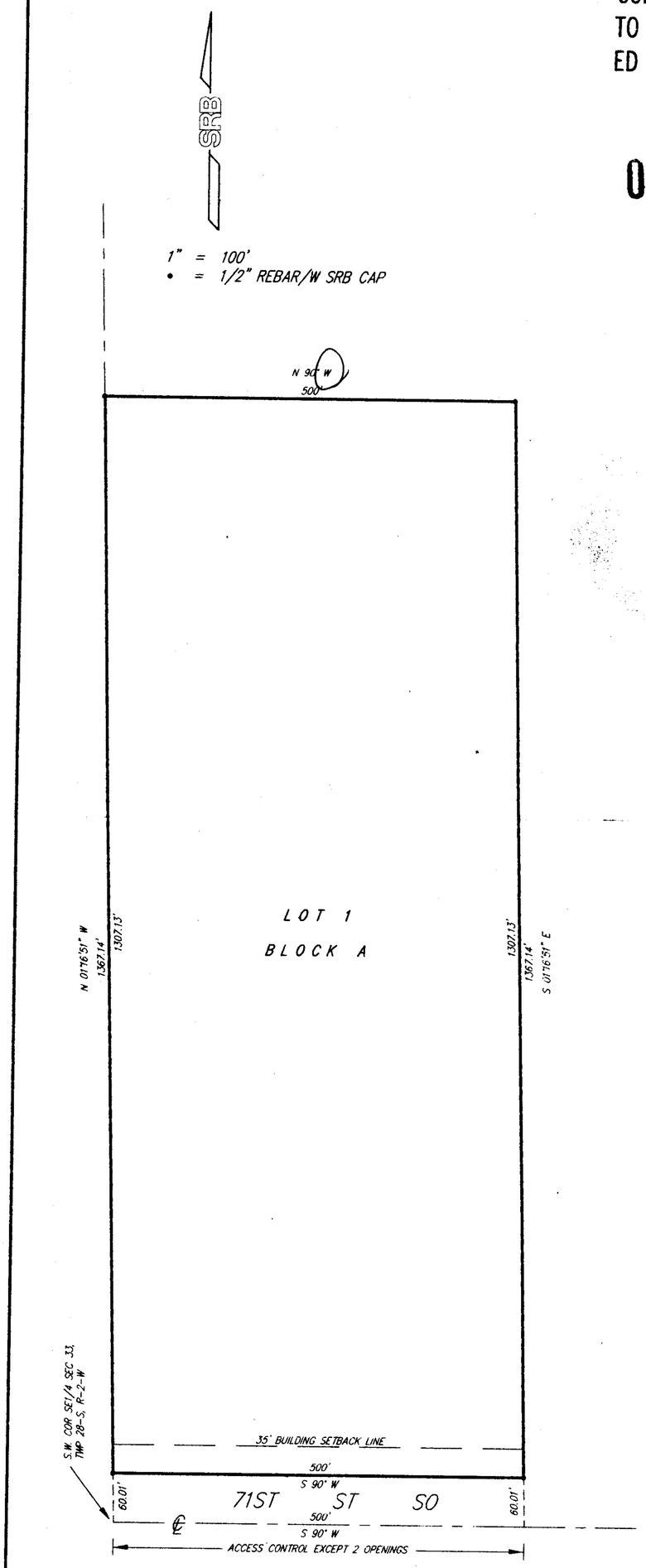
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/15/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/16/94

SEDGWICK COUNTY CLONMELL YARD

OFFICE COPY
DO NOT REMOVE

AN ADDITION TO SEDGWICK COUNTY, KANSAS

FINAL PLAT



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 "SEDGWICK COUNTY CLONMELL YARD" an Addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Beginning at the S.W. Corner of the SE1/4 of Sec. 33, Twp. 28-S, R-2-W of the 6th P.M., Sedgwick County, Kansas; thence N01°16'51"W, along the west line of said SE1/4, 1367.14 feet; thence N90°E, parallel with the south line of said SE1/4, 500 feet; thence S01°16'51"E, parallel with the west line of said SE1/4, 1367.14 feet to the south line of said SE1/4; thence S90°W, along the south line of said SE1/4, 500 feet to the place of beginning.

Savoy, Ruggles & Bohm, P.A.

Date _____

_____ Surveyor
Mark A. Savoy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Block and Street to be known as "SEDGWICK COUNTY CLONMELL YARD" an Addition to Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from 71st St. So. over and across the south line of Lot 1 are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to 71st St. So. at two locations over the south line of Lot 1 all as shall be determined by the Engineer for the appropriate governing body.

Marie B. Gorges Estate

_____ Co-executor
Jayne Klausmeyer

_____ Co-executor
Kenneth Gorges

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this ____ day of _____ 1994, by Jayne Klausmeyer, Co-executor and Kenneth Gorges, Co-executor of Marie B. Gorges Estate, on behalf of the estate.

_____ Notary Public

My App't. Exp. _____

This plat of "SEDGWICK COUNTY CLONMELL YARD" an Addition to Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ____ day of _____ 1994.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
James D. Miner

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the Board of Commissioners of Sedgwick County, Kansas, this ____ day of _____ 1994.

_____ Chairman
Betsy Gwin

_____ Chairman Pro-Tem
Andrew L. Bios

_____ Commissioner
Thomas G. Winters

_____ Commissioner
Paul W. Hancock

_____ Commissioner
Mark F. Schroeder

Attest: _____ County Clerk
Susan E. Crockett-Spoon

Entered on transfer record this ____ day of _____ 1994.

_____ County Clerk
Susan E. Crockett-Spoon

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 _____ 1994, at ____ o'clock ____ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

SRB 924 NORTH MAIN 316-264-8008
WICHITA, KANSAS 67203 FAX 264-4621
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

SEDGWICK COUNTY

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

September 23, 1994

Savoy, Ruggles, & Bohm, P.A.
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 94-59 - SEDGWICK COUNTY CLONMELL YARD (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on September 22, 1994, 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 September 16, 1994.

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.

N.A.

Please call if you have any questions.

Sincerely,

Louise Olivarez

Louise Olivarez
Principal Planner

LO:rh

cc: Sedgwick County, c/o Jim Weber, County Engineering, 1250 S. Seneca, Wichita, KS 67203
Mike Dreiling, Trustee, Illinois Township, 3700 S. 151st Street West, Viola, KS 67149
Mike Lindebak, City Engineer

STAFF COMMENTS:

A. Case DR 94-5 (special use permit for a governmental maintenance facility) has been approved subject to several conditions. The applicant is reminded that one condition requires submission of a landscape plan for the site's frontage prior to publication of the resolution authorizing the use of this residentially-zoned land for a maintenance facility.

B. 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.

C. 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.

D. 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.

E. The applicant is advised that various State and Federal requirements 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.

F. Perimeter closure computations shall be submitted with the final plat tracing.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2

September 22, 1994

STAFF REPORT

(Final Plat Approved 9/15/94, Preliminary Plat Approved 8/18/94)

CASE NUMBER: S/D 94-59 SEDGWICK COUNTY CLONMELL YARD

OWNER/APPLICANT: Sedgwick County, c/o Jim Weber, County Engineering, 1250 S. Seneca, Wichita, KS 67213

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

LOCATION: North of 71st Street South and west of 167th Street West

SITE SIZE: 15.69 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 653,401.6 sq. ft. (15 Acres)

CURRENT ZONING: "R"

PROPOSED ZONING: "R" (DR 94-5)

VICINITY MAP:

