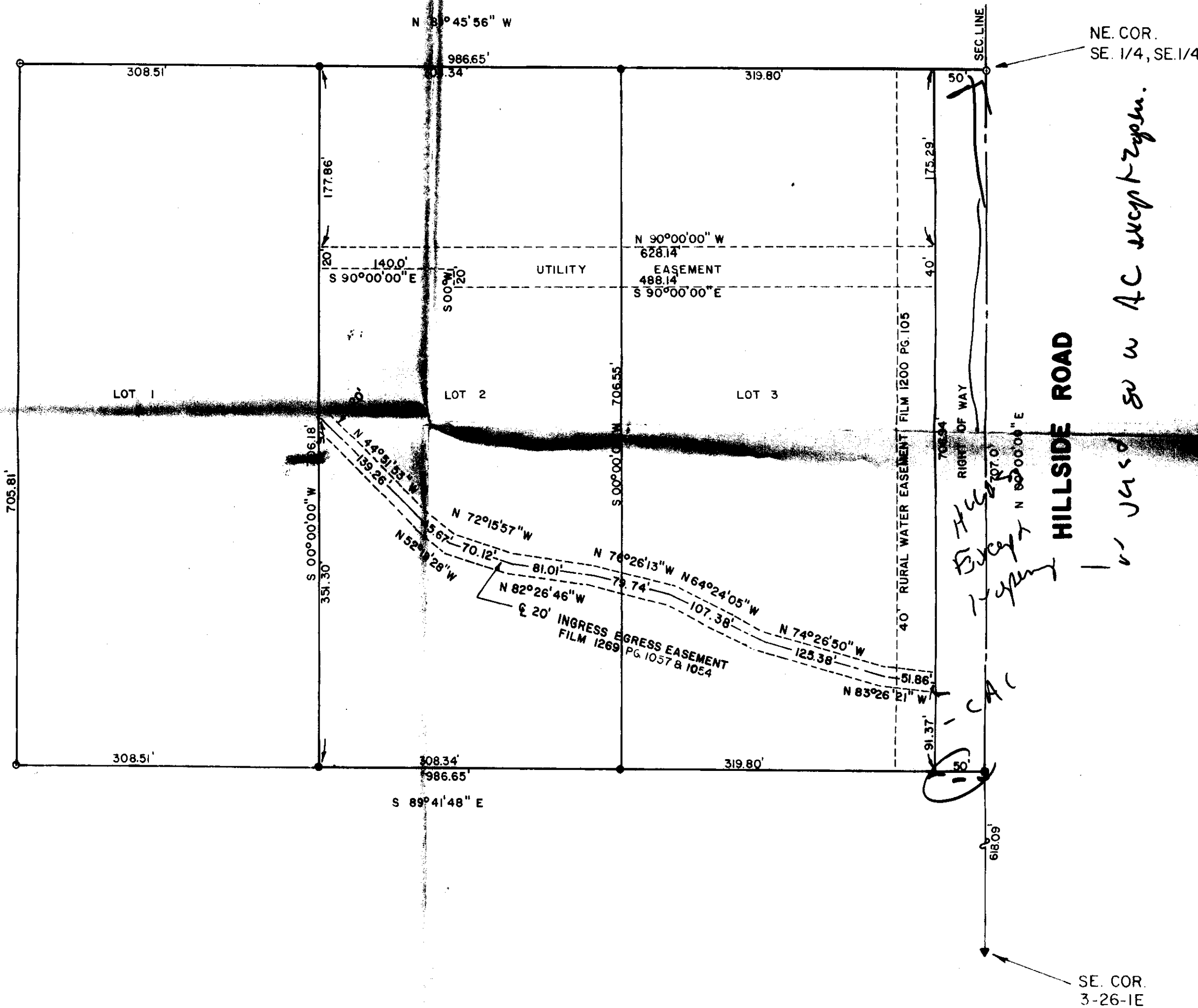


OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/17/92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9/18/92

FINAL PLAT

THREE R's ESTATE SEDGWICK COUNTY, KANSAS



LEGEND
● SET 1/2" REBAR
○ FOUND 1/2" PIPE
■ SET PK NAIL IN ASPHALT

SURVEY CERTIFICATE AND DESCRIPTION

I, the undersigned, licensed professional surveyor of the State of Kansas, do hereby certify that the following described tract of land surveyed on 9/17/92 and the accompanying plat prepared and that all the monuments shown actually exist and their position are correctly shown to the best of my knowledge and belief.

1992

Doug Rathbone, L.S. 1117

East 30 acres of the SE 1/4 of the SE 1/4 of Section 3, T4S, R1E, 6th P.M., Sedgwick County, Kansas, EXCEPT the south 618.09' thereof, and being more particularly described as follows: Beginning at the SE corner of said SE 1/4; thence N0°00'00"E along the line of said SE 1/4, 618.09 feet to a point of beginning; thence S11°48'14"W parallel to the south line of said SE 1/4, 986.65 feet to the east line of said east 30 acres; thence N0°00'00"E along the west line of said east 30 acres, 705.81 feet to the north line of said SE 1/4; thence S 89°45'56"E along the north line of said SE 1/4, 986.65 feet to the NE corner of said SE 1/4 of Section 3; thence S 89°45'56"E along the east line of said SE 1/4, 986.65 feet to the point of beginning, containing 16.0 acres, more or less.

OWNER'S CERTIFICATION AND DEDICATION

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, the undersigned owner(s) of the land described in the Engineer's Certificate, have caused the same to be surveyed and divided on the accompanying plat into lots, blocks, street and public ways under the name Three R's Estate; that all highways, alleys, easements and public grounds as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public streets; and further that the land contained herein is held and conveyed subject to any restrictions, reservations, and encumbrances on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

Howard E. Sims, Jr.

Genevieve L. Sims

Gregory J. Waldeck

Stephanie R. Waldeck

Jerry L. Majors

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APPROVALS

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 9/17/92 day of September, 1992.

Betsy Gwin, Chairperson

Mark F. Schroeder, Pro-Tem Chairman

Paul W. Hancock, Commissioner

Bernard H. Hantzen, Commissioner

Billy Q. McCray, Commissioner

ATTEST:
Don Wright, County Clerk

TRANSFER RECORDS

Entered on transfer record this 9/17/92 day of September, 1992.

Don Wright, County Clerk

REGISTER OF DEEDS

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This is to certify that this instrument was filed for record in the Register of Deeds Office, at 9/17/92 a.m. / p.m., on the 17 day of September, 1992.

Pat Kettler, Register of Deeds

Ed Hesse, Deputy

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

The foregoing instrument was acknowledged before me this 17 day of September, 1992, by

Notary Public

My commission expires

PLANNING AGENCY CERTIFICATE

STATE OF KANSAS)
CITY OF WICHITA) SS

This plat of Three R's Estate has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, this 9/17/92 day of September, 1992.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert J. Roebel, Chairman

Mark E. Smith, Secretary

PLANNING BODY CERTIFICATE

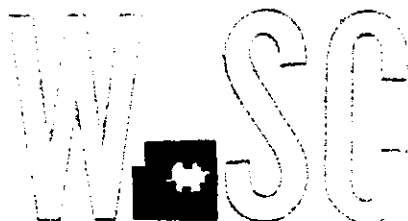
STATE OF KANSAS)
CITY OF WICHITA) SS

This plat approved and all dedications shown hereon, if any, accepted by the City of Wichita, Kansas, this 9/17/92 day of September, 1992.

John M. Mayes

City Clerk

MACON COMPANY
114 EAST FOURTH
NEWTON, KANSAS 67114
PROJ. 990178
8-31-92



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 24, 1992

Macon Company
114 E. 4th
Newton, KS 67114

Re: S/D 92-41 THREE R's ESTATE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 24, 1992, 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 18, 1992.

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: Howard & Genevieve Sims, 7121 N. Hillside, Wichita, KS 67147
Gregory & Stephanie Waldeck, 7121 N. Hillside, Wichita, KS 67147
Jerry & Sandra Majors, 7121 N. Hillside, Wichita, KS 67147
Mike Lindebak, City Engineer

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standard floodway language for this reserve and a covenant shall also be submitted concerning the ownership of the Reserve and the County's right to enter the site to maintain, if necessary, the floodway and charge back any associated costs to the property owners by a means similar to special assessments. The applicant shall contact County Engineering to determine the boundaries of such floodway reserve and shall submit to Planning for recording, the restrictive covenant.

- I. 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.
- J. 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.
- K. 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.
- 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.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1

September 24, 1992

STAFF REPORT
(Final Plat Approved 9/17/92)

CASE NUMBER: S/D 92-41 - THREE R's ESTATE ADDITION

OWNER/APPLICANT: Howard and Genevieve Sims, Etal, 7121 N. Hillside, Wichita, KS 67147

SURVEYOR/ENGINEER: Macon Company, 114 E. 4th, Newton, KS 67114

LOCATION: North of 69th Street North and west of Hillside

SITE SIZE: 16 acres

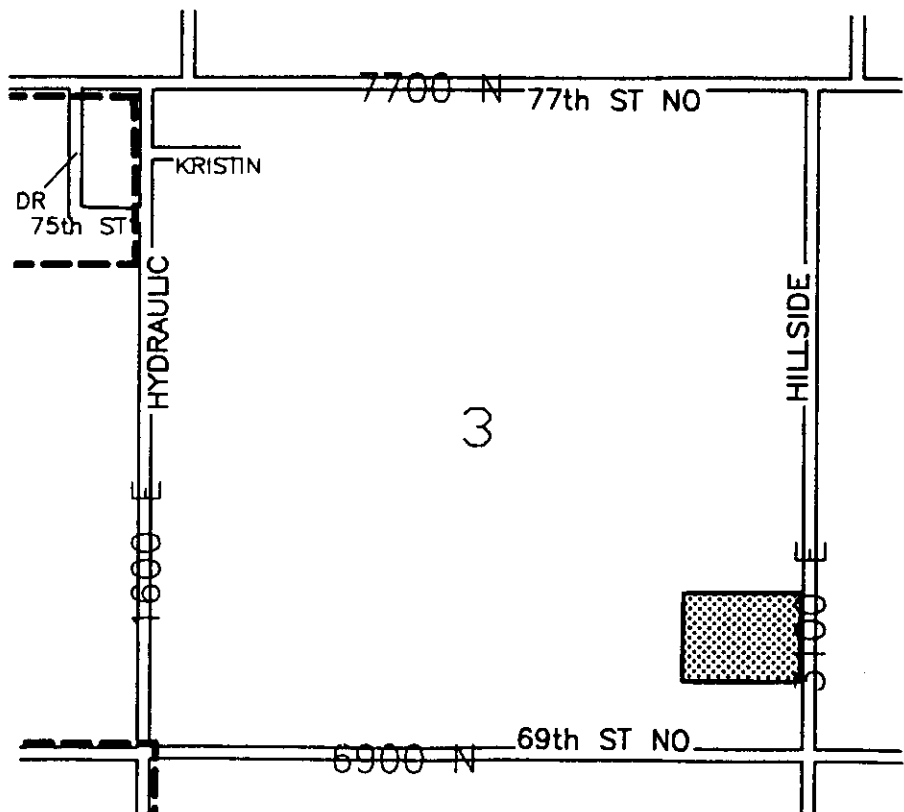
NUMBER OF LOTS

Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



1000 E

STAFF COMMENTS:

- A. As indicated by the Health Department, this site has already been approved for the use of on-site sanitary sewer and water facilities.
- B. As indicated by the sketch plat, an existing home on this site has been provided access to Hillside by means of a recorded ingress/egress easement. Rather than dedicate and guarantee a public street for the three lots now being platted, the applicant is requesting to use this existing access easement for all three building sites.

The Subdivision Regulations (7-205(E)) indicate that for single family lots, the use of vehicular access easements is to be "discouraged" but may be allowed when authorized by the Planning Commission. The applicant has indicated to Staff that this site is somewhat isolated and restricted as to access from or to adjoining areas. The southern and westerly property lines for instance are encumbered by an existing pond and the north property line is adjacent to a private drive that provides access to another existing home to the west of this site but a hedgerow physically separates the site from this drive.

Based on the existing conditions of this site, the Planning Commission has recommended allowing the use of a private vehicular access easement.

- C. On the final plat tracing, the dedication of access control to Hillside except for two (2) openings needs to be indicated both on the face of the plat and in the plat's text.
- D. On the final plat tracing, the plat's text shall be amended to reference the standard plat's language as to the dedication of streets (and access control) and the granting of public easements.
- E. In order to indicate the typical platting of a building setback to public streets, the 40-foot water easement shall also be labeled as a platted building setback. In the event the water easement is reduced or eliminated, a 40-foot setback would still be considered to exist.
- F. On the final plat tracing the lines indicating the 50-foot right-of-way dedication for Hillside shall be shown as dashed lines. Solid lines are used to indicate private streets.
- G. On the final plat tracing, the centerline of Hillside shall be labeled (CL).
- H. As required by County Engineering the final plat tracing shall indicate a floodway reserve across the southern portion of the lots being platted. The plat's text shall reference the