H. For the Cities Service Pipeline, the final plat tracing should indicate the recording information for the document that created this easement. And since a plat cannot be used to create a private pipeline easement, the wording indicating that the easement is "as platted in West Lakewood Estates" should be deleted since it appears to imply the easement is being or was created by a plat.

I. It is recommended that another subdivision name be used for this plat, the reference to a "Replat of West Lakewood Estates" as a plat's name is somewhat archaic and can become somewhat confusing in that it basically replicates the previous addition's name.

J. The final plat tracing shall label as "CL" the center line of 135th Street. The dedication of this street's right-of-way shall also be indicated with dash lines rather than the solid lines now shown at the south and north ends of this street.

K. On the final plat tracing, Pat Burnett, Deputy City Clerk should be inserted into the City's signature block in place of Ray Trail.

L. Prior to this plat being released for recording and as noted in the platting binder, the applicant shall submit proof that all applicable property taxes (1992) have been paid on this site.

M. Since this site is in the City, the final plat tracing shall also reference the minimum building pad elevation in City Datum. As requested by City Engineering, the applicant shall meet with Engineering to confirm the appropriate minimum building pad elevation for this site.

N. 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.

O. 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.

P. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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

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

METROPOLITAN AREA PLANNING COMMISSION

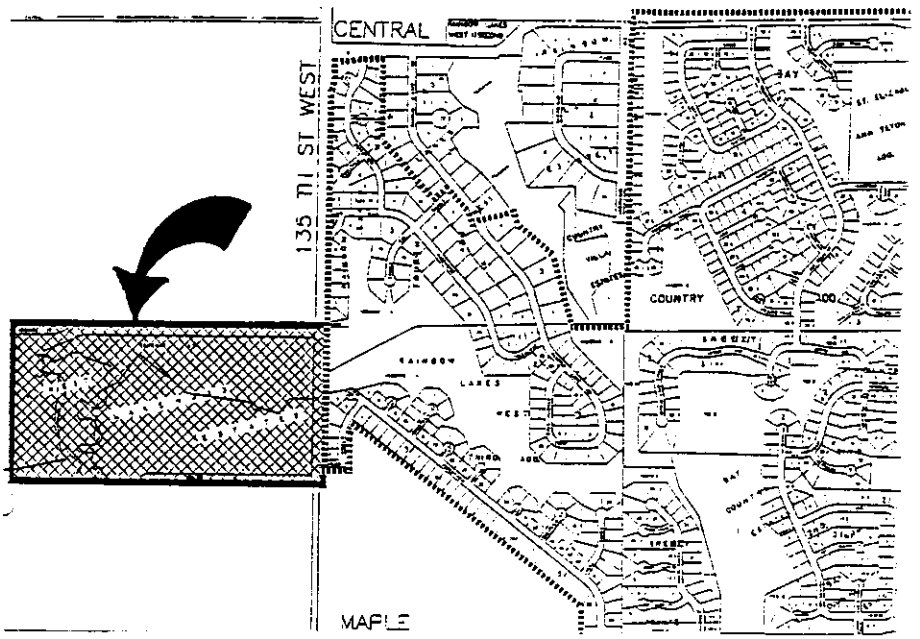
AGENDA ITEM NO. 2-2

May 20, 1993

STAFF REPORT
(Final Plat Approved 5/13/93)

CASE NUMBER:	**S/D 93-24 - REPLAT OF WEST LAKEWOOD ESTATES ADDITION FINAL PLAT**
OWNER/APPLICANT:	Dr. Stan Messner, 11414 Texas, Wichita, KS 67209
SURVEYOR/ENGINEER:	Terra Tech Land Surveying, Inc., 245 West Dewey, Wichita, KS 67202
LOCATION:	West of 135th Street West, 1/4 mile north of Maple
SITE SIZE:	79.4 Acres
NUMBER OF LOTS	
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1
MINIMUM LOT AREA:	79.4 acres
CURRENT ZONING:	County "AA" with Conditional Use Permit 154 (Prior to annexation)
PROPOSED ZONING:	City "AA"

VICINITY MAP:



STAFF COMMENTS:

A. Because of the existing conditional use on this site (CU-154) for multi-family development, upon annexation, this site will take on the corresponding City zoning classification ("R-5" general residence). However, since the applicant does not intend to develop the site for this use, the applicant shall submit a request for a zone change to the City's "AA" one-family zoning classification.

B. Municipal water is apparently adjacent to this site's frontage, within 135th Street West's right-of-way and is consequently available to this site. Sanitary Sewer, however, is located along the east side of 135th Street and would need to be extended across this street and into the site. The applicant shall therefore guarantee the extension of sanitary sewer to this plat.

If approved by the Health Department, the applicant may use on-site sanitary sewer with the sewer guarantee held until this site needs to extend sewer or such guarantee can be combined with another required sewer improvement in this area. The applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of an on-site sewer system. A memorandum shall be obtained specifying approval.

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

D. As requested by City Engineering, the final plat tracing shall indicate a 20-foot utility easement along this plat's south property line.

E. The final plat tracing shall indicate a 25-foot building setback for this site's frontage to 135th Street West. Any other setbacks such as to the pipelines shall be clearly noted as a "pipeline" building setback. That is, that the setback is not platted but is based on a pipeline requirement.

F. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline and Cities Service Pipeline Easements on this property. The applicant's agent shall determine any setback requirements from the pipelines by researching the text of the pipelines agreements. If setbacks from the pipelines easements are provided for in the pipelines easements agreements, it shall be indicated on the face of the plat.

G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

SEDGWICK COUNTY

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

May 21, 1993

Terra Tech Land Surveying, Inc.
245 West Dewey
Wichita, KS 67~~209~~ 202

Re: S/D 93-24 REPLAT OF WEST LAKEWOOD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 20, 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 May 14, 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

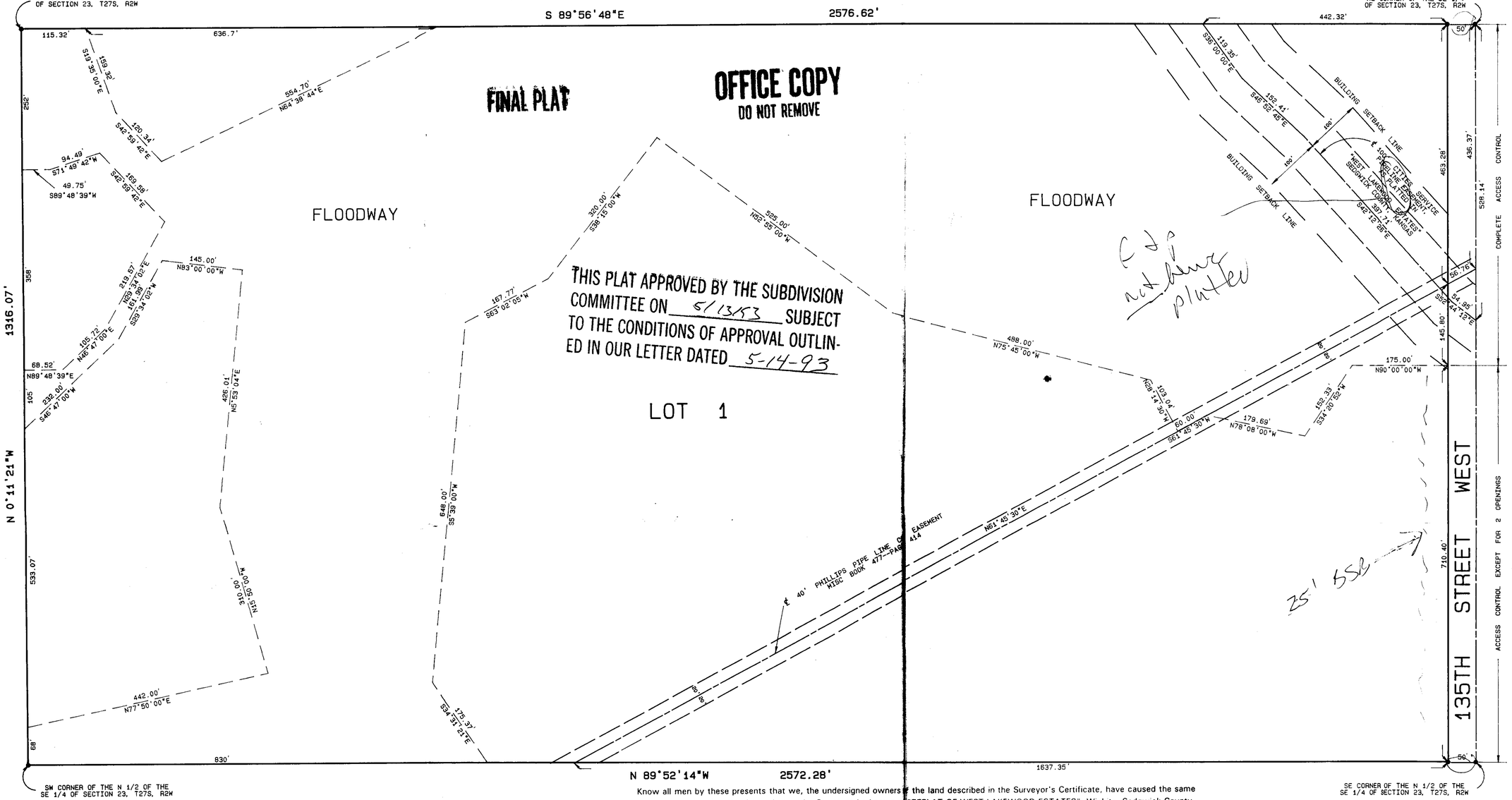
Don Losew
Senior Planner

DL:rh

cc: Dr. Stan Messner, 11414 Texas, Wichita, KS 67209
Greg Bauer, Harold Bauer & Son Construction, Co., Inc., 6572 E. Central - Suite 204, Wichita, KS 67206
Mike Lindebak, City Engineer

REPLAT OF WEST LAKEWOOD ESTATES

WICHITA, SEDGWICK COUNTY, KANSAS



FINAL PLAT

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/13/93 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5-14-93

LOT 1

SCALE: 1"=100'
● = IRON

Minimum Pad Elevation (Lowest Opening): 1355 M.S.L.

BM: Railroad Spike in Power Pole. First Pole South of Pipeline Marker on East Side 135th Street West, South of East Quarter Corner of Section 23, Township 27 South, Range 2 West. Elevation 1342.45.

This plat of "REPLAT OF WEST LAKEWOOD ESTATES", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1993.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Lorenza Breckenridge, Jr.

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1993.

WICHITA CITY COUNCIL

_____, Mayor
Elma Broadfoot

_____, Director of Finance/City Clerk
Ray Trail

Entered on transfer record this _____ day of _____, 1993.

_____, County Clerk
Susan E. Crockett-Spoon

State of Kansas) ss
Sedgwick County)

This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, 1993, at _____ o'clock ___.M.

_____, Register of Deeds
Pat Kettler

_____, Chief Deputy
Ed Resa

State of Kansas) ss
Sedgwick County)

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "REPLAT OF WEST LAKEWOOD ESTATES", Wichita, Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

Lots 1 and 2 and Reserve A, Block 1, "WEST LAKEWOOD ESTATES", Sedgwick County, Kansas. More particularly described as follows: "WEST LAKEWOOD ESTATES", Sedgwick County, Kansas. (The N 1/2 of the SE 1/4 of Section 23, T27S, R2W of the 6th P.M., Sedgwick County, Kansas.)

TERRA TECH LAND SURVEYING, INC.

_____ _____
Arthur G. Griffiths LS #244 Date

Know all men by these presents that we, the undersigned owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, and a Street, to be known as "REPLAT OF WEST LAKEWOOD ESTATES", Wichita, Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. All abutters' rights of access to or from 135th Street West over and across the East line of Lot 1 is hereby granted to the City of Wichita, provided, however, that Lot 1 shall have access to 135th Street West at two locations, except over the North 609.08 feet thereof, as shall be determined by the City Engineer of the City of Wichita, Kansas. Easements, if any, are hereby granted for the construction and maintenance of all public utilities. The floodway shall be the responsibility of the owners of Lot 1, until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage. No building 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 Wichita - Valley Center Flood Control Office or their successors of office. FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision No opening to any building shall be constructed below a Minimum Pad Elevation (lowest opening) of 1355 Mean Sea Level. Lots, Block, Streets, Reserve, Easement, and Building Setbacks as platted in "WEST LAKEWOOD ESTATES", Sedgwick County, Kansas, are hereby vacated by virtue of K.S.A. 12-512(b) Amended.

_____
Stan A. Messner

_____
Teri K. Messner

State of Kansas) ss
Sedgwick County)

This instrument was acknowledged before me this _____ day of _____, 1993, by Stan A. Messner and Teri K. Messner, husband and wife.

_____, Notary Public

My Commission Expires:_____

Wichita Federal Savings & Loan Association, mortgagee on the land being platted herein, does hereby consent to this plat of "REPLAT OF WEST LAKEWOOD ESTATES", Wichita, Sedgwick County, Kansas.

WICHITA FEDERAL SAVINGS & LOAN ASSOCIATION

_____, Vice-President
Harold A. Smith

State of Kansas) ss
Sedgwick County)

The foregoing instrument was acknowledged before me this _____ day of _____, 1993, by Harold A. Smith, Vice-President of Wichita Federal Savings & Loan Association, on behalf of the association.

_____, Notary Public

My Commission Expires:_____

TERRA TECH LAND SURVEYING INC.
245 West Dewey
Wichita, Kansas 67202-3807
(316) 267-0744 / 267-2348