

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. B.

September 18, 1997

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 97-69 TARA FALLS ADDITION

OWNER/APPLICANT: Terra Properties Inc., Attn. Gene Vitarelli, 321 N. Montbella Cir., Wichita, KS 67230

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., %Mark Savoy SRB, 924 N. Main, Wichita, KS 67203

LOCATION: South side of Harry St. and approximately 1/2 mile west of 127th St. E.

SITE SIZE: 80 acres

NUMBER OF LOTS

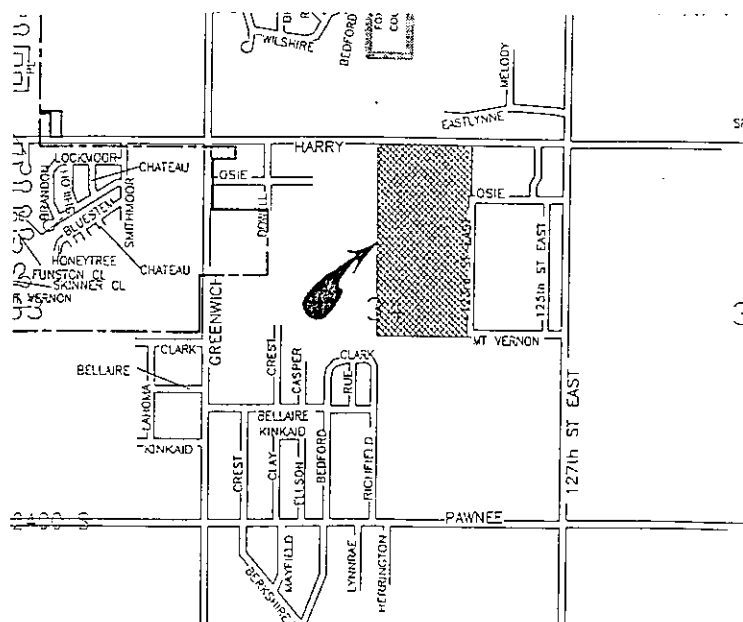
Residential:	193
Office:	
Commercial:	
Industrial:	
Total:	<u>193</u>

MINIMUM LOT AREA: 8,400

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-6" Single Family

VICINITY MAP:



STAFF COMMENTS:

- A. Approval of this plat will be subject to the approval of the zone change and any relevant conditions of such approvals. Prior to this plat being heard by the full MAPC a zone change for this property shall have been submitted and approved.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County for use of the Four Mile Creek Sanitary Sewer system. The appropriate wording shall be placed in the Mayor's signature block to allow a County sewer district in the City of Wichita.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-City water agreement shall be provided.
- D. County Engineering should comment on the need for any improvements needed to Harry Street or 123rd St. East.
- E. County Fire Department should comment on the acceptability of the proposed street names.
- F. Street stubs should be shown to the east and to the south for increased mobility when development occurs in these locations.

The applicant shall guarantee the paving of the proposed interior streets. In addition, these guarantees shall provide for sidewalks along both sides of the collector. (i.e. Tara Falls, Michelle, Bluestem and Andrea)
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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. This covenant shall also provide for the Homeowner's Association to maintain the parking strips.
- 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 County, 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 covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- K. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- L. 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.
- M. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

S/D 97-69 -- Preliminary Plat of TARA FALLS ADDITION
September 18, 1997 -- Page 4

- Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- R. A platting binder shall be submitted prior to the final plat being released for City Council and County Commission approval. This plat will be subject to any conditions found within the platting binder.
- S. Prior to submitting the final plat, the applicant should meet with Ray Ontiveros of MAPD to discuss the feasibility of dedicating park land.
- T. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

December 11, 1997

STAFF REPORT

(Final Plat, Preliminary Plat Approved 9/18/97)

CASE NUMBER: S/D 97-69 TARA FALLS ADDITION

OWNER/APPLICANT: Terra Properties Inc., Attn. Gene Vitarelli, 321 N. Montbella Cir., Wichita, KS 67230

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., %Mark Savoy SRB, 924 N. Main, Wichita, KS 67203

LOCATION: South side of Harry St. and approximately 1/2 mile west of 127th St. E.

SITE SIZE: 80 acres

NUMBER OF LOTS

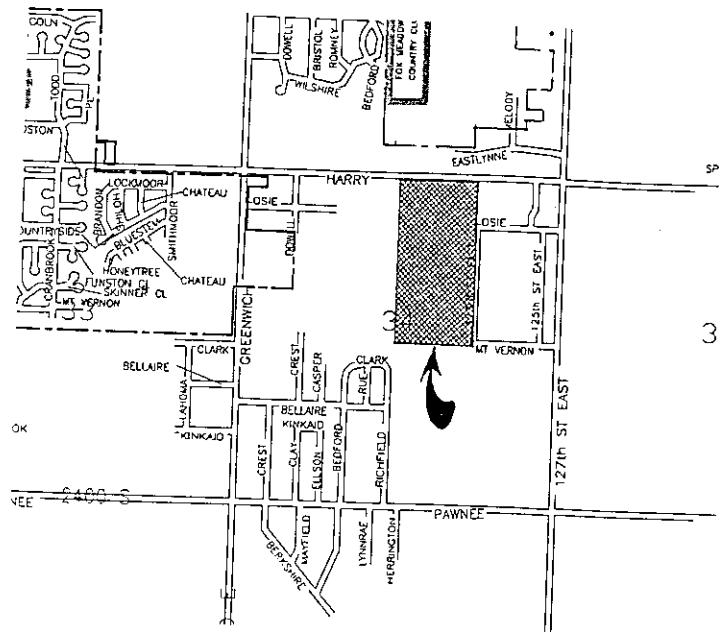
Residential:	193
Office:	
Commercial:	
Industrial:	
Total:	<u>193</u>

MINIMUM LOT AREA: 8,400

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-6" Single Family

VICINITY MAP:



STAFF COMMENTS:

- A. Approval of this plat will be subject to the approval of the zone change and any relevant conditions of such approvals. Prior to this plat being heard by the full MAPC a zone change for this property shall have been submitted and approved.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County for use of the Four Mile Creek Sanitary Sewer system. The appropriate wording shall be placed in the Mayor's signature block to allow a County sewer district in the City of Wichita.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-City water agreement shall be provided.
- D. County Engineering should comment on the need for any improvements needed to Harry Street or 123rd St. East. **County Engineering requests 123rd Street East be paved to urban standards along this plat's eastern border. The drainage concept has been approved by County Engineering. For those lots surrounding the lake, a minimum pad elevation should be shown on the face of the plat. County Engineering asks Reserve H be covered by an utility easement.**

The final plat includes the above revisions requested by **County Engineering**. **County Engineering** needs to comment on the status of the drainage plan.

- E. County Fire Department should comment on the acceptability of the proposed street names.
- F. Street stubs should be shown to the west and to the south for increased mobility when development occurs in these locations.

The final plat denotes a street stub to the west as requested during preliminary plat review; however the requested stub to the south has not been included on the final plat.

The applicant shall guarantee the paving of the proposed interior streets. In addition, these guarantees shall provide for sidewalks along both sides of the collector. (i.e. Tara Falls, Michelle, Bluestem and Andrea) **Left and right turn bays shall be guaranteed along Harry at the entrance to this plat.**

- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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. This covenant shall also provide for the Homeowner's Association to maintain the parking strips.
- 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 County, 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 covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- K. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- L. 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.
- M. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- N. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- R. A platting binder shall be submitted prior to the final plat being released for City Council and County Commission approval. This plat will be subject to any conditions found within the platting binder.
- S. Prior to submitting the final plat, the applicant should meet with Ray Ontiveros of MAPD to discuss the feasibility of dedicating park land.
- T. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.
- U. Lot 21, Block D does not have the required 50-foot lot width (which is measured at the building setback line). Increasing the building setback would allow for sufficient lot width.
- V. For the Reserve F indicated as including swimming pool facilities, a site plan shall be submitted with the final plat, for review and approval by the Director of Planning. This site plan shall provide the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.

- W. Lot 59 adjoining 123rd Street East does not have the required 50-foot lot width (which is measured at the building setback line). Increasing the building setback would allow for sufficient lot width.
- X. For the reserve indicated as including swimming pool facilities, a site plan shall be submitted with the final plat, for review and approval by the Director of Planning. This site plan shall provide the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- Y. Blocks need to be labeled either with numbers or letters.
- Z. In regards to the emergency access easement, no obstructions will be allowed in the easement except for any gates as is approved by the County Fire Department. The applicant shall also be responsible for the installation of an acceptable driving surface or other improvements as is determined by the County Fire Department.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

January 8, 1998

STAFF REPORT

(Revised Preliminary Plat, Preliminary Plat Approved 9/18/97)

CASE NUMBER: S/D 97-69 TARA FALLS ADDITION

OWNER/APPLICANT: Terra Properties Inc., Attn. Gene Vitarelli
321 N. Montbella Cir., Wichita, KS 67230

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., %Mark Savoy SRB,
924 N. Main, Wichita, KS 67203

LOCATION: South side of Harry St. and approximately 1/2 mile west of
127th St. E.

SITE SIZE: 80 acres

NUMBER OF LOTS

Residential:	185
Office:	
Commercial:	
Industrial:	
Total:	<u>185</u>

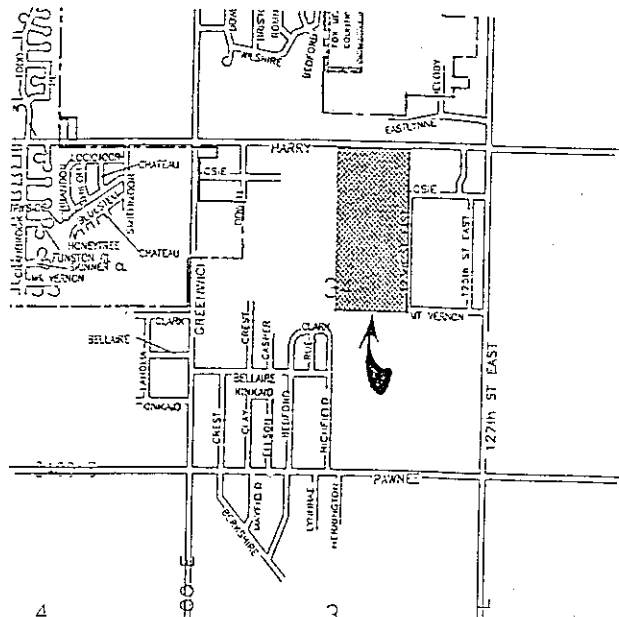
MINIMUM LOT AREA: 8,250 sq. ft.

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-6" Single Family

VICINITY MAP:

FMC



Note: The preliminary plat had denoted 22 lots adjoining 123rd Street East (17 lots fronting on 123rd Street East). This revised preliminary plat indicates 13 lots adjoining 123rd Street East; however none of the lots front on 123rd Street East. Access to these lots is from interior streets within this plat. This revised preliminary plat also indicates connections to the south and west which had not been included on the preliminary plat, along with an additional access from Harry Street. The connection to the east along 123rd Street has been changed to emergency access in response to concerns of residents to the east.

STAFF COMMENTS:

- A. Approval of this plat will be subject to the approval of the zone change and any relevant conditions of such approvals. Prior to this plat being heard by the full MAPC a zone change for this property shall have been submitted and approved.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County for use of the Four Mile Creek Sanitary Sewer system. The appropriate wording shall be placed in the Mayor's signature block to allow a County sewer district in the City of Wichita.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-City water agreement shall be provided.
- D. County Engineering should comment on the need for any improvements needed to Harry Street. Left and right turn bays shall be guaranteed along Harry at the entrance to this plat.
- E. County Engineering needs to comment on the status of the drainage concept.
For those lots surrounding the lake, a minimum pad elevation should be shown on the face of the final plat.
- F. County Fire Department should comment on the acceptability of the proposed street names along with the cul-de-sac access.
- G. Street stubs should be shown to the west and to the south for increased mobility when development occurs in these locations.

This revised preliminary plat denotes street stubs to the west and south as requested during preliminary plat review. However, the connection to the east

along 123rd Street has been changed to emergency access in response to concerns of residents to the east. MAPC staff recommends full access maintained to the east based upon anticipated minimal traffic.

- H. The applicant shall guarantee the paving of the proposed interior streets. In addition, these guarantees shall provide for sidewalks along one side of the through-type street - Tara Falls, along with the street stubs south and west of this plat.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. 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. This covenant shall also provide for the Homeowner's Association to maintain the parking strips.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

- N. 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.
- O. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- T. The platting binder indicates 1997 property taxes are outstanding. Before the plat is released for City Council and County Commission approval, proof shall be provided indicating all applicable taxes have been paid.
- U. Prior to submitting the final plat, the applicant should meet with Ray Ontiveros of MAPD to discuss the feasibility of dedicating park land.
- V. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.

As requested, the revised preliminary plat has indicated 30-foot utility easements along the tree rows at the southern and western lines of the plat.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3.

February 5, 1998

STAFF REPORT

(Final Plat, Revised Preliminary Plat-Approved 01/08/98,
Preliminary Plat Approved 9/18/97)

CASE NUMBER: S/D 97-69 TARA FALLS ADDITION

OWNER/APPLICANT: Terra Properties Inc., Attn. Gene Vitarelli
321 N. Montbella Cir., Wichita, KS 67230

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., %Mark Savoy SRB,
924 N. Main, Wichita, KS 67203

LOCATION: South side of Harry St. and approximately 1/2 mile west of
127th St. E.

SITE SIZE: 80 acres

NUMBER OF LOTS

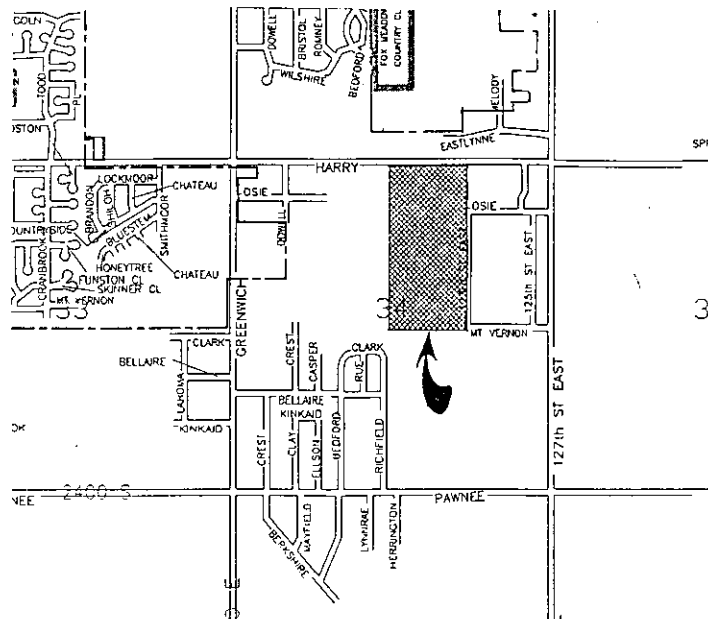
Residential: 185
Office:
Commercial:
Industrial:
Total: 185

MINIMUM LOT AREA: 8,250 sq. ft.

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-6" Single Family

VICINITY MAP:



Note: The preliminary plat reviewed in September 1997 had denoted 22 lots adjoining 123rd Street East (17 lots fronting on 123rd Street East). The revised preliminary plat (and current final plat) indicate 13 lots adjoining 123rd Street East; however none of the lots front on 123rd Street East. Access to these lots is from interior streets within this plat. This revised preliminary plat and current final plat also indicate connections to the south and west which had not been included on the preliminary plat, along with an additional access from Harry Street. The connection to the east along 123rd Street has been changed to emergency access in response to concerns of residents to the east and this access was approved by the MAPC on January 15, 1998. A zone change for this site to SF-6, Single-Family Residential was approved by the MAPC on January 15, 1998.

STAFF COMMENTS:

- A. Approval of this plat will be subject to the approval of the zone change and any relevant conditions of such approvals. Prior to this plat being heard by the full MAPC a zone change for this property shall have been submitted and approved.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County for use of the Four Mile Creek Sanitary Sewer system.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-City water agreement shall be provided.
- D. County Engineering should comment on the need for any improvements needed to Harry Street. Left and right turn bays shall be guaranteed along Harry at both entrances to this plat.
- E. County Engineering needs to comment on the status of the drainage plan. The Subdivision Committee has requested a meeting between the landowner and neighbors to resolve drainage issues before final plat approval.

For those lots surrounding the lake, a minimum pad elevation should be shown on the face of the final plat. County Engineering needs to comment on the accuracy of the minimum building pad elevations.
- F. County Fire Department should comment on the acceptability of the proposed street names along with the cul-de-sac access. County Fire has found the street names and cul-de-sac access acceptable.

- G. Street stubs should be shown to the west and to the south for increased mobility when development occurs in these locations. The revised preliminary plat denoted street stubs to the west and south as requested during preliminary plat review. However, the connection to the east along 123rd Street was changed to emergency access in response to concerns of residents to the east. MAPC staff recommended full access maintained to the east based upon anticipated minimal traffic. County Engineering recommended a public street connection made between Andrea and 123rd Street East and the emergency access reserve eliminated. The Subdivision Committee requested that the applicant resolve this issue with MAPD Staff before final plat approval. The applicant appealed to the MAPC on January 15, 1998 for a determination of this issue. The emergency access to 123rd Street East was approved by the MAPC.
- H. The applicant shall guarantee the paving of the proposed interior streets. In addition, these guarantees shall provide for sidewalks along one side of the through-type street - Tara Falls, along with the street stubs south and west of this plat.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. 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. This covenant shall also provide for the Homeowner's Association to maintain the parking strips.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and

- assigns.
- M. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- N. 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.
- O. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **KG&E has requested additional easements. The requested easements have been denoted on the final plat.**
- T. The platting binder indicates 1997 property taxes are outstanding. Before the plat is released for City Council and County Commission approval, proof shall be provided indicating all applicable taxes have been paid.
- U. Prior to submitting the final plat, the applicant should meet with Ray Ontiveros of MAPD to discuss the feasibility of dedicating park land.

- V. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.

As requested, the final plat has indicated 30-foot utility easements along the tree rows at the southern and western lines of the plat.

- W. For the reserve indicated as including swimming pool facilities, a site plan shall be submitted with the final plat, for review and approval by the Director of Planning. This site plan shall provide the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- X. In regards to the emergency access easement, no obstructions will be allowed in the easement except for any gates as is approved by the **County Fire Department**. The applicant shall also be responsible for the installation of an acceptable driving surface or other improvements as is determined by the **County Fire Department**. ***County Fire prefers full access to 123rd Street East; however does not object to a gated emergency access. County Fire has required the street stub paved from the Andrea Court to 123rd Street East.***
- Y. The 25-ft front yard setback denoted on the lots should be labeled on the final plat tracing.
- Z. The platting of wall easements needs to be referenced in the plattor's text.
- AA. The dates for the certifications on the final plat tracing need to reference "1998".
- BB. The Chairman of the Board of County Commissioners should be revised to read Mark F. Schroeder.