



SEDGWICK COUNTY, KANSAS
PLANNING DEPARTMENT

1000 WEST 10TH AVENUE
WICHITA, KANSAS 67202
TEL. 843-2100

February 4, 1988

Poe & Associates of Kansas, Inc.
434 N. Oliver
Wichita, KS 67208

Re: Final Plat S/D 87-99 - FOX MEADOW

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 4, 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 January 29, 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 platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

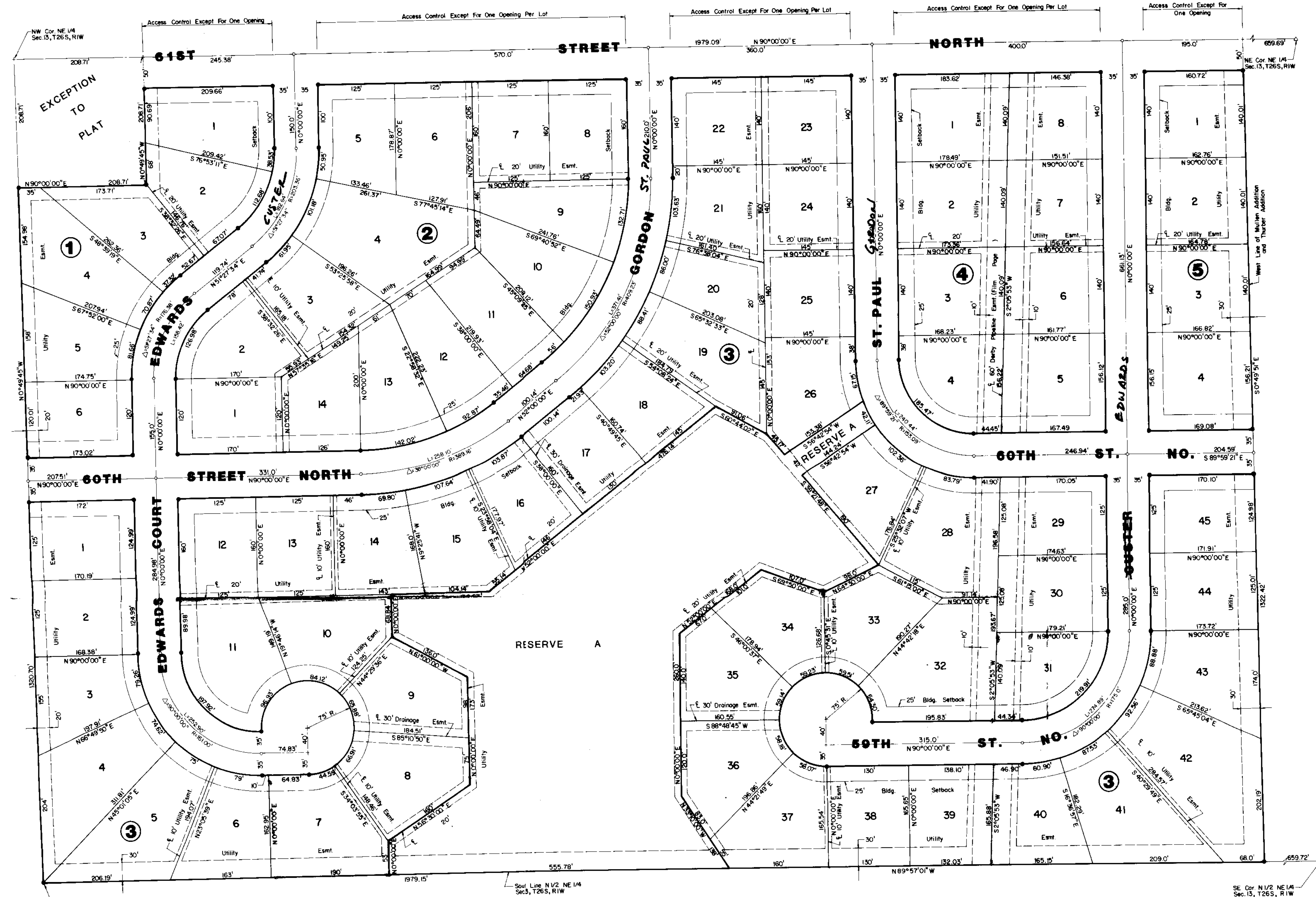
A handwritten signature in dark ink, appearing to read "Donald Losew", is written over the typed name.

Donald Losew
Junior Planner

DL:dlk

cc: V. Harley Miles, 2823 Timbercreek Circle, Wichita, KS 67204

FILE COPY



OFFICE COPY
DO NOT REMOVE

FINAL PLAT

FOX MEADOWS ADDITION TO SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 1/28/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN
ED IN OUR LETTER DATED 1/28/88

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS.

We, Kenny E. Hill, and William P. Fox, being duly licensed respectfully as a Professional Engineer and Land Surveyor in said County and State, do hereby certify that we have platted and surveyed FOX MEADOWS ADDITION, Sedgwick County, Kansas, being described as follows:

The North Half of the Northeast Quarter of Section 13, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT one acre in square form in the Northwest corner thereof; and EXCEPT the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 13; and EXCEPT a tract beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 13; thence North along the West line of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 13; and also along the West lines of Thurber Subdivision and Mullen Addition, to the Northwest corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 13; thence South to the point of beginning.

The above described FOX MEADOWS ADDITION containing 59.04 acres more or less.

The bearing of the North line of said Northeast Quarter is assumed to be N90°00' E. The accompanying plat is a true and correct exhibit of property surveyed.

Dated this _____ day of _____, 1988.

Kenny E. Hill, P.E. (SEAL)

William P. Fox, L.S. (SEAL)

KNOW ALL MEN BY THESE PRESENTS:

That we, V. HARLEY MILES and RO JEAN MILES, his wife, have caused the land described in the Engineer's Certificate to be platted into lots, blocks, streets and a reserve. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. Reserve A is reserved for the construction and maintenance of a storm water detention facility to be owned and maintained by the Fox Meadows Homeowners' Association. All abutters rights of access except for one opening per lot to or from 61st Street North over and across the North line of Blocks 1, 2, 3, 4 and 5 are hereby granted to the appropriate governing body. The location of the one permitted access point from the subject lots shall be determined by the appropriate engineer.

V. Harley Miles

Ro Jean Miles

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS.

Be it remembered that on this _____ day of _____, 1988, before me a Notary Public in and for said County and State, came V. HARLEY MILES and RO JEAN MILES, his wife, to me known to be the same persons who executed the foregoing instrument duly acknowledged by me. In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

My Appointment Expires _____ Notary Public (SEAL)

This Plat of FOX MEADOWS ADDITION to Sedgwick County, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this _____ day of _____, 1988

WICHITA SEDGWICK COUNTY METROPOLITAN
AREA PLANNING COMMISSION

Elton Parsons, Chairman

Marvin S. Krout, Secretary (SEAL)

This plat approved and the dedications shown hereon accepted by the BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS this _____ day of _____, 1987

Tom Scott, Chairman

Mark F. Schroeder, Pro-tem Chairman

David Bayouth, Commissioner

Bernard A. Hentzen, Commissioner

ATTEST:
Don Wright, County Clerk

Entered on transfer record this _____ day of _____, 1988.

Billy Q. McCray, Commissioner

Don Wright, County Clerk

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 _____, A.M. - P.M. on the _____ day of _____, 1988.

Pat Kettler, Register of Deeds

Ed Resa, Chief Deputy

- V. Recording of the plat within 30 days after approval by the City Council.
- W. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required, are minimum building pad elevations needed and is the perimeter of the drainage reserve adequate?

JANUARY 28, 1988

STAFF REPORT
(Preliminary Approved 12/3/87)

CASE NUMBER: S/D 87-99 - FOX MEADOW

OWNER/APPLICANT: V. Harley Miles

SURVEYOR/ENGINEER: Poe & Associates of Kansas, Inc.

LOCATION: South of 61st Street North and west of Meridian.

SITE SIZE: 59.0 Acres

NUMBER OF LOTS:

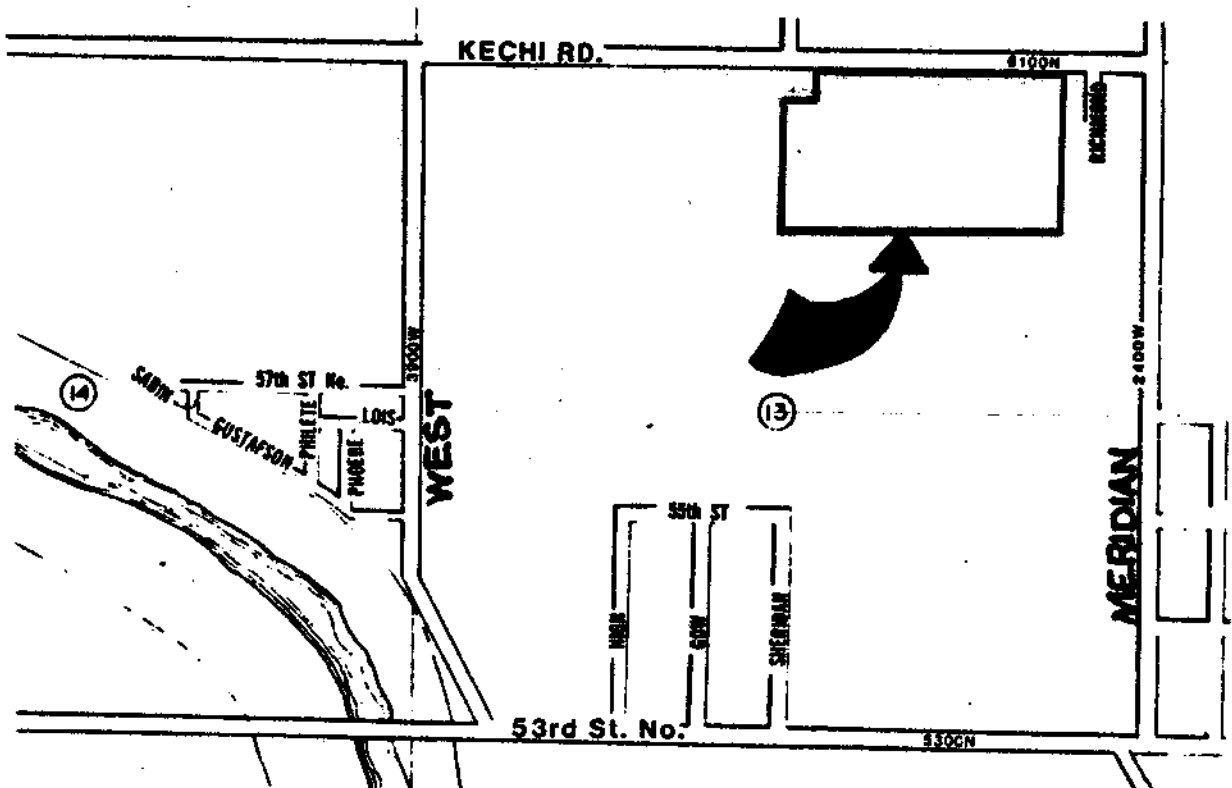
Residential:	77
Office:	
Commercial:	
Industrial:	
Total:	77

MINIMUM LOT AREA: 20,000 Square Feet

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat was reviewed as a sketch plat.

- A. Since sanitary sewer is not 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. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the extension of municipal water to serve the proposed lots. This guarantee is required in order to permit the platting of the proposed 20,000 square foot lots within the "R-1" (suburban residential) zoning district.
- C. The applicant shall guarantee the construction of the proposed suburban interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. If the applicant determines that the cost of immediately extending municipal water to the suburban lots is not economically feasible, and further, if the applicant still desires to plat 20,000 square foot lots rather than the 40,000 square foot building sites required for property not served by municipal water in the "R-1" zoning district, the following is required:
 - 1. The submitting of a restrictive covenant which requires the tying of lots together into a building site with a minimum area of 40,000 square feet until municipal water is extended to serve the property. Attached to the covenant shall be a drawing which indicates the configuration of how the lots will be grouped together to provide a building site containing at least 40,000 square feet of area. The total area of each building site shall be shown. On the final plat tracing, a note shall be referenced on the face of the plat that alerts abstractors, future lot owners, etc., as to the existence of the restrictive covenant.
 - 2. Health Department approval of the building sites for use of on-site water wells.
- G. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. The applicant shall submit a copy of the instrument which establishes the 60-foot pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- K. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- L. The final plat shall indicate the recording information for the 60-foot pipeline easement on this property.
- M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- N. On the final plat tracing, the platlor's text shall reference that the location of access points permitted to 61st Street North shall be determined by the appropriate engineer.
- O. The applicant shall attempt to obtain, by separate instrument, an off-site drainage easement or drainage agreement on the property to the south.
- P. The final plat shall indicate the utility easements requested by K.G.&E. which are marked on the engineer's copy of the approved preliminary plat.
- 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.
- S. 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.
- T. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).