CORDEL FARMS

AN ADDITION TO SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "CORDEL FARMS", an Addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the NE1/4 of Sec. 15, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as commencing at the N.E. Corner thereof; thence west, along the north line of said NE1/4, 100 feet for a point of beginning; thence west, along the north line of said NE1/4, 799.96 feet; thence south, parallel with the east line of said NE1/4, 2631.49 feet to the south line of said NE1/4; thence east, along the south line of said NE1/4, 900.04 feet to the S.E. Corner thereof; thence north, along the east line of said NE1/4, 1970.38 feet to a point 680 feet south of the N.E. Corner of said NE1/4; thence west, parallel with the north line of said NE1/4, 100 feet; thence north, parallel with the east line of said NE1/4, 680 feet to the point of beginning.

Existing public easements and dedications being vacated by virtue of KSA 12-512(b).

Baughman Company, 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 Lots, a Block and Streets to be known as "CORDEL FARMS", an Addition to Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The floodway easements are hereby reserved for floodway purposes and shall be the responsibility of the owners of the Lots encumbered by the easements until such time as the appropriate governing body elects to assume responsibility for the maintenance and improvement 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. With such permission of said appropriate governing body, additional improvements and/or activities may be permitted within said floodway. Mimimum Building Pad Elevations for lowest opening shall be as shown on the face of the plat. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 13th St. No., over and across the north line of Lots 1, 2, and 3 and to or from 151st St. W., over and across the east line of Lots 1, 4, 5, and 6 are hereby granted to the appropriate governing body, provided however that Lots 1, 2, and 3 shall have access to 13th St. No. at one location each and that Lots 4, 5, and 6 shall have access to 151st St. W. at one location each.

_____ _____
Stanley Smeltzer, Jr. Theresa L. Smeltzer

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____ day of _____1992 by Stanley Smeltzer, Jr. and Theresa L. Smeltzer, husband and wife.

_____ Notary Public

My App't. Exp. _____

This plat of "CORDEL FARMS", 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 _____ 1992.

_____ Chairman
Christopher J. Goebel

_____ Secretary
Marvin Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 1992.

_____ Mayor
Bob Knight

_____ Deputy City Clerk
Pat Burnett

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____ 1992.

_____ Chairman
Betsy Gwin

_____ Chairman Pro-Tem
Mark F. Schroeder

_____ Commissioner
Billy Q. McCray

_____ Commissioner
Paul W. Hancock

_____ Commissioner
Bernard A. Hentzen

_____ County Clerk
Don Wright

Entered on transfer record this_____ day of _____ 1992.

_____ County Clerk
Don Wright

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 _____ 1992, at _____ o'clock ___ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

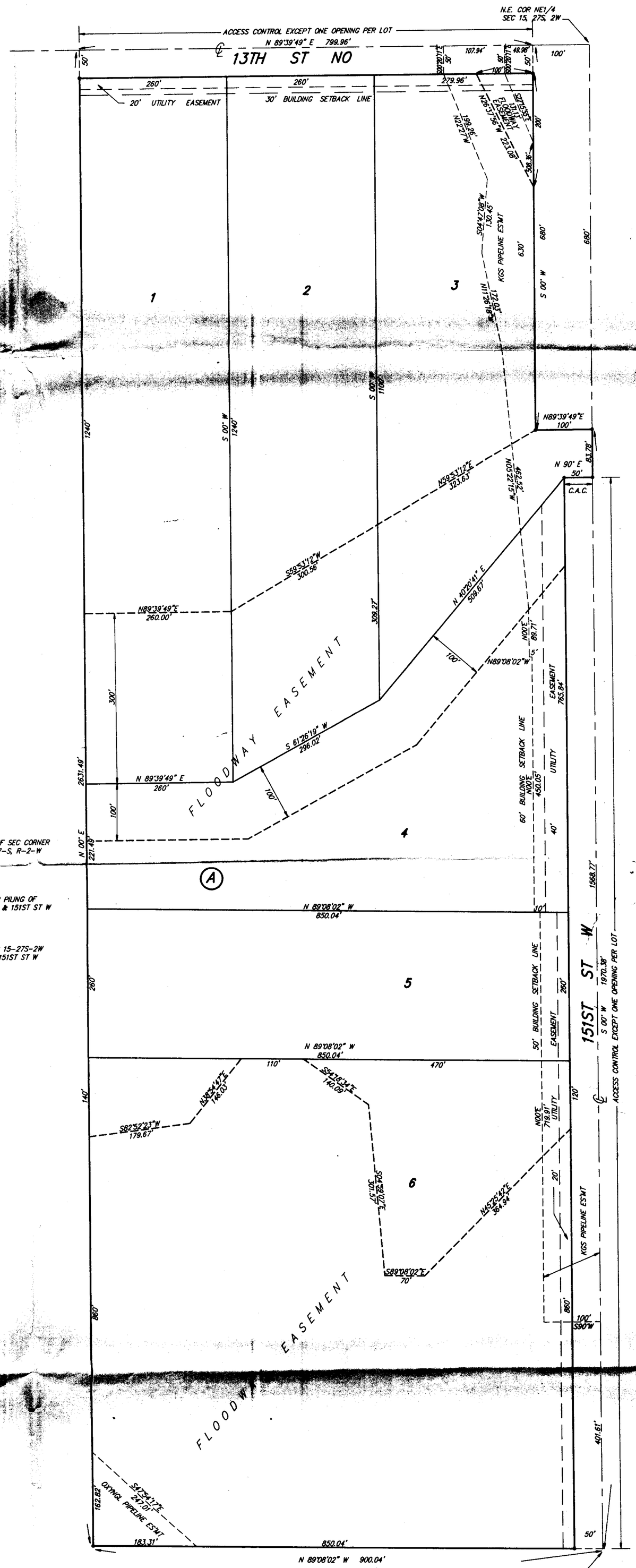
1" = 100'
• = PIN

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO STRUCTURES FOR ALL LOTS = 1377 M.S.L.

BENCH MARK:
RR SPIKE IN POWER POLE 35' NW OF SEC CORNER AT S.E. COR SE1/4 SEC 15, TWP 27-S, R-2-W (CENTRAL & 151ST ST W)
ELEVATION = 1390.06 M S L

BENCH MARK:
60D NAIL IN NW WING WALL CENTER PILING OF DRY CREEK BRIDGE AT 13TH ST NO & 151ST ST W
ELEVATION = 1376.44 M S L

T.B.M
TOP OF IRON AT E1/4 COR OF SEC 15-27S-2W
(1/2 MILE NORTH OF CENTRAL ON 151ST ST W
ELEVATION = 1373.25 M S L



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 4, 1992 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:sa

cc: Stanley Smeltzer, Jr., 262 Rainbow Lake Rd., Wichita, KS 67235
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY

W-SC

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

June 1, 1992

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 92-2 (Final Plat) Cordel Farms Addition

Dear Greg:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 28, 1992, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

STAFF COMMENTS: Talked to Karla Applen - Health. Dept. note plat is OK - just determining if some lots could use septic vs sewer

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. On the final plat tracing, the plattor's text shall be corrected to indicate that access controls to 151st St. West include the controls shown for Lot 3, and not access from Lot 1.

C. The applicant shall provide proof, by letter or by copy of the pipeline easement agreements, that the pipeline easements as shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the County.

For the pipeline running along the east line of this plat, the indicated building setback is apparently from that pipeline. However, in order to assure that a setback would still be recognized in the event the pipeline was to relocate or

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alter its setback requirements, the setback along the east line of the plat should be labeled "Platted and Pipeline Building Setback."

D. On the final plat the names of the pipeline companies holding the easements shall be indicated along with the recording information for the easements.

E. As requested by County Engineering, the applicant shall submit a covenant concerning the County's authority to maintain the floodways and if need be to charge back any costs to the involved property owners, in a manner similar to special assessments.

F. Prior to this plat being submitted for City Council review, the applicant shall submit, and have approved by the County, a drainage plan. As requested by County Engineering the final plat tracing shall refer to a "Floodway" rather than Floodway Easement.

G. 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 times the width thereof." The proposed lot depths range from 3.25 times to 4.7 times the width.

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.

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

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

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

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AGENDA ITEM NO. 1-5

METROPOLITAN AREA PLANNING COMMISSION

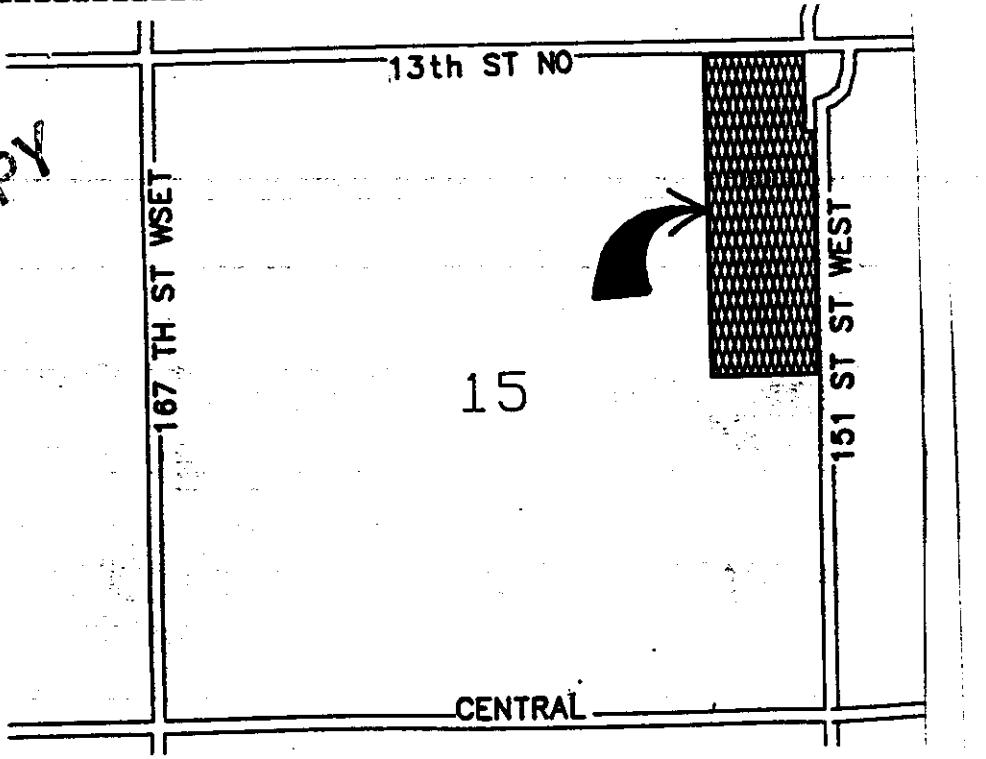
June 4, 1992

STAFF REPORT

(Final Plat Approved 5/28/92, Preliminary Plat Approved 1/23/92)

CASE NUMBER:	**S/D 92-2 - CORDEL FARMS ADDITION**
OWNER/APPLICANT:	Stanley Smeltzer, Jr., 262 Rainbow Lake Rd., Wichita, KS 67235
SURVEYOR/ENGINEER:	Baughman Company, 315 Ellis, Wichita, KS 67211
LOCATION:	SW corner of 13th St. N. and 151st St. W.
SITE SIZE:	53 Acres
NUMBER OF LOTS	
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6
MINIMUM LOT AREA:	5.07 Acres
CURRENT ZONING:	"R" Rural Residential

VICINITY MAP:



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STAFF COMMENTS:

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