

S/D 89-60 - COWSKIN SUBDIVISION ADDITION

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- Q. 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.
- R. 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.

Note: This plat has been submitted in final form only.

September 14, 1989

STAFF REPORT
(Final Plat Approved 9/7/89)

CASE NUMBER: S/D 89-60 - COWSKIN SUBDIVISION ADDITION

OWNER/APPLICANT: Dr. Raymond Matthew, 2355 Forrestview,
Wichita, KS 67223

SURVEYOR/ENGINEER: Goedecke Engineering Co., P.O. Box 209, El
Dorado, KS 67042

LOCATION: South of 37th St. North, in an area west

SITE SIZE: 5.65 Acres

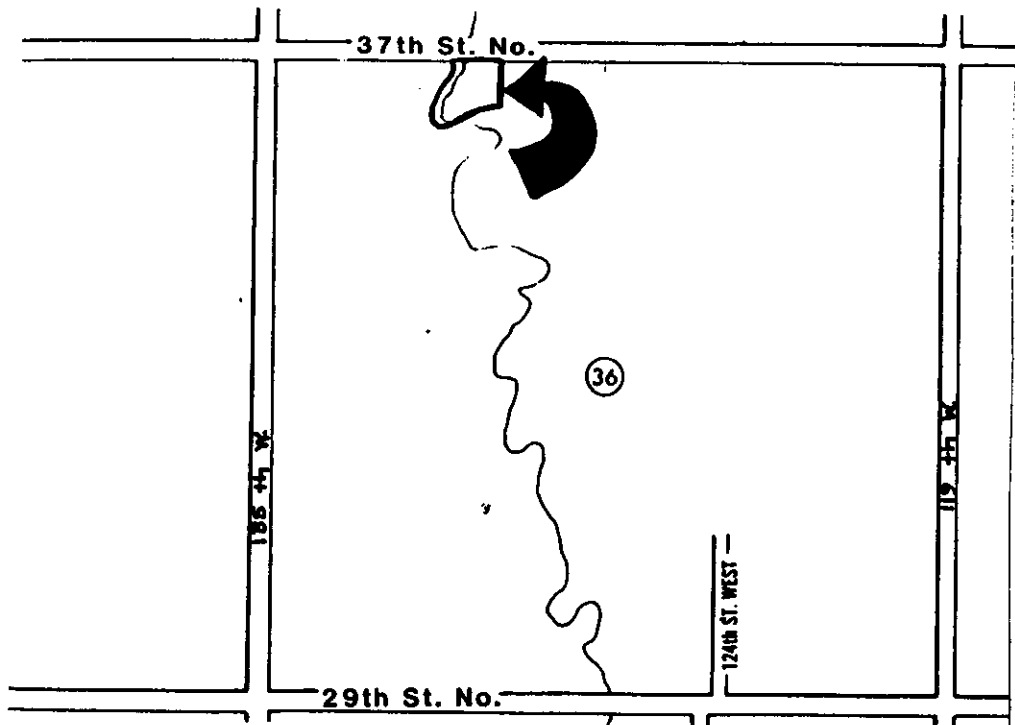
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.65 Acres

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



STAFF COMMENTS:

- 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. The applicant is advised that this site may be limited in the possible use and location of a lagoon system.
- B. The final plat shall clearly indicate the additional half-street right-of-way for 37th Street North being dedicated by this plat. Since existing right-of-way was acquired by separate instrument, this right-of-way shall be so indicated with appropriate recording information shown.
- C. The applicant shall indicate a final plat name other than "Cowskin." This name has already been used for a recorded plat at 135th Street West and 13th Street North.
- D. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text. The plattor's text shall further note that this elevation refers to the minimum floor elevation.
- E. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- F. This plat is within the 3-mile area of influence for plats near Wichita, consequently this plat must be reviewed by the Wichita City Council. The final plat tracing shall therefore provide a signature block for "Bob Knight, Mayor" and "John Moir, City Clerk."
- G. The final plat shall indicate access control to 37th Street North, except for two openings across the plat's north line, in the area east of the floodway boundary. West of the floodway boundary complete access control shall be indicated to 37th Street.
- H. The plattor's text shall be amended to indicate the platting of these access controls. The access controls shall be dedicated to "the appropriate governing body" with the openings determined by "the appropriate engineer."
- I. The plattor's text shall be amended to only indicate those items which are either being specifically dedicated or granted by this plat. The text should note that "The street is being dedicated to and for the use of the public." Since no alleys, public grounds, or any easements at this time are being dedicated or granted, reference to these items and uses shall be deleted from the plattor's text.

- J. Since this plat involves the platting of a floodway, the platting text shall reference the standard floodway language. Specifically, the platting text shall state; "The Floodway Reserve shall be the responsibility of the adjacent property owner(s) until such time as the governing body exercising jurisdiction, elects to assume the responsibility for maintenance and improvement of drainage; provided further that no structure shall be constructed on or within said floodway Reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate Engineer.
- K. The applicant shall also submit a covenant indicating that the owner(s) of Lot 1, of this addition are responsible for the ownership and maintenance of the Floodway Reserve and which also grants to the appropriate governing body, the authority to maintain the Floodway Reserve in the event the owner(s) fail to do so. This covenant shall also provide that the cost of such maintenance may be charged back to the owner(s) by a method similar to special assessments.
- L. On the final plat tracing, the names of the appropriate City and County officials shall be printed below their signature line. These individuals are as follows:
- | | |
|-----------------------|-----------------------------------|
| MAPC Chairman | this position will change 8/31/89 |
| Mayor (Wichita) | Bob Knight |
| MAPC Secretary | Marvin S. Krout |
| City Clerk | John Moir |
| Chairman(County) | Paul W. Hancock |
| Commissioner (County) | Bernard A. Hentzen |
| Commissioner (County) | David Bayouth |
| Commissioner (County) | Billy Q. McCray |
| Commissioner (County) | Mark F. Schroeder |
| County Clerk | Don Wright |
| Register of Deeds | Pat Kettler |
| Deputy | Ed Resa |
- M. The final plat tracing shall indicate a dimension for the entire length of the north line of this plat.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. 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.

NORTH COWSKIN SUBDIVISION

PART OF NW/4 SEC. 36, T26S, R2W
SEDGWICK COUNTY, KANSAS

~ CERTIFICATE OF SURVEY ~

I, Martin H. Goedecke, Registered Land Surveyor in the State of Kansas, do hereby certify that the following described tract of land was surveyed on JUNE 7, 1989 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

LEGAL DESCRIPTION: A tract of land in the Northwest Quarter (NW/4) Section 36, Township 26 South, Range 2 West of the Sixth Principal Meridian in Sedgwick County, Kansas, described as: beginning at a point on the North line of said Northwest Quarter (NW/4) that is 808.71 feet West of the Northeast Corner (NE/c) of said Northwest Quarter (NW/4); thence South perpendicular to said North line a distance of 417.42 feet; thence deflecting Right 82° 07' 20" a distance of 211 feet to the center line of Cowskin Creek; thence along the center line of Cowskin Creek in a Westerly and Northerly direction to a point on the North line of said Northwest Quarter (NW/4), said point being 193.4 feet West of said Northeast Corner (NE/c) of the Northwest Quarter (NW/4); thence East along said North line a distance of 384.69 feet to the point of beginning. Said tract contains 5.65 Acres.

FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision.

DATE: AUGUST 4, 1989

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

Martin H. Goedecke
Martin H. Goedecke, LS-910
Registered Land Surveyor

This is to certify that the undersigned owner of the land described in the Surveyors Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into a lot, a block and into a street under the name of North Cowskin Subdivision. The street is hereby dedicated to and for the use of the public. The minimum building pad elevation shall be 1356'. This shall be the lowest floor elevation. The Floodway Reserve shall be the responsibility of the owner of Lot 1 until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage; provided further that no structure shall be constructed on or within said floodway reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate Engineer. All abutters rights of access to and from 37th Street North as indicated on the plat are hereby dedicated to the appropriate governing body, provided however that Lot 1 shall have access to 37th Street North at two openings in the area east of the floodway boundary. The location and size of openings shall be determined by the appropriate engineer.

DATE SIGNED: *August 4, 1989*

Dorothy Marie Mathew

Raymond M. Matthews

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me on this 4 day of August, 1989, by Dr. R.A. Matthews.

My appointment expires: 12/31/1991

Notary Public
Janet M. Campbell

This plat of Cowskin Subdivision, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 14th day of September, 1989.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Wayne L. Brimegar
Chairman, Wayne L. Brimegar
Marvin S. Krout
Secretary, Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 14th day of September, 1990.

Attest:

County Clerk, Don Wright

Commissioner, Paul W. Hancock

Commissioner, Bernard A. Hentzen

Pro-tem Chairman,
David Bayouth

Commissioner, Billy Q. McCray

Chairman, Mark F. Schroeder

Entered on transfer record this 14th day of September, 1990.

County Clerk, Don Wright

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 _____ on the _____ day of _____, 1990.

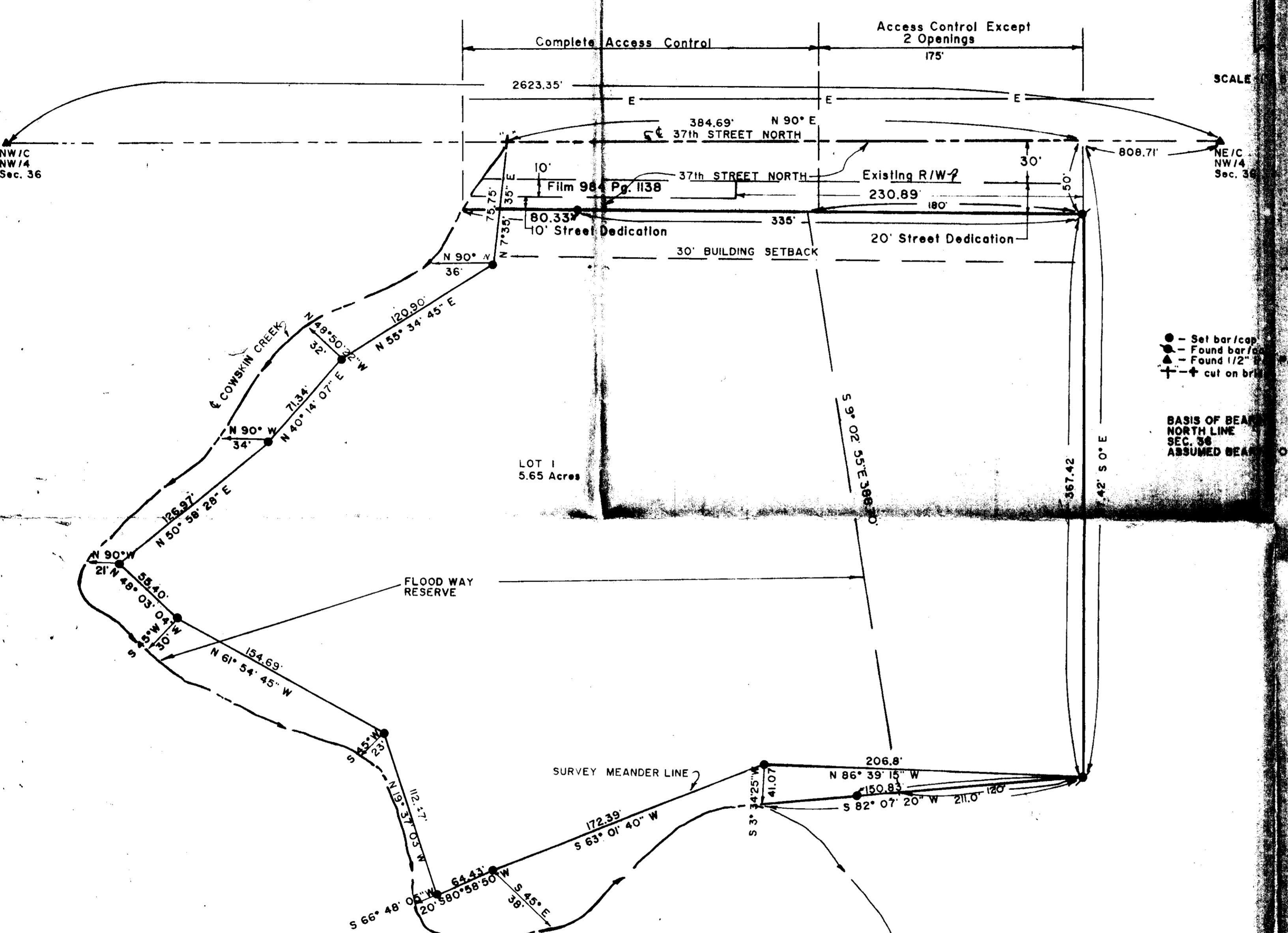
Register of Deeds, Pat Kettler

Deputy, Ed Resa

This plat approved and all dedications shown hereon, accepted by the Board of Commissioners of the City of Wichita, Kansas, this 30th day of January, 1990.

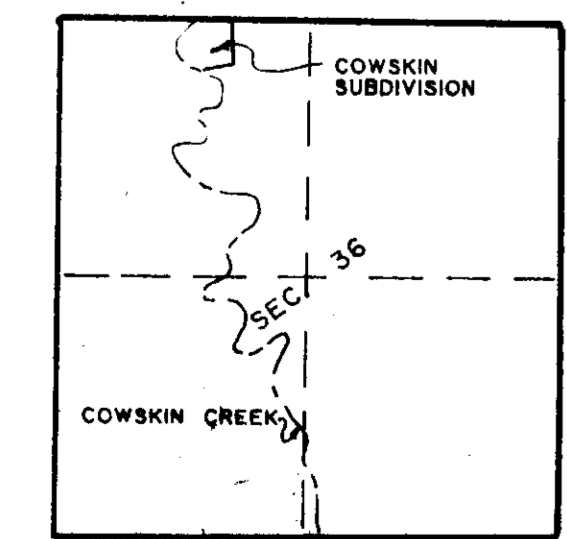
Bob Knight
Bob Knight, Mayor

John Moir
John Moir, City Clerk



● - Set bar/cap
○ - Found bar/cap
▲ - Found 1/2" pipe
+ - cut on bridge

BASIS OF BEAR
NORTH LINE
SEC. 36
ASSUMED BEAR
OF N 90° E



VICINITY MAP
1" = 2000

HIGH WATER MARK ON BRIDGE 1353.06 10-11-85
B.M. USGS EL. 1370.259
STANDARD TABLE "36B 1939-1371"
125° N, 27° E of NW/4 Sec. 36-T26S-R2W

MINIMUM FLOOR ELEVATION - 1356'

B.M. - RR SPIKE IN CUT-OFF PIER 20' N
8 36' W OF "I" CUT ON BRIDGE NO. 27.5-34-27.5
ELEVATION - 1354.06

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

September 14, 1989

Goedecke Engineering Company
P.O. Box 269
El Dorado, KS 67042

Re: S/D 89-60 - COWSKIN SUBDIVISION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1989, 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 8, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Dr. Raymond Matthew, 2355 Forrestview, 67223
Jim Weber, County Engineer
Ron Worley, County Public Works

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