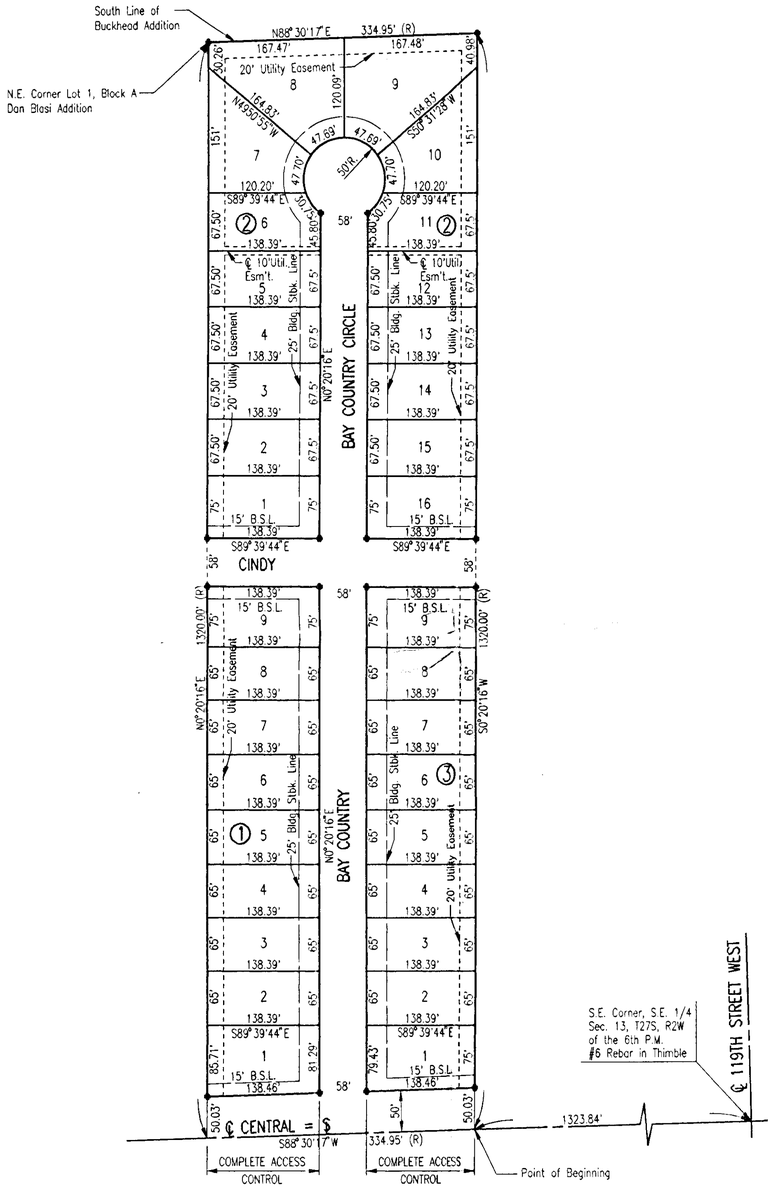
COUNTRY MEADOWS WEST ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

Copied from the Drawing
8/26/96



SCALE: 1"=100'

● = IRON SET

B.S.L. = BUILDING SETBACK LINE
(R) = RECORD DIMENSION

B.M. - STANDARD CITY OF WICHITA B.M. DISC 40' EAST AND 46' SOUTH OF THE INTERSECTION OF THE CENTERLINES OF CENTRAL AND 119TH STREET WEST.

ELEV.=156.93 CITY DATUM
ELEV.=1344.33 M.S.L.

B.M. - CHISELED "□" IN TOP OF CURB, NORTH SIDE HICKORY STREET, 56.5' EAST OF ℄ 119TH STREET WEST.

ELEV.=158.97 CITY DATUM
ELEV.=1346.37 M.S.L.

MICHAEL W. BERRY REGISTERED LS-946 LAND SURVEYOR KANSAS

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 7th DAY OF June, 1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED COUNTRY MEADOWS WEST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, AND STREETS THE SAME TO BE DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE WEST ON THE SOUTH LINE OF SAID SE 1/4 1323.84 FEET TO THE POINT OF BEGINNING; THENCE WEST 334.95 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SE 1/4, 1320 FEET; THENCE EAST 334.95 FEET; THENCE SOUTH 1320 FEET TO THE POINT OF BEGINNING AND MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 13; THENCE BEARING S88° 30'17"W ALONG THE SOUTH LINE OF SAID SECTION 13 A DISTANCE OF 1323.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING BEARING S88° 30'17"W ALONG SAID SOUTH LINE A DISTANCE OF 334.95 FEET; THENCE BEARING N0° 20'16"E PARALLEL TO THE EAST LINE OF SAID SECTION 13 AND ALSO ALONG THE EAST LINE OF LOT 1, BLOCK 1, DAN BLASI ADDITION, SEDGWICK COUNTY, KANSAS, A DISTANCE OF 1320.00 FEET TO THE N.E. CORNER OF SAID LOT 1; THENCE BEARING N88° 30'17"E ALONG THE SOUTH LINE AND EXTENDED SOUTH LINE OF BLOCK C IN BUCKHEAD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS A DISTANCE OF 334.95 FEET; THENCE BEARING S0° 20'16"W A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING.

Michael W. Berry 6/7/96

MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND STREETS, THE SAME TO BE KNOWN AS COUNTY MEADOWS WEST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM CENTRAL OVER AND ACROSS THE SOUTH LINE OF BLOCKS 1 AND 3 ARE HEREBY GRANTED TO THE CITY OF WICHITA.

OWNER(S)

Dennis W. Mies
DENNIS W. MIES

Joy L. Mies
JOY L. MIES

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

BE IT REMEMBERED ON THIS 8th DAY OF June, 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME DENNIS W. MIES AND JOY L. MIES, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Darlene Anderson, NOTARY PUBLIC
DARLENE ANDERSON

MY COMMISSION EXPIRES March 10, 1998

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA - SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 16th DAY OF May, 1996.

_____, CHAIR
SUSAN OSBORNE-HOWES

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AN ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1996.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1996.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1996.

_____, REGISTER OF DEEDS
PAT KEITTLER

_____, DEPUTY
ED RESA

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

May 16, 1996

P.E.C., P.A. S/D 96-21
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 96-21 - ONE STEP PLAT - COUNTRY MEADOWS WEST (Preliminary and Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 16, 1996, 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 May 9, 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 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: Dennis W. and Joy L. Mies, P. O. Box 1326, Lomita, CA 90717
Interstate Development, Inc., c/o Mark Chappelle, 520 S. Holland - Suite 512, 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
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May 9, 1996

P.E.C., P.A. S/D 96-21
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 96-21 - ONE STEP PLAT - COUNTRY MEADOWS WEST (Preliminary and Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 9, 1996, 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 sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee the paving of the proposed interior streets. As recommended by Planning and the Subdivision Committee, sidewalks should be included along one side of Bay Country (Circle) with the paving guarantee.

D. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee may be included with the paving guarantee.

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

F. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

G. As requested by KG&E, a 10-foot utility easement shall be provided along the common lot lines of Lots 5 and 6 and 11 and 12 of Block 2.

H. On the final plat tracing, the tie point at this plat's northwest corner shall also reference the involved Addition (Dan Blasi Addition).

I. On the final plat tracing, dashed lines should be used to indicate Cindy's east and west street boundary on this plat. Solid lines are used to indicate a private street.

J. 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.)

K. 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.

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.

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, May 16, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Dennis W. and Joy L. Mies, P. O. Box 1326, Lomita, CA 90717
Interstate Development, Inc., c/o Mark Chappelle, 520 S. Holland - Suite 512, Wichita, KS 67209
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-5

METROPOLITAN AREA PLANNING COMMISSION

May 16, 1996

STAFF REPORT

(One Step Plat--Preliminary and Final Approved 5/9/96)

CASE NUMBER: S/D 96-21 COUNTRY MEADOWS WEST

OWNER/APPLICANT: Dennis W. and Joy L. Mies, P. O. Box 1326, Lomita, CA 90717

CONTRACT PURCHASER: Interstate Development, Inc., c/o Mark Chappelle, 520 S. Holland - Suite 512, Wichita, KS 67209

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of Central and west of 119th Street West

SITE SIZE: 10.15 ± Acres

NUMBER OF LOTS

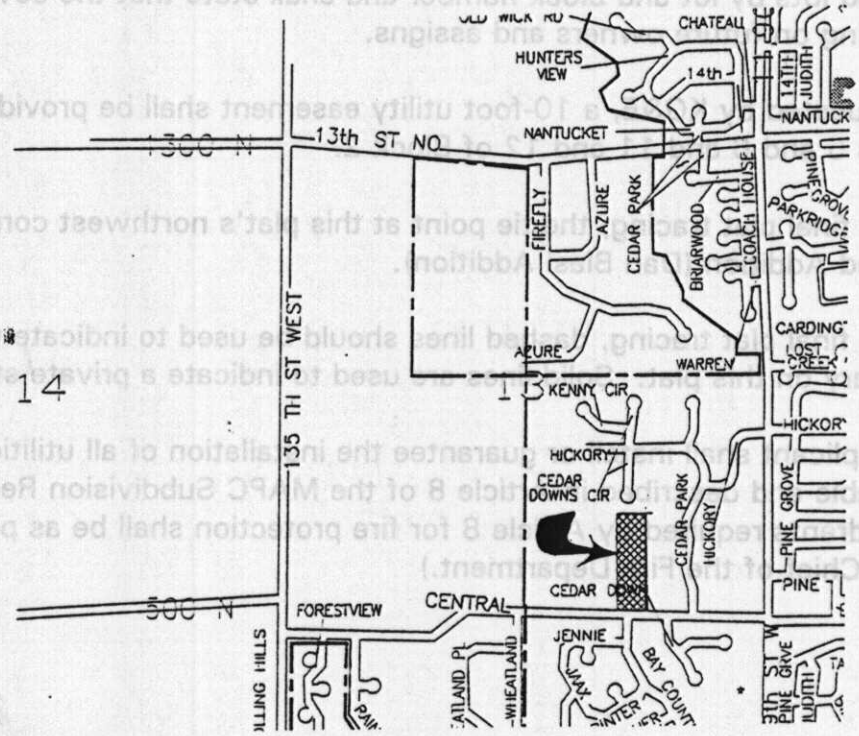
Residential:	34
Office:	
Commercial:	
Industrial:	
Total:	34

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "AA" ("SF-6)

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

NOTE: This plat is being submitted, by request of the Planning Department, as a test case for the one-step, shortened review plat. If approved by the Subdivision Committee, this plat will be placed on the agenda for the next MAPC meeting. In essence, the plat will be treated as a final form only plat, even though by present requirements, a preliminary plat would have been initially required. As a "one-step, preliminary and final" plat, the plat as submitted has combined a fairly typical appearance of lots, streets, etc. as would be presented in a preliminary plat with the text normally shown only on the final plat.

Apparently, this site has also been recently annexed to Wichita and consequently the indicated lot sizes would be appropriate under the City's zoning classification.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee the paving of the proposed interior streets. As recommended by Planning and the Subdivision Committee, sidewalks should be included along one side of Bay Country (Circle) with the paving guarantee.

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G. As requested by KG&E, a 10-foot utility easement shall be provided along the common lot lines of Lots 5 and 6 and 11 and 12 of Block 2.

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K. 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.

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.

Note: This plat has been submitted as a one-step, preliminary/final plat and will be, if approved, forwarded directly to the MAPC for consideration.