1/4 of Sec. 22, Twp. 25-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, except the north 1180 feet thereof, and the S1/2 of the NW1/4 of Sec 22, Twp. 25-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Savoy, Ruggles & Bohm, P.A.

Date 14 Nov

MARK A. SAVOY REGISTERED LS-788 KANSAS LAND SURVEYOR

Mark A. Savoy Surveyor

Mark A. Savoy, RLS #788

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 and Streets, to be known as "GALYARDT ESTATES 2ND ADDITION", Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Hydraulic Avenue over and across the west line of Lot 1, Block A, and over and across all except the south 50 feet of the west line of Lot 1, Block B, are hereby granted to the appropriate governing body. The temporary Cul-De-Sac easement and the temporary Emergency Access easement are hereby granted as indicated to and for the use of the public, until such time that the property adjacent to the south dedicates the continuing right-of-way for Grove and an improved street is extended south within said right-of-way, at which time said temporary easements will automatically become vacated. The drainage and utility easements are hereby granted as indicated for the construction and maintenance of all public utilities and for drainage purposes. The Floodway Reserve is hereby reserved for Floodway purposes. The Floodway shall be the responsibility of the owner of Lots 3, 4, 5, 6, 7 and 8, until such time as the governing body excercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage, provided further that no structure 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 the Engineer of the appropriate governing body.

Vernon E. Galyardt

Vernon E. Galyardt

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 14th day of Nov 1997, by Vernon E. Galyardt, a single person.

Linda S. Hamby Notary Public

My App't. Exp. 10-30-99

LINDA S. HAMBY NOTARY PUBLIC STATE OF KANSAS

Draft 11-18-97
REVISED COPY

This plat of "GALYARDT ESTATES 2ND 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 _____ 1997.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
John C. Frye

_____ Secretary
Marvin S. Krout

State of Kansas)
Sedgwick County) SS

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on _____, 1997.

_____ Chairman
Thomas G. Winters

_____ Chairman Pro-Tem
Paul W. Hancock

_____ Commissioner
Betsy Gwin

_____ Commissioner
Melody C. Miller

_____ Commissioner
Mark F. Schroeder

_____ County Clerk
James Alford

Entered on transfer record this ____ day of _____, 1997.

_____ 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 _____ 1997, at ____ o'clock ____ M: and is duly recorded.

_____ Register of Deeds
Larry Consolver

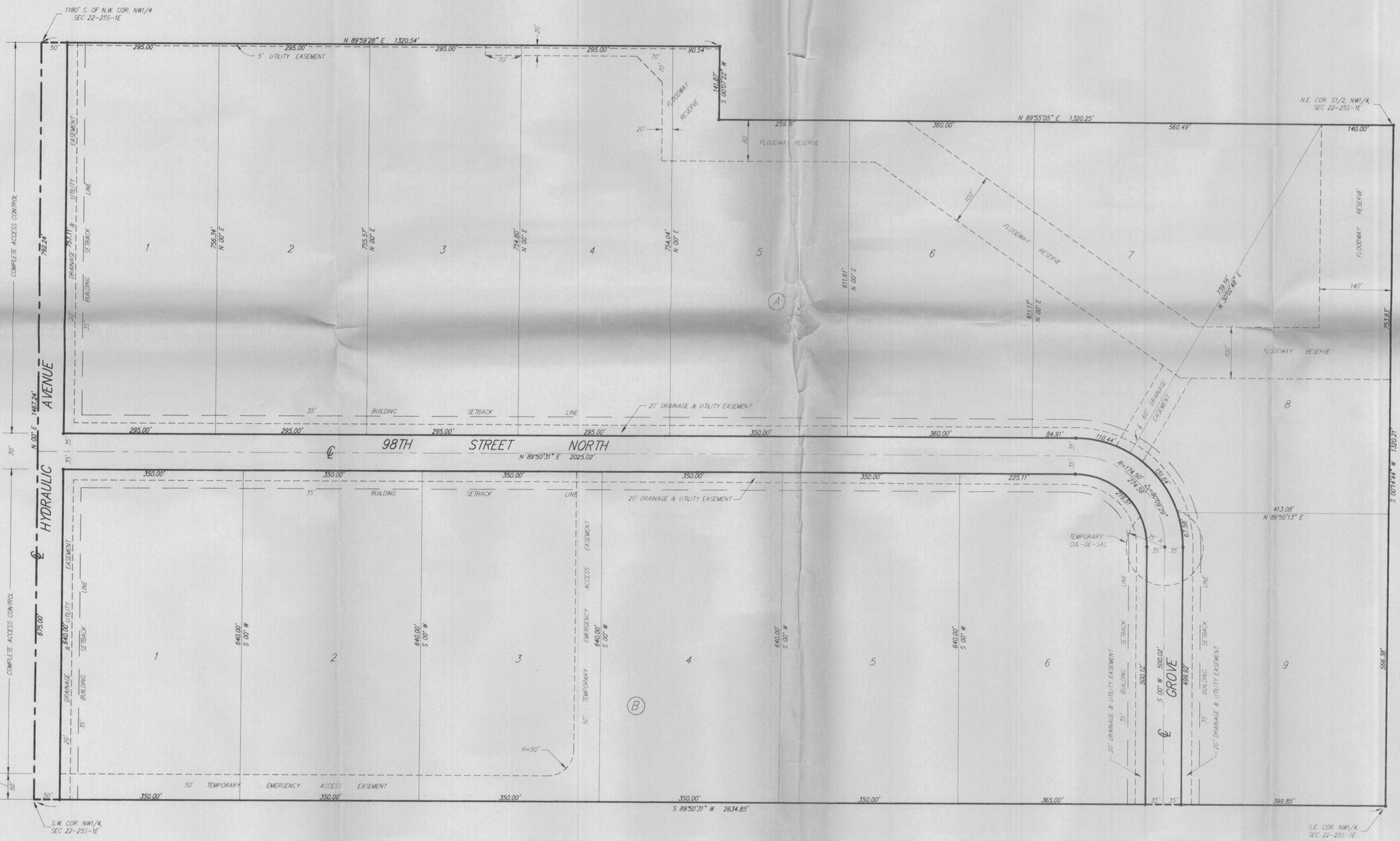
_____ Deputy
Michael D. Hurtt

DWG FILE: 00616PF1-R.C.

SRB 924 NORTH MAIN WICHITA, KANSAS 67

GALYARDT ESTATES 2ND ADDITION

SEDGWICK COUNTY, KANSAS



WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

January 30, 1997

Savoy, Ruggles, & Bohm, P.A.
924 N. Main
Wichita, KS 67203

Re: S/D 96-94 One Step Combined Preliminary Revised Final Plat of the GALYARDT ESTATES

Gentlemen

At the regular meeting of the Metropolitan Area Planning Commission on January 30, 1997, the above captioned revised final plat was considered. The action of the Planning Commission was to recommend that the revised final plat as submitted with a temporary emergency access/ easement along the south line of Lots 1, 2 and 3 and east line of Lot 3, Block B be approved and recommendations by the Subdivision Committee as stated in our letter of December 12, 1996.

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,

Don Losew

Don Losew
Senior Planner

DL:rh
cc: Vernon Galyardt, 8325 East 61st Street North, Wichita, KS 67226
Harley Voth, 201 S. Westfield, Wichita, KS 67209
Mike Lindebak, City Engineer

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

December 12, 1996

Savoy, Ruggles, & Bohm, P.A.
924 N. Main
Wichita, KS 67203

Re: S/D 95-94 One Step Combined Preliminary Fina Plat of the GALYARDT ESTATES

Gentlemen

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 12, 1996, 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. The applicant shall guarantee the installation of the interior street to the Suburban gravel standard.

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

D. As noted by County Engineering, drainage areas shall be shown as Floodway Reserves. The plattor's text shall also appropriately note the creation of these Floodway Reserves while also noting the standard Floodway language.

E. According to the platting binder, both a Rural Water District easement and utility easement, created by separate instruments, may encumber this site. If these easements are located on the site, they shall be shown on the final plat tracing. In respect to the utility easement, this easement should either be shown with its recording information or the applicant shall verify it is covered by a platted easement or is off-site.

The applicant is advised, that as an unplatted tract, easements cannot typically be vacated and/or replatted by virtute of platting (i.e., K.S.A. 12(b).

F. On the final plat tracing, the applicant shall include wording in the plattor's text noting the dedication of the "temporary" cul-de-sac and that it will automatically be vacated if and when the street is extended southward to connect up with another street.

G. The applicant is advised that if this plat is to be recorded in 1997, that County Signatures (County Clerk, Register of Deeds, etc.) and dates will need to be revised.

H. The applicant is also advised that 1996 property taxes may need to be paid before the plat can be recorded.

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 30, Marquette, KS 67464 (913-546-2294) or 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.

M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

N. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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, December 19, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Vernon Galyardt, 8325 East 61st Street North, Wichita, KS 67226
Harley Voth, 201 S. Westfield, Wichita, KS 67209
Mike Lindebak, City Engineer

AGENDA ITEM NO. 4-13

METROPOLITAN AREA PLANNING COMMISSION

December 19, 1996

STAFF REPORT

(Combined One-Step Preliminary-Final Plat Approved 12/12/96)

CASE NUMBER: S/D 96-94 - GALYARDT ESTATES 2ND ADDITION

OWNER/APPLICANT: Vernon Galyardt, 8325 East 61st Street North, Wichita, KS 67226

AGENT: Harley Voth, 201 S. Westfield, Wichita, KS 67209

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: South of 101st Street North and east of Hydraulic

SITE SIZE: 84.3 Acres

NUMBER OF LOTS

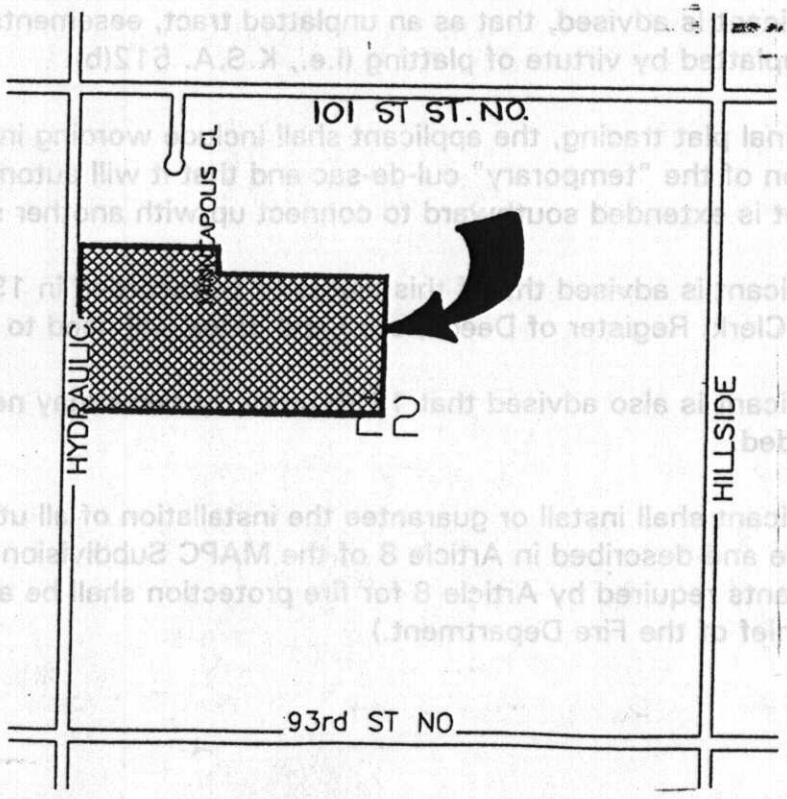
Residential: 15
Office:
Commercial:
Industrial:
Total: 15

MINIMUM LOT AREA: 5.0 Acres

CURRENT ZONING:

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

NOTE: This site is in the County in an area depicted on the Comprehensive Plan as being classified for agricultural type uses. However, residential development on both five-acre type platted lots and unplatted tracts is quite common throughout the area. At this time, this site will be served by a one point of entry street, over 2000 feet in length to a temporary turnaround. Eventually, this street is expected to connect up to a street in the yet unplatted, undeveloped area immediately along the south line of this site.

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 the installation of the interior street to the Suburban gravel standard.

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

D. As noted by County Engineering, drainage areas shall be shown as Floodway Reserves. The plattor's text shall also appropriately note the creation of these Floodway Reserves while also noting the standard Floodway language.

E. According to the platting binder, both a Rural Water District easement and utility easement, created by separate instruments, may encumber this site. If these easements are located on the site, they shall be shown on the final plat tracing. In respect to the utility easement, this easement should either be shown with its recording information or the applicant shall verify it is covered by a platted easement or is off-site.

The applicant is advised, that as an unplatted tract, easements cannot typically be vacated and/or replatted by virtute of platting (i.e., K.S.A. 512(b).

F. On the final plat tracing, the applicant shall include wording in the plattor's text noting the dedication of the "temporary" cul-de-sac and that it will automatically be vacated if and when the street is extended southward to connect up with another street.

G. The applicant is advised that if this plat is to be recorded in 1997, that County Signatures (County Clerk, Register of Deeds, etc.) and dates will need to be revised.

H. The applicant is also advised that 1996 property taxes may need to be paid before the plat can be recorded.

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 30, Marquette, KS 67464 (913-546-2294) or 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.

M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

N. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

Larry Ross's stated reasons for voting in the negative were: (1) these 5-acre residential sites are in the County in an area depicted on the Comprehensive Plan as being classified for agricultural type uses; (2) the subdivision is served by a one point of entry street, over 2,000 feet in length to a temporary turnaround.