SEDGWICK COUNTY

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

September 15, 1988

Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: S/D 88-59 - TIM LOEHR ADDITION, located southeast of Garden Plain at the northwest corner of 295th St. West and Pawnee.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 15, 1988, 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 12, 1988.

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 first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

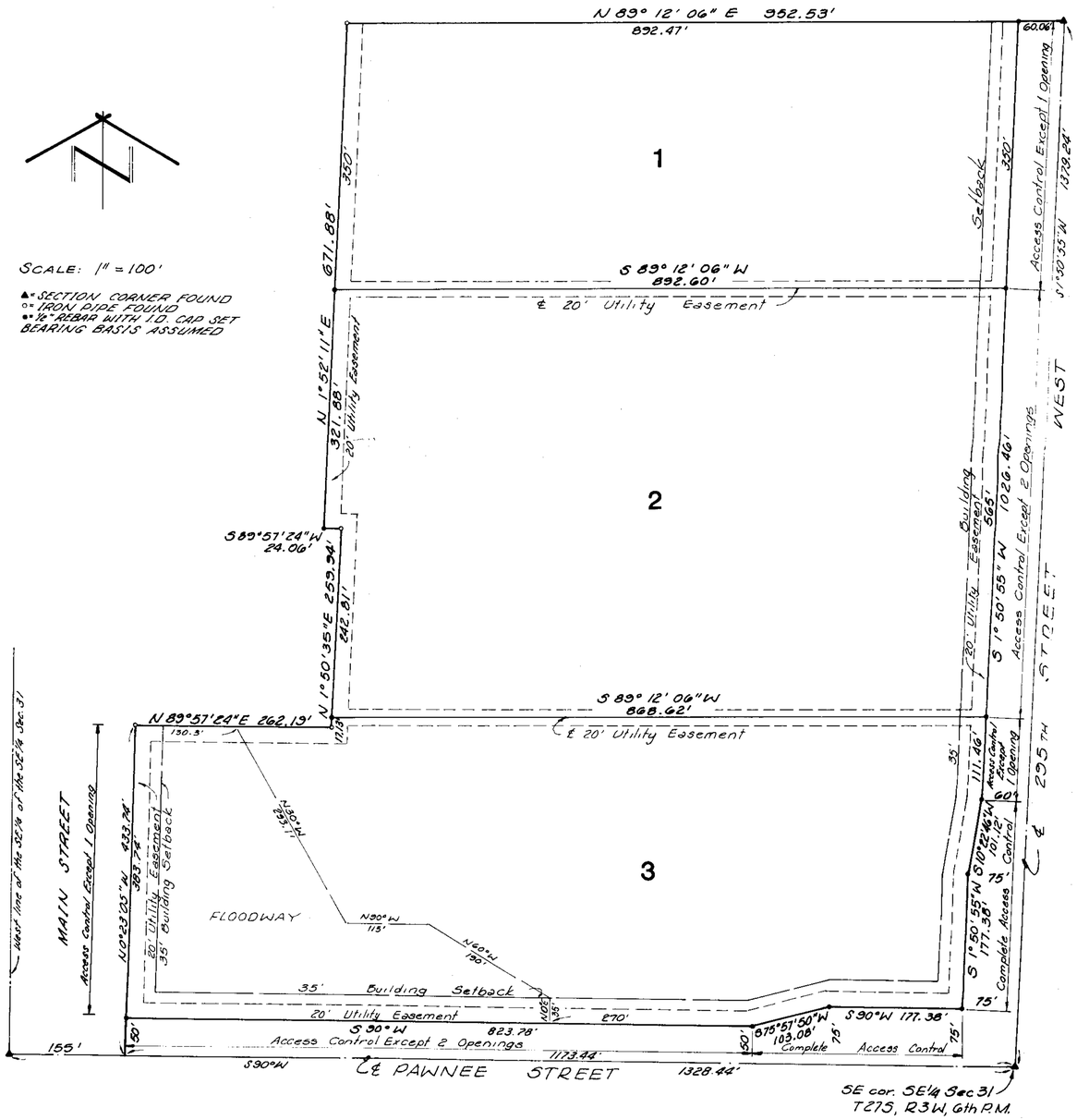
FILE COPY

RTB:jcm

cc: William L. Brown, et al., Box 256, Garden Plain, KS 67050
Garden Plain Planning Commission, 505 N. Main, Garden Plain, KS 67050
Jim Weber, County Engineer
Mike Lindebak, City Engineer

TIM LOEHR ADDITION
SEDGWICK COUNTY, KANSAS

SOUTHEAST QUARTER SECTION 31, T27S, R3W



SCALE: 1" = 100'

▲= SECTION CORNER FOUND
○= IRON PIPE FOUND
●= ½"x18"BAR WITH I.D. CAP SET
BEARING BASIS ASSUMED

STATE OF KANSAS)
SS
SEDGWICK COUNTY)

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

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 3 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT A TRACT BEGINNING 434 FEET NORTH AND 928 FEET WEST OF SAID SOUTHEAST CORNER OF THE SOUTHEAST QUARTER; THENCE NORTH 260 FEET; THENCE WEST 24.06 FEET; THENCE NORTH 671.99 FEET; THENCE WEST 255.76 FEET; THENCE SOUTH 928.42 FEET; THENCE EAST 262.25 FEET TO THE POINT OF BEGINNING; AND EXCEPT A STRIP 60 FEET WIDE OFF THE WEST SIDE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND EXCEPT A TRACT OF LAND FOR ROAD PURPOSES DESCRIBED AS BEGINNING 60 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 60 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1362 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 65 FEET; THENCE SOUTHERLY 675 FEET TO A POINT 130 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER WHICH POINT IS 155 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST 95 FEET TO THE POINT OF BEGINNING.

TERRA TECH LAND SURVEYING, INC

DAVE GOODRICH LS #957

DAVE GOODRICH REGISTERED LS-957 KANSAS LAND SURVEYOR

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 AND STREETS TO BE KNOWN AS "TIM LOEHR ADDITION", SEDGWICK COUNTY, KANSAS. EASEMENTS AS SHOWN ON THE PLAT ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTERS' RIGHTS OF ACCESS OVER AND ACROSS THE EAST LINES OF LOTS 1, 2, AND 3, TO OR FROM 295TH STREET WEST; OVER AND ACROSS THE SOUTH LINE OF LOT 3, TO OR FROM PAWNEE STREET; AND OVER AND ACROSS THE EAST LINE OF LOT 3, TO OR FROM MAIN STREET, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER, THAT LOTS 1 AND 3 SHALL EACH HAVE ACCESS TO 295TH STREET WEST AT ONE LOCATION, AND THAT LOT 2 SHALL HAVE ACCESS TO 295TH STREET WEST AT TWO LOCATIONS, AND THAT LOT 3 SHALL HAVE ACCESS TO PAWNEE STREET AT TWO LOCATIONS AND ACCESS TO MAIN STREET AT ONE LOCATION AS SHALL BE DETERMINED BY THE APPROPRIATE ENGINEER. THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNER UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE DRAINAGE, PROVIDED FURTHER THAT 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 WITHIN SAID FLOODWAY WITHOUT THE PERMISSION OF THE APPROPRIATE ENGINEER.

WILLIAM L. BROWN

SHARON F. BROWN

TIM A. LOEHR

PATRICIA L. LOEHR

GARY ZOGLMAN

JEAN ZOGLMAN

STATE OF KANSAS)
SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1988, BY WILLIAM L. BROWN AND SHARON F. BROWN, HUSBAND AND WIFE; TIM A. LOEHR AND PATRICIA L. LOEHR, HUSBAND AND WIFE; AND GARY ZOGLMAN AND JEAN ZOGLMAN, HUSBAND AND WIFE.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

GARDEN PLAIN STATE BANK, MORTGAGEE ON THE LAND BEING PLATTED HEREIN, DOES HEREBY CONSENT TO THIS PLAT OF "TIM LOEHR ADDITION", SEDGWICK COUNTY, KANSAS.

GARDEN PLAIN STATE BANK

GEORGE D. WALDEN, PRESIDENT

STATE OF KANSAS)
SS
SEDGWICK COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1988 BY GEORGE D. WALDEN, PRESIDENT, OF GARDEN PLAIN STATE BANK, ON BEHALF OF THE BANK.

LORETTA HAINES, NOTARY PUBLIC

MY COMMISSION EXPIRES: JULY 6, 1992

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

DATED THIS 15th DAY OF September, 1988.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

ELTON PARSONS, CHAIRMAN

MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1988.

BOARD OF COUNTY COMMISSIONERS

MARK F. SCHROEDER, CHAIRMAN

BILLY Q. MCCRAY, CHAIRMAN PRO TEM

DAVID BAYOUTH, COMMISSIONER

TOM SCOTT, COMMISSIONER

BERNARD A. HENTZEN, COMMISSIONER

ATTEST: DON WRIGHT, COUNTY CLERK

STATE OF KANSAS)
SS
SEDGWICK COUNTY)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____, 1988, AT _____ O'CLOCK ____.M.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1988.

DON WRIGHT, COUNTY CLERK

STAFF COMMENTS:

A. Since sanitary sewer is available to this site through the City of Garden Plain, the applicant shall make arrangements with Garden Plain for assuring the extension of sanitary sewer to the lots being platted. Before this plat is released for County Commission review, the applicant shall provide to the Planning Department a letter from Garden Plain indicating that satisfactory arrangements have been made.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. The final plat tracing shall indicate the platting of "access control except for one opening" from Lot 3 to Main Street. The platting of this access control shall be mentioned in the plattor's text.

D. Approval of this plat will require a waiver of the lot depth to which ratio of the Subdivision Regulations for proposed Lot 1. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2 1/2 times the width thereof".

E. The applicant shall submit the cross lot drainage agreement required by the drainage plan for this property.

F. On the final plat tracing, the plattor's text shall be amended to reference that any work proposed within the floodway will need to be approved by the "appropriate engineer" not "appropriate governing body."

G. On the final plat tracing, dimensions for Main Street shall be indicated from the adjacent section line.

H. 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.

I. To receive mail delivery without delay, and to avoidf 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.

J. 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.

K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-7

September 15, 1988

STAFF REPORT
(Final Plat; Preliminary approved 7/28/88)

CASE NUMBER:	S/D 88-59 - TIM LOEHR ADDITION
OWNER/APPLICANT:	William L. Brown, Etal., 1208 North Sedgwick, Box 256, Garden Plain, KS. 67050
SURVEYOR/ENGINEER:	Terra Tech Land Surveying, Inc.
LOCATION:	Southeast of Garden Plain at the northwest corner of 295th Street West and Pawnee.
SITE SIZE:	32 Acres
NUMBER OF LOTS	
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3
MINIMUM LOT AREA:	5 Acres
CURRENT ZONING:	"R-1"

VICINITY MAP:

