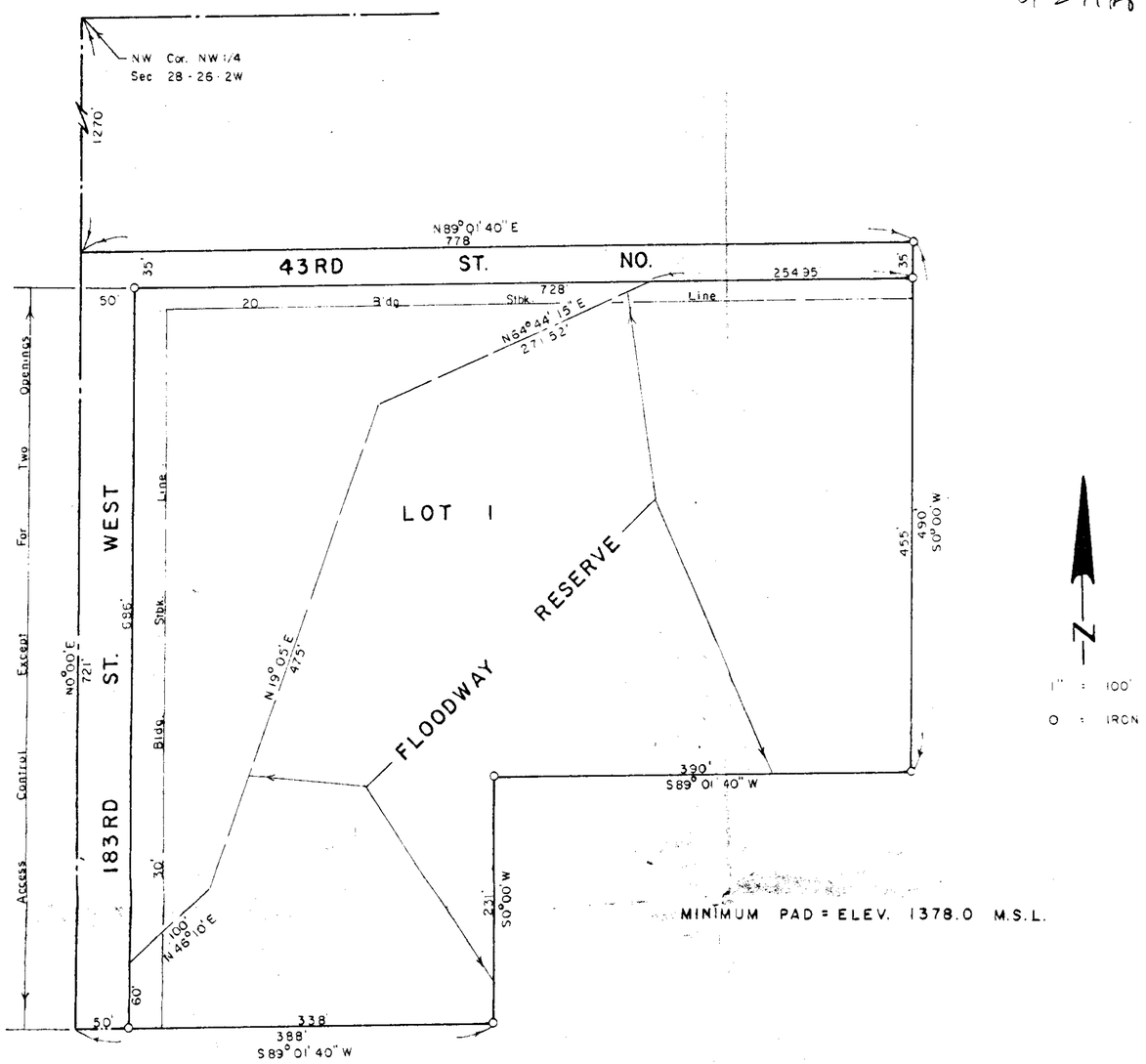
HARP'S MEADOW,

SEDGWICK COUNTY, KANSAS

Copied from the Tracing
8/29/96



Entered on transfer of record this ____ day of _____, 1996.

_____, County Clerk
Susan Crockett-Spoon

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 _____ o'clock, ___.m., on the _____ day of _____, 1996.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

State Bank of Colwich, by _____, _____, mortgages of the land described in the Land Surveyor's certificate, does hereby consent to the platting of "HARP'S MEADOW", Sedgwick County, Kansas.

State Bank of Colwick

_____, _____
Ron Eilers

ATTEST:

_____, _____
Donna L. Barrager

DONNA L. BARRAGER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp.____

State of Kansas, County of Sedgwick, SS.

I, Jim E. Bishop, Land Surveyor in the State of Kansas, do hereby certify that I have surveyed and platted "HARP'S MEADOW", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: A tract in the Northwest Quarter of Section 28, Township 26 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as beginning at a point on the West line of said Northwest Quarter, 1,270 feet South of the Northwest corner thereof; thence South, along said West line, 721 feet; thence East, parallel with the North line of said Northwest Quarter, 388 feet; thence North, parallel with said West line, 231 feet; thence East, parallel with said North line, 390 feet; thence North, parallel with said West line, 490 feet; thence West, parallel with said North line, 778 feet, to the point of beginning.

Jim E. Bishop
Jim E. Bishop, L.S.
1-21-96

Jim E. Bishop

Know all men by these presents that we, David L. Harp and Candace J. Harp, husband and wife, have caused the land described in the Land Surveyor's certificate to be platted into a lot, and a streetsto be known as "HARP'S MEADOW", Sedgwick County, Kansas. The streetsare hereby dedicated to and for the use of the public.

The Floodway Reserve is hereby granted for drainage purposes. No buildings shall be constructed on or within said Floodway Reserve; nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of said appropriate governing body. With such permission of said appropriate governing body, additional inprovements and/or activities may be permitted within said Floodway Reserve.

All abutter's rights of access to or from 183rd St. West, over and across the west line of Lot 1, are hereby granted to the appropriate governing body, provided, however, that Lot 1 shall have access to 183rd St. West at two locations to be designated by the appropriate governing body.

No building shall be constructed below the minimum pad elevation of elevation 1378.0 Mean Sea Level Datum.

_____
David L. Harp

_____
Candace J. Harp

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this _____ day of _____, 1996 by David L. Harp and Candace J. Harp, husband and wife.

_____, Notary Public
Donna L. Barrager

My Commission Expires: _____

DONNA L. BARRAGER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp.____

This plat of "HARP'S MEADOW", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 27th day of June, 1996

SEAL

Wichita-Sedgwick County Metropolitan
Area Planning Commission

By _____, Chair
Susan Osborne-Howes

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1996.

_____, Chairman
Thomas G. Winters

_____, Chair Pro-Tem
Melody C. Miller

_____, Commissioner
Betty Gwin

_____, Commissioner
Paul W. Hancock

_____, Commissioner
Mark F. Schroeder

ATTEST:

_____, County Clerk
Susan Crockett-Spoon

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

June 27, 1996

Jim E. Bishop S/D 96-38
P. O. Box 75053
Wichita, KS 67275-5053

Re: S/D 96-38 (Final Plat of the HARP'S MEADOW)

Dear Mr. Bishop:

At the regular meeting of the Metropolitan Area Planning Commission on June 27, 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 June 20, 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
Senior Planner

DL:rh
cc: David L. Harp, P. O. Box 501, Colwich, KS 67030
Mary Alice Carlile, City Clerk, Colwich City Hall, 310 South 2nd Street, Colwich, KS 67030
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
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June 20, 1996

Jim E. Bishop S/D 96-38
P. O. Box 75053
Wichita, KS 67275-5053

Re: S/D 96-38 (Final Plat of the HARP'S MEADOW)

Dear Mr. Bishop:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 20, 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 any drainage improvements required by the platting of this property.

C. Based on this site's frontage to 183rd Street West, two access openings would appear to be adequate. The final plat tracing shall therefore indicate access control to 183rd St. West except for two (2) openings. This dedication of access control shall also be referenced in the plattor's text.

D. In order to provide for future access into the interior of this quarter section, 35-foot of 1/2 street right-of-way shall be dedicated along the north line of this plat. The plattor's text shall correctly note that streets are being dedicated. An appropriate street name/number shall be shown for this street.

E. Based upon this site's zoning, a 30-foot Building Setback shall be shown to 183rd Street West with a 20-foot sideyard setback to the road being required along the north line of this site.

F. Since this site is beyond 3-miles from Wichita, no City of Wichita approval is required and the signature block for the City shall be deleted from the final plat tracing.

G. For the Board of County Commissioners; the approval block shall be amended to include, in proper order, all of the County Commissioners.

H. 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.)

I. 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.

J. 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.

K. 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.

L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

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.

O. The applicant is advised by the Sedgwick County Health Department that due to soil conditions in the area that the placement of sanitary lagoon to sever the site will have to be carefully planned.

P. County Engineering has indicated that the floodway reserve should be expanded to include all the area within the plat south and west of the currently described floodway reserve.

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, June 27, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: David L. Harp, P. O. Box 501, Colwich, KS 67030
Mary Alice Carlile, City Clerk, Colwich City Hall, 310 South 2nd Street, Colwich, KS 67030
Mike Lindebak, City Engineer

AGENDA ITEM NO. 3-11

METROPOLITAN AREA PLANNING COMMISSION

June 27, 1996

STAFF REPORT
(Final Plat Approved 6/20/96)

CASE NUMBER: S/D 96-38 HARP'S MEADOW

OWNER/APPLICANT: David L. Harp, P. O. Box 501, Colwich, KS 67030

SURVEYOR/ENGINEER: Jim E. Bishop, P. O. Box 75053, Wichita, KS 67275-5053

OTHER: Mary Alice Carlile, City Clerk, Colwich City Hall, 310 South 2nd Street, Colwich, KS 67030

LOCATION: East of 183rd Street West and south of 45th Street North

SITE SIZE: 10.8 Acres

NUMBER OF LOTS

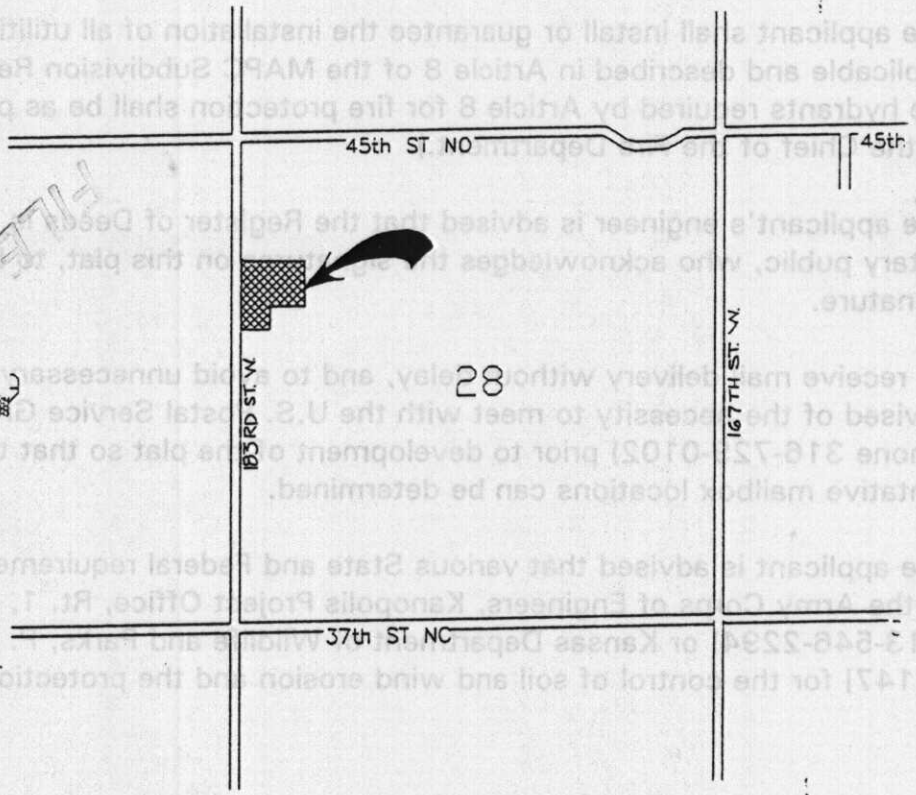
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 10 Acres

CURRENT ZONING: "RR" Rural Residential

PROPOSED ZONING:

VICINITY MAP:



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.

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