TRINKLE ADDITION

SEDGWICK COUNTY, KANSAS

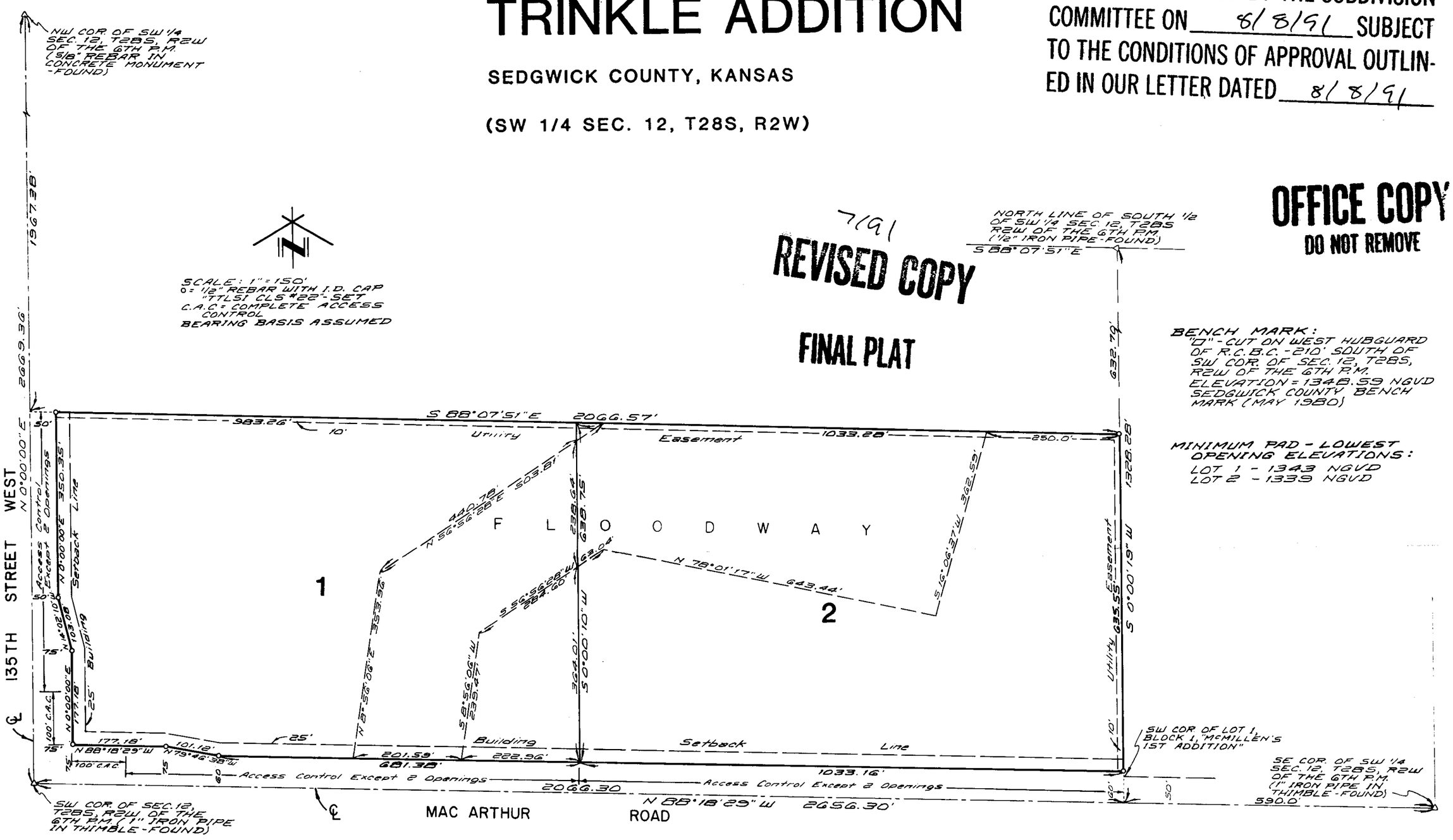
(SW 1/4 SEC. 12, T28S, R2W)

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8/8/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8/8/91

OFFICE COPY
DO NOT REMOVE

7/91
REVISED COPY

FINAL PLAT



STATE OF KANSAS)
SEDGWICK COUNTY) SS

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 "TRINKLE ADDITION", SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY DESCRIBED AS:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 28 SOUTH, RANGE 2 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THE EAST 590 FEET THEREOF, AND EXCEPT THE NORTH 632.7 FEET THEREOF, AND EXCEPT THE SOUTH 40 FEET THEREOF.

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 LOTS, STREETS AND A FLOODWAY, TO BE KNOWN AS "TRINKLE ADDITION", SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. ALL ABUTTERS' RIGHTS OF ACCESS TO OR FROM 135TH STREET WEST OVER AND ACROSS THE WEST LINE OF LOT 1 IS HEREBY GRANTED TO SEDGWICK COUNTY, PROVIDED, HOWEVER, THAT LOT 1 SHALL HAVE ACCESS TO 135TH STREET WEST AT TWO LOCATIONS, EXCEPT OVER THE SOUTH 100 FEET THEREOF, AS SHALL BE DETERMINED BY THE COUNTY ENGINEER OF SEDGWICK COUNTY, KANSAS. ALL ABUTTERS' RIGHTS OF ACCESS TO OR FROM MAC ARTHUR ROAD OVER AND ACROSS THE SOUTH LINES OF LOTS 1 AND 2 IS HEREBY GRANTED TO SEDGWICK COUNTY, PROVIDED, HOWEVER, THAT LOTS 1 AND 2 SHALL HAVE ACCESS TO MAC ARTHUR ROAD AT TWO LOCATIONS EACH, EXCEPT OVER THE WEST 100 FEET OF LOT 1 THEREOF, AS SHALL BE DETERMINED BY THE COUNTY ENGINEER OF SEDGWICK COUNTY, KANSAS. THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 AND 2, "TRINKLE ADDITION" 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 PERMISSION OF THE APPROPRIATE GOVERNING BODY. NO BUILDING SHALL BE CONSTRUCTED BELOW A MINIMUM PAD ELEVATION (LOWEST OPENING) AS INDICATED ON THE PLAT.

_____ _____

WESLEY G. TRINKLE KAREN S. LONG

_____

PAMELA K. TRINKLE

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1991, BY WESLEY G. TRINKLE AND PAMELA K. TRINKLE, HUSBAND AND WIFE.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1991, BY KAREN S. LONG.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS PLAT OF "TRINKLE ADDITION", SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 1991.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
GEORGE D. SHERMAN

_____, 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 _____, 1991.

WICHITA CITY COUNCIL

_____, MAYOR
BOB KNIGHT

_____, DEPUTY 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 _____, 1991.

BOARD OF COUNTY COMMISSIONERS

_____, CHAIRMAN
BILLY Q. MCCRAY

_____, CHAIR PRO TEM
BETSY GWIN

_____, COMMISSIONER
PAUL W. HANCOCK

_____, COMMISSIONER
BERNARD A. HENTZEN

_____, COMMISSIONER
MARK F. SCHROEDER

ATTEST: _____, COUNTY CLERK
DON WRIGHT

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____, 1991, AT _____ O'CLOCK ____.M.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, CHIEF DEPUTY
ED RESA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1991.

_____, COUNTY CLERK
DON WRIGHT

774

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 16, 1991

Art Griffiths
Terra Tech Land Surveying
245 West Dewey
Wichita, KS 67202

Re: S/D 90-49 (Final Plat) Trinkle Addition

Dear Art:

At the regular meeting of the Metropolitan Area Planning Commission on August 15, 1991, 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 August 9, 1991.

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

cc: Karen S. Long & Wesley G. Trinkle, 16171 W. Hwy 54 #182, Goddard, KS 67052
Harlan Foraker, County Engineering
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant has contacted 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 July 24, 1991 memorandum from Environmental Health has been provided which indicates that on-site sewer and water has been approved, subject to conditions, for a two (2) - lot plat at this site.

B. The applicant shall submit with the final plat, for recording, a covenant concerning ownership and maintenance of the floodway. This covenant shall indicate that if necessary, the County may enter this floodway in order to maintain it and charge back any costs against the involved properties in a manner similar to special assessments.

The applicant has submitted a draft of this convenant. Our review of this draft indicates that it is acceptable and a signed copy shall be submitted, with the final plat tracing, for recording.

C. The platting or title binder previously submitted for this plat is dated July 24, 1990. That binder is no longer acceptable and a new or amended binder shall be submitted with the final plat tracing.

D. 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.

E. 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.

F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-10(c).

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-5

August 15, 1991

STAFF REPORT

(Second Revised Final Plat Approved 8/8/91,
First Revised Final Plat Approved 10/4/90
Preliminary plat Approved 8/23/90)

CASE NUMBER:	**S/D 90-49 - TRINKLE ADDITION**
OWNER/APPLICANT:	Karen S. Long & Wesley G. Trinkle, 16171 W. Highway 54, #182, Goddard, KS 67052
SURVEYOR/ENGINEER:	Terra Tech Land Surveying, Inc.
LOCATION:	NE corner of 135th St. W. and MacArthur Rd.
SITE SIZE:	33.3 Acres
NUMBER OF LOTS	
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2
MINIMUM LOT AREA:	14.0 Acres
CURRENT ZONING:	"R-1" - Suburban Residential (CU-337)

VICINITY MAP:

