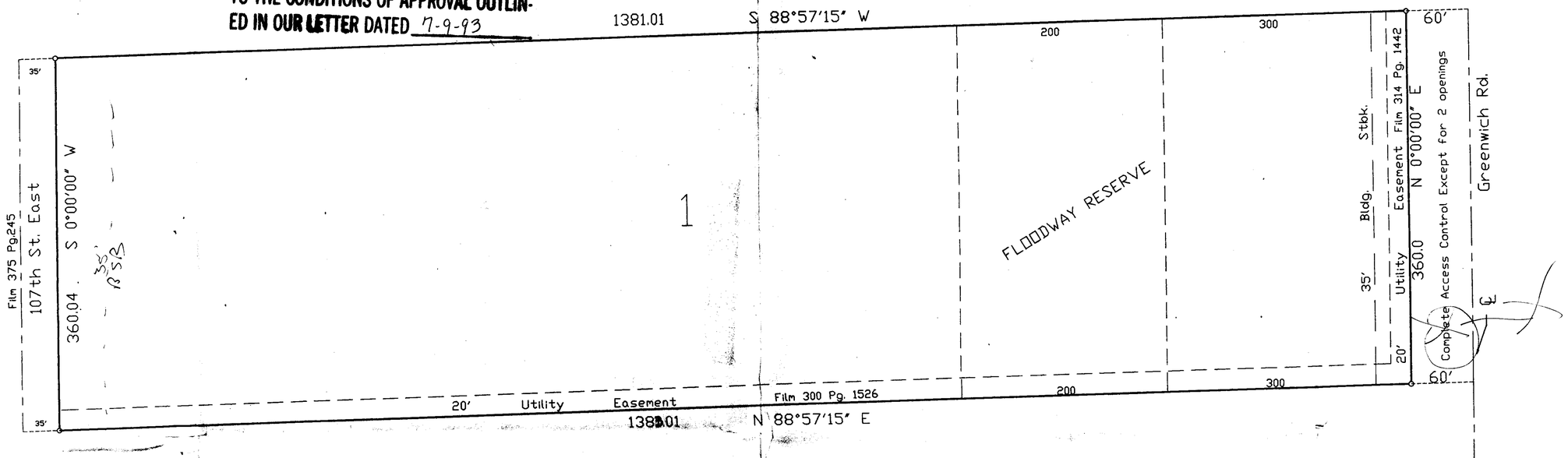
OFFICE COPY
DO NOT REMOVE

FINAL PLAT

FOUR PINES EASTATES

TO SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/8/93 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7-9-93



State of Kansas } SS
County of Sedgwick }

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this ____ day of _____ 1993, I have surveyed and platted "FOUR PINES ESTATES" an Addition to Sedgwick County, Kansas, into a lot and block, the same being described as follows: BEGINNING AT A POINT 1235 FEET NORTH OF THE SOUTH-EAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 2 EAST OF THE 6TH P.M. SEDGWICK COUNTY, KANSAS; THENCE NORTH ALONG THE EAST LINE OF SAID S.E. 1/4, 360.0 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID S.E. 1/4 1381.02 FEET; THENCE SOUTH 360.04 FEET TO A POINT 1383.01 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 1383.01 FEET TO BEGINNING, EXCEPT THE EAST 60 FEET THEREOF FOR ROAD.

_____
DONALD C. ARMSTRONG R.L.S. #780

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot to be known as "FOUR PINES ESTATES" AN ADDITION TO SEDGWICK COUNTY, KANSAS. The Utility easements, as indicated, for construction and maintenance of public utilities are hereby granted. The floodway reserve is hereby reserved for floodway purposes and shall be the responsibility of the owner until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements of the drainage. No buildings 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 said appropriate governing body.

Note: Vacation of Access Cts

OWNERS:

_____

_____

State of Kansas } ss
County of Sedgwick }

Be it remembered that on this _____day of _____, 1993, before me, a Notary Public in aforesaid state and county, came _____, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My commission expires: _____

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____day of _____, 1993.

_____, Chairman
L.O. Breckenridge Jr.

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon are accepted by the city commission of the city of Wichita, Kansas. Dated this_____ day of _____1993.

_____ Mayor
Elna Broadfoot

_____ City clerk
Pat Burnett

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____day of _____, 1993.

_____, Chairman
Mark F. Schroeder

_____, Chairman Pro Tem
Billy Q. McCray

_____, Commissioner
Betsy Gwin

_____, Commissioner
Paul W. Hancock

_____, Commissioner
Tom Winters

_____, County Clerk
Susan E. Crockett-Spoon

Entered on transfer record the _____day of _____, 1993

_____, County Clerk
Susan E. Crockett-Spoon

State of Kansas
County of Sedgwick

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____day of _____, 1993, at _____ M., and is duly recorded.

_____, Register of Deeds
Pat Kettler

_____, 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

July 16, 1993

Armstrong Land Survey, P. A.
1021 E. Waterman - Suite 4
Wichita, Ks 67211

Re: S/D 93-41 - FOUR PINES RANCH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, July 15, 1993, 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 9, 1993.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh
cc: Ronald D. and Sharon D. Schremmer, 3933 Ellis Street - Apartment 2, Wichita, KS 67216-4217
Mike Lindebak, City Engineer

described in Article 8 of the MAPC Subdivision Regulations.

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

M. Recording of the plat within 30 days after approval by the City Council.

AGENDA ITEM NO. 2-2

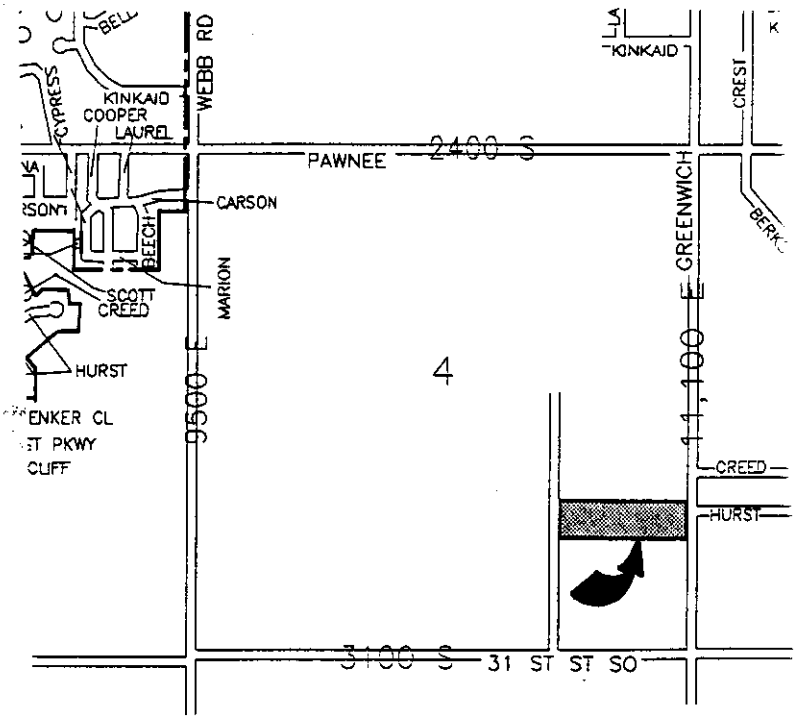
METROPOLITAN AREA PLANNING COMMISSION

July 15, 1993

STAFF REPORT
(Final Plat Approved 7/8/93)

CASE NUMBER:	S/D 93-41 -FOUR PINES RANCH ADDITION
OWNER/APPLICANT:	Ronald D. and Sharon D. Schremmer, 4414 S. Gold, Wichita, KS 67217
SURVEYOR/ENGINEER:	Armstrong Land Survey, P. A., 1021 E. Waterman, Suite 4, Wichita, KS 67211
LOCATION:	West of Greenwich and north of 31st Street South
SITE SIZE:	10.92 Acres
NUMBER OF LOTS	
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1
MINIMUM LOT AREA:	10.926 Acres
CURRENT ZONING:	"R"

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.

B. As requested by City Engineering, the applicant shall submit a petition for the future extension of municipal water to this site.

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

D. Since this plat appears to be dedicating right-of-way for Greenwich Road, such dedication shall be clearly noted on the face of the plat and such dedication of right-of-way to and for the use of the public shall also be indicated in the plattor's text.

E. The dedication of access control to Greenwich Road shall also be indicated in the plattor's text. Since openings are being requested to Greenwich, the word "complete" shall be deleted from the face of the plat. Further, only one (1) opening shall be indicated to Greenwich Road.

F. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."

G. On the final plat tracing, a 35-foot building setback shall also be indicated to 107th Street East, or along this plat's western property line.

H. On the final plat tracing, the plattor's text shall be amended to note that any activities within the floodway reserve is to be approved by the appropriate "engineer": instead of the governing body.

I. As indicated by the applicant's agent, the final plat tracing shall use the name Four Pines Ranch.

J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and