

# CORDEL FARMS

## AN ADDITION TO SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) 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 be-  
ginning; 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 \_\_\_\_\_

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. Minimum 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) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore 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 O. McGray

\_\_\_\_\_  
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) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_ 1992, at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly re-  
corded.

\_\_\_\_\_  
Register of Deeds  
Pat Kettler

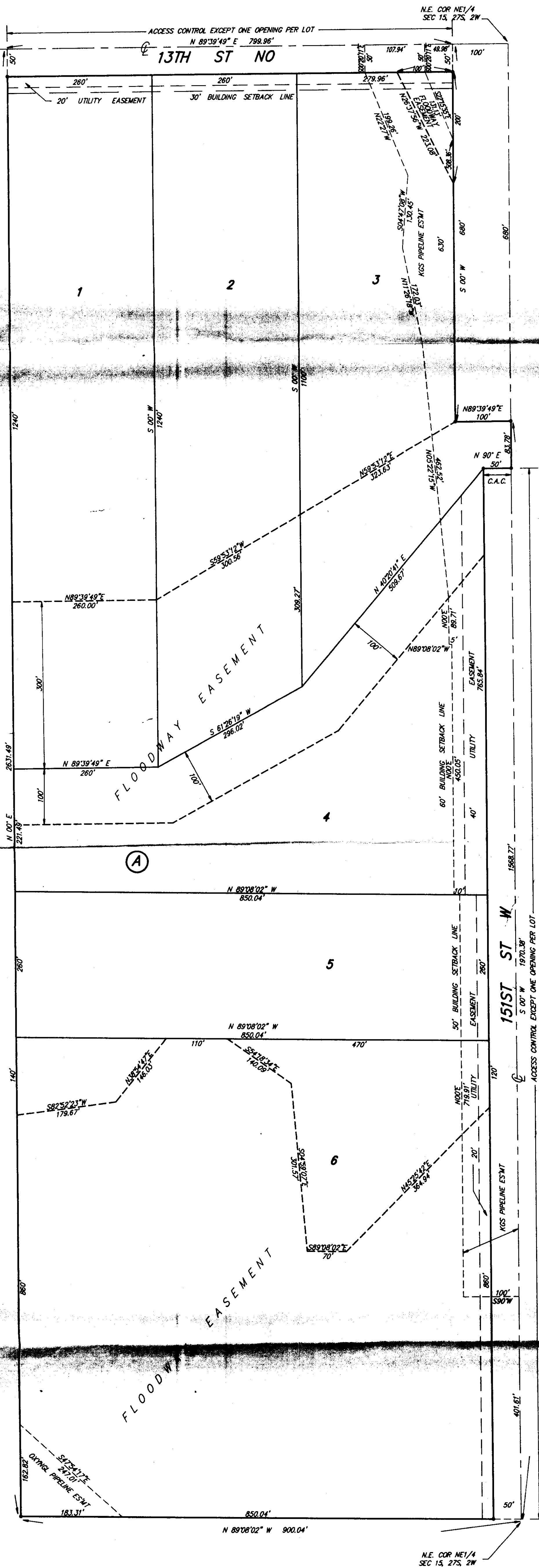
\_\_\_\_\_  
Deputy  
Ed Resa

1" = 100'  
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 = 1390.00' M S L

BENCH MARK: 600 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



Greg Severns  
June 1, 1992  
Page 3

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.

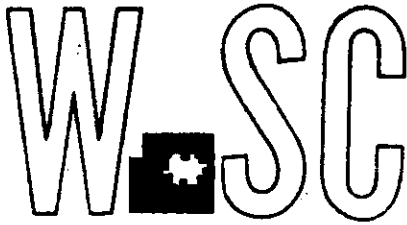
Sincerely,

A handwritten signature in dark ink, appearing to read "Don Losew". The signature is written in a cursive, slightly slanted style.

Don Losew  
Senior Planner

DL:sa

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



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 Earl Dwyer, Health Dept. who plat is OK - just determining if some lots could use septic vs (gas) sewer*

FILE COPY

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

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

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

*new*  
*signed*  
*Accord Fee*  
(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.

signature.

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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

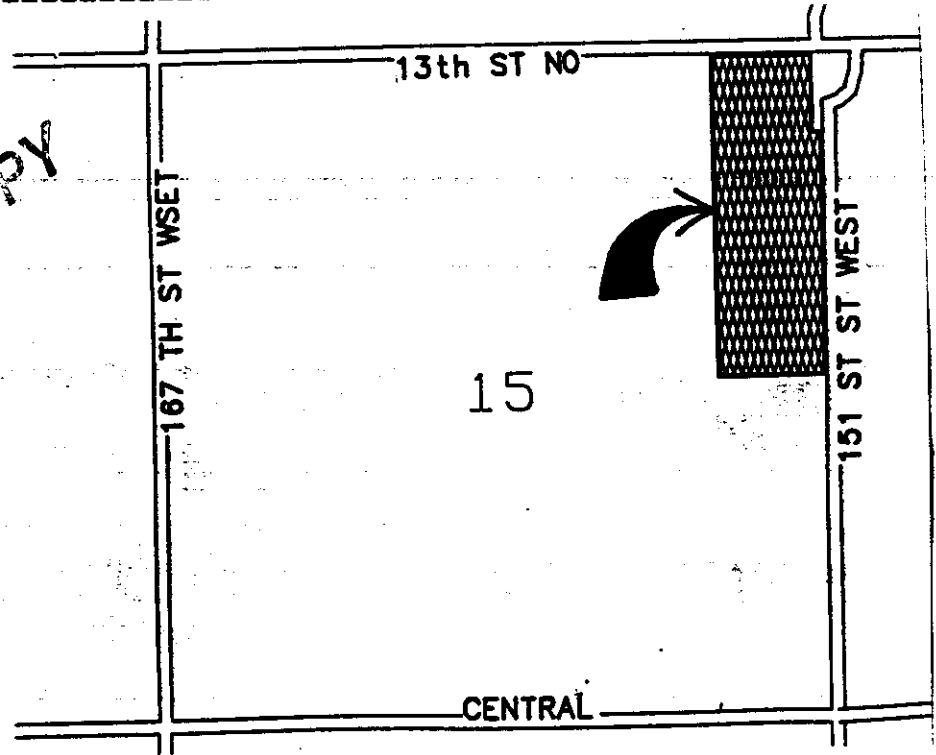
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 5.07 Acres

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:

FILE COPY



## STAFF COMMENTS:

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- B. On the final plat tracing, the plat'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.

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- 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.
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