



Ruggles & Bohm, P.A

Engineering, Surveying, Land Planning  
924 N. Main  
Wichita, Kansas 67203

Date: Friday, November 22, 2002

**MEMO**

To: Jim Kleber, P.E.  
Sedg. Co. Public Works

**Description:**

- Confirmation
- Transmittal
- Transmittal under separate cover by

From: Chris Bohm

**Purpose:**

- Approval
- Review & comment
- Use
- Other: \_\_\_\_\_
- Distribution
- Information
- Record

Project: Prairie Crossing Addn.

**Enclosures/Attachments:**

- Prints
- Originals
- Diskettes containing: \_\_\_\_\_
- Change Order
- Shop Drawings
- Other: \_\_\_\_\_

RB Project No.: \_\_\_\_\_

Other Project Reference No.: \_\_\_\_\_

Copies	Description
1	Drainage Plan - Prairie Crossing Addition

Remarks: Jim (Vicky),  
Please review and advise.  
Thank you.

Copies to: Vicky Huzar

**If checked below, please:**

- Acknowledge receipt of enclosures
- Return enclosures to us.

Signed Chris Bohm

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 11  
JANUARY 16, 2003**

**STAFF REPORT**

**(FINAL PLAT, PRELIMINARY PLAT APPROVED 7/18/02)**

**CASE NUMBER:** SUB 2002-68 – PRAIRIE CROSSING ADDITION

**OWNER/APPLICANT:** Hudson and Dorine Fahnestock, 752 N. 183rd St., Goddard, KS 67052

**SURVEYOR/ENGINEER:** Terra Tech Land Surveying, Attn: Michele Webster, 22200 W. 63rd St. South, Viola, KS 67149

**LOCATION:** South side of Central, West of 151st St. West

**SITE SIZE:** 43 acres

**NUMBER OF LOTS**

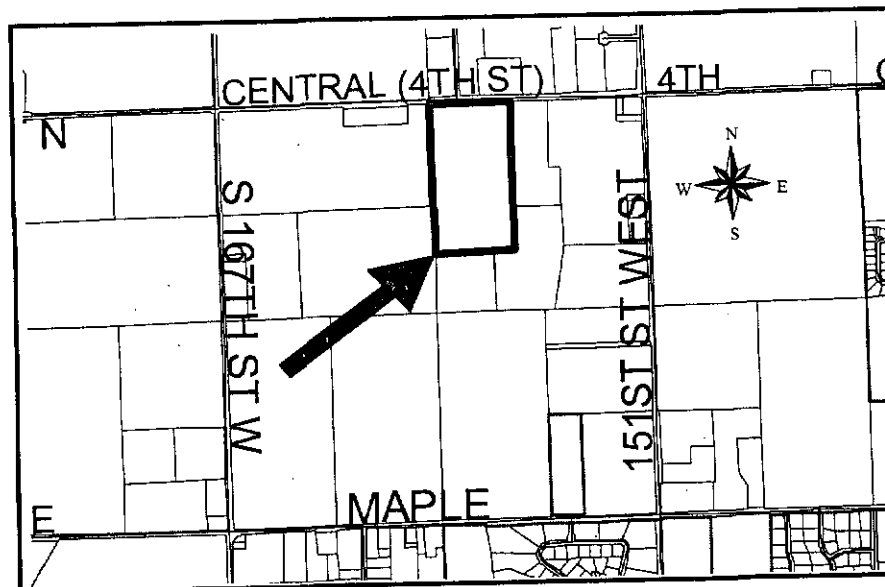
Residential:	95
Office:	
Commercial:	
Industrial:	
Total:	<u>95</u>

**MINIMUM LOT AREA:** 2.5 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2002-68 – Final Plat of PRAIRIE CROSSING ADDITION**  
**January 16, 2003 - Page 2**

**NOTE:** This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence.

Since this plat is located in an area where public services are planned to be available for higher density development, "lot bundling" has been provided so the 13 building sites may be readily converted to urban-scale lots without replatting.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** 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. Due to the size of the platted lots, approval will be needed for the use of septic systems.
- B. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.
- C. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan. **Temporary easements shown on the drainage plan should be reflected on the plat.**
- F. The Applicant shall submit a restrictive covenant tying the lots together and limiting each building site to one dwelling unit until the property is annexed by the City of Wichita and municipal water and sanitary sewer services become available. The covenant shall also restrict the location of structures on this plat to avoid interference with the possible future streets, easements and setbacks and limit future development until submittal of a paving petition. **Sedgwick County Public Works has a number of concerns with the layout of the bundling overlay and would like to meet with applicant's agent.**
- G. The plat needs to indicate contingent dedications of street right-of-way for all streets other than Reece Road. On the final plat, the contingent dedications of right-of-way need to be referenced in the plat's text.
- H. **County Engineering** requests complete access control to Reece Rd. from Lot 1, Block 1 and Lot 1, Block 5.
- I. The applicant shall guarantee the installation of Reece Road. **County Public Works** has advised that Reece Rd. needs to be installed prior to development of the individual lots. **County Public Works** requests a meeting with the applicant to discuss guarantees.

**NOTE:** This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence.

Since this plat is located in an area where public services are planned for higher density development, a concept plan has been provided indicating a resubdivision of this plat in the future to urban-scale lots.

**PLANNING STAFF RECOMMENDS APPROVAL OF THE PLAT.**

**STAFF COMMENTS:**

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** 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. Due to the size of the platted lots, approval will be needed for the use of septic systems.
- B. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.
- C. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage concept and the need for any floodway reserves. **A drainage plan and flood study are needed. Minimum pads may be required. The drainage plan needs to reflect required modifications to terraces.**
- F. **County Engineering** needs to comment on the access controls. The plat proposes complete access control along the plat's frontage to Central, with the exception of one opening for Lot 1, Block 2. The final plat shall reference the dedication of access controls in the plat's text. MAPD recommends that the proposed opening for Lot 1, Block 2 be in alignment with the location of the contingent street right-of-way.
- G. The Applicant shall submit a restrictive covenant tying the lots together and limiting each building site to one dwelling unit until the property is annexed by the City of Wichita and municipal water and sanitary sewer services become available. The covenant shall also restrict the location of structures on this plat to avoid interference with the possible future streets, easements and setbacks and limit future development until submittal of a paving petition. **Sedgwick County Public Works has a number of concerns with the layout of the bundling overlay and would like to meet with applicant's agent.**
- H. The plat needs to indicate contingent dedications of street right-of-way and numbered lots in accordance with the Bundling Overlay. On the final plat, the contingent dedications of right-of-way need to be referenced in the plat's text.

**STAFF REPORT**  
**(PRELIMINARY PLAT)**

**CASE NUMBER:** SUB 2002-68 -- PRAIRIE CROSSING ADDITION

**OWNER/APPLICANT:** Hudson and Dorine Fahnestock, 752 N. 183rd St., Goddard, KS 67052

**SURVEYOR/ENGINEER:** Terra Tech Land Surveying, Attn: Michele Webster, 22200 W. 63rd St. South, Viola, KS 67149

**LOCATION:** South side of Central, West of 151st St. West

**SITE SIZE:** 43 Acres

**NUMBER OF LOTS**

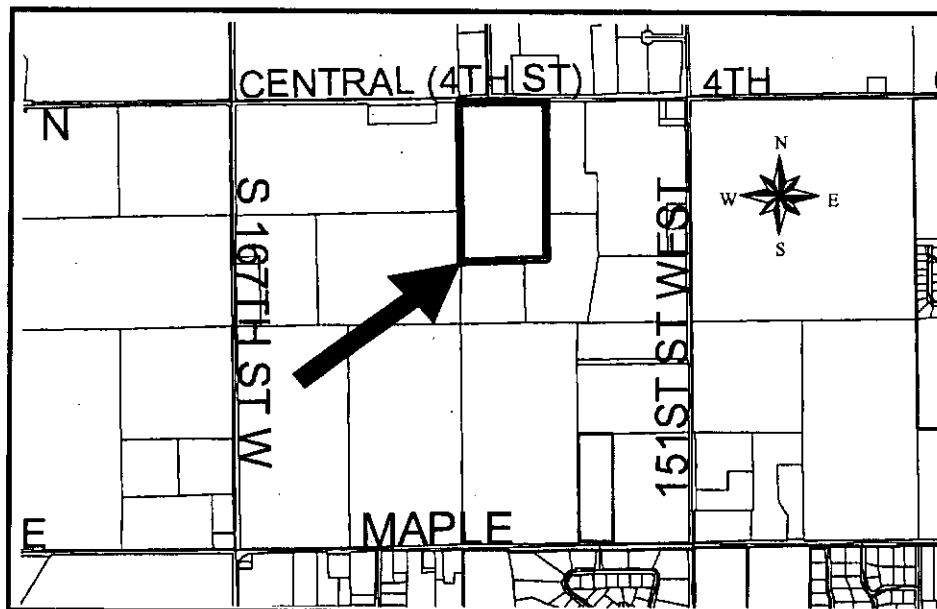
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	14

**MINIMUM LOT AREA:** 2.5 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2002-68 -- Preliminary Plat of PRAIRIE CROSSING ADDITION**  
**July 18, 2002 - Page 4**

- T. 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.
- U. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- V. 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.
- W. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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.
- AA. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

**SUB 2002-68 -- Preliminary Plat of PRAIRIE CROSSING ADDITION**  
**July 18, 2002 - Page 3**

- I. The applicant shall guarantee the installation of the proposed street. County Public Works has advised that Reece Rd. needs to be installed prior to development of the individual lots and needs to align with Reece Rd. to the north.
- J. MAPD recommends that the "Y" intersection of the contingent street right-of-ways located within Lot 4 be revised to a "T" intersection.
- K. MAPD recommends a connection between the contingent street right-of-ways in Lot 1 and Lot 4.
- L. The street guarantee shall include the installation of a temporary turnaround at the terminus of Reece Road at the plat's south line. The plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street southward.
- M. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council certification needs to be included on the final plat.
- N. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 4 and 5, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- O. The County Fire Department/CountyGIS needs to comment on the plat's street names. Revised street names are required.
- P. Access drives to any structures in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications.
  - a. Twenty feet of drivable surface designed to withstand the weight of fire apparatus in inclement weather needs to be provided the entire length of the access drive.
  - b. To meet fire department specifications, the surface needs to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of four inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed)
- Q. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- R. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. (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.)

**SUB 2002-68 – Final Plat of PRAIRIE CROSSING ADDITION**  
**January 16, 2003 - Page 3**

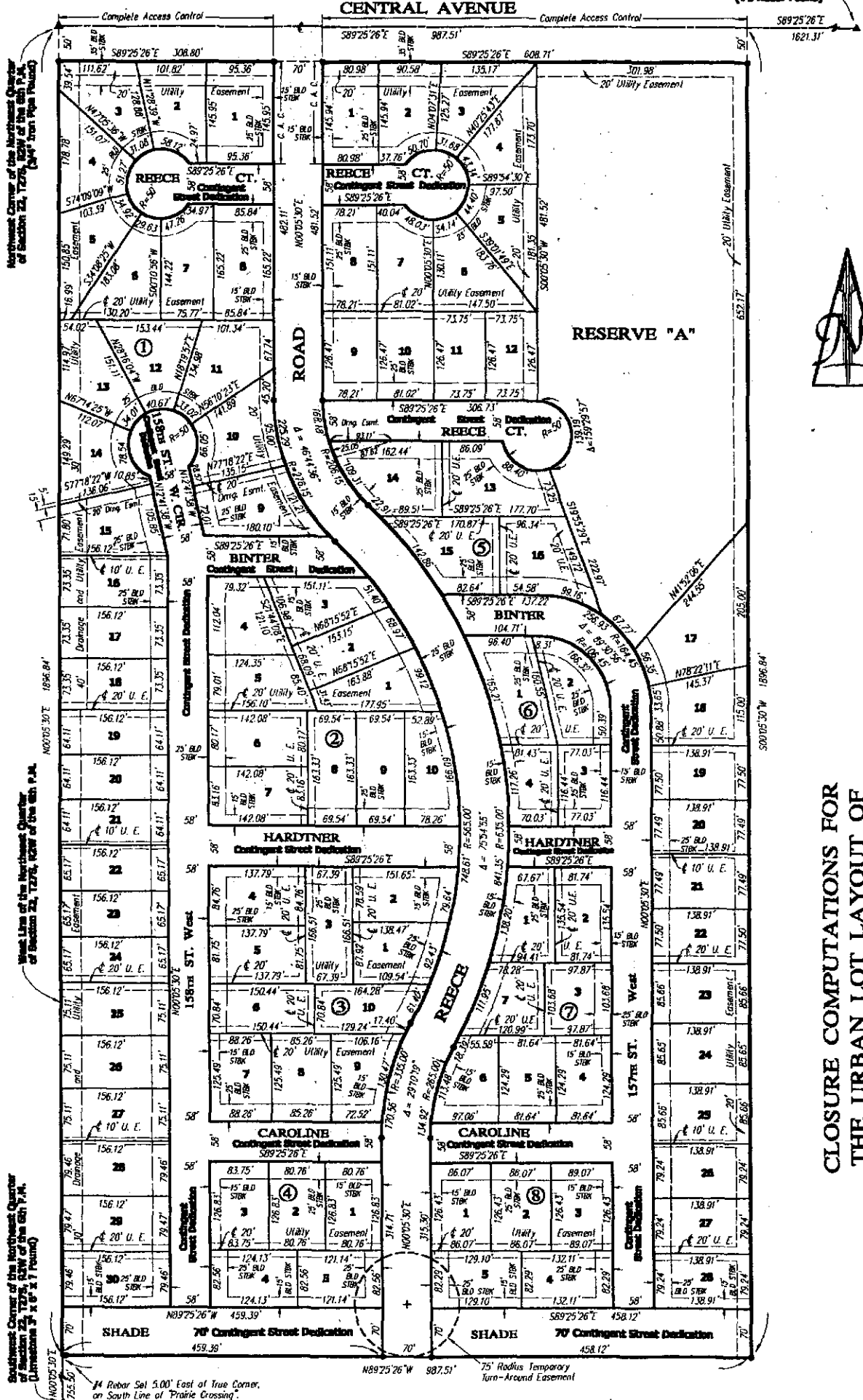
- J. The street guarantee shall include the installation of a temporary turnaround at the terminus of Reece Road at the plat's south line.
- K. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council certification needs to be included on the final plat.
- L. The County Fire Department/CountyGIS needs to comment on the plat's street names.
- M. The plat shall be revised to reference R2W instead of R1E on the face of the plat.
- N. Access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) The surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed)
- O. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. (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.)
- 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. 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.
- T. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge

**SUB 2002-68 – Final Plat of PRAIRIE CROSSING ADDITION**  
**January 16, 2003 - Page 4**

Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.
- X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

Northwest Corner of Section 22, T27S, R22W of the 6th P.M. (#5 Rebar Found)



Northwest Corner of the Northeast Quarter of Section 22, T27S, R22W of the 6th P.M. (#4 Iron Pipe Found)

West Line of the Northeast Quarter of Section 22, T27S, Range 2 West of the 6th P.M.

Southwest Corner of the Northeast Quarter of Section 22, T27S, R22W of the 6th P.M. (Dimension 3' x 6' x 1' Found)

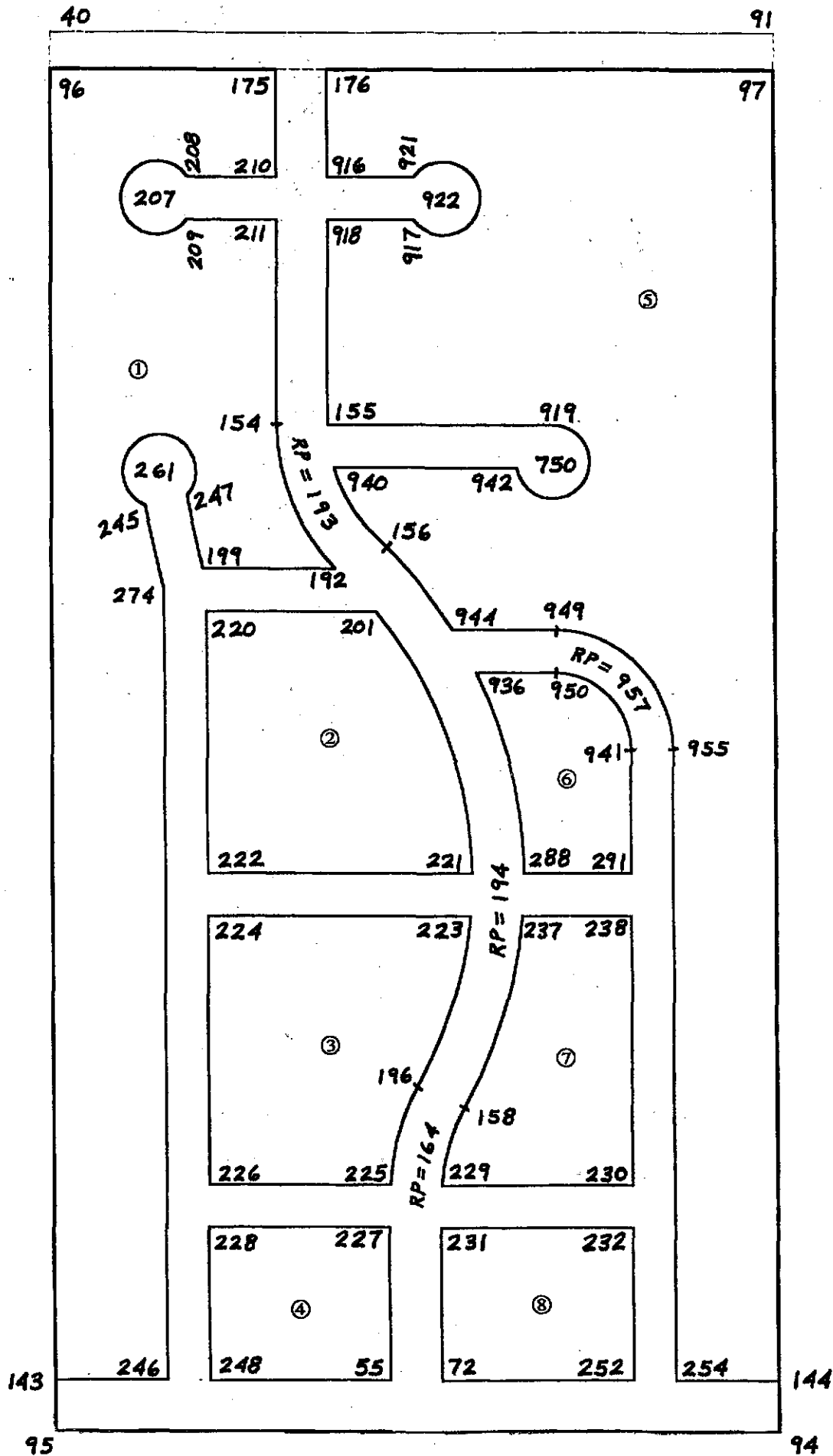
#4 Rebar Set 5.00' East of True Corner, on South Line of "Prairie Crossing".



2220 N. 6th St. #100  
 (913) 741-3333  
 Fax (913) 741-3374

TERRA TECH  
 LAND SURVEYING / INC.

CLOSURE COMPUTATIONS FOR  
 THE URBAN LOT LAYOUT OF  
 "PRAIRIE CROSSING"  
 AN ADDITION TO SEDGWICK COUNTY, KANSAS  
 IN THE NORTHEAST QUARTER OF SECTION 22,  
 TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M.



CLOSURE COMPUTATIONS FOR  
 THE URBAN LOT LAYOUT OF  
**"PRAIRIE CROSSING"**  
 AN ADDITION TO SEDGWICK COUNTY, KANSAS  
 IN THE NORTHEAST QUARTER OF SECTION 22,  
 TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M.

TERRA TECH  
 LAND SURVEYING / INC.  
 2220 N. 13th St., B.  
 Lawton, Oklahoma 73505  
 (405) 948-6116

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
Job name : Closure Computations for "PRAIRIE CROSSING"  
Description :  
Reference :  
Projection : None  
Date printed: 30/04/03 3:30pm

Initial parcel PARENT TRACT (TO SECTION LINE)  
-----

Point	Bearing	Distance
40		
91	S89°25'26"E	987.510
94	S0°05'30"W	1896.839
95	N89°25'26"W	987.510
40	N0°05'30"E	1896.838

Area: 43.0000 acres

Lot misclose: no misclose

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 3:43pm

Initial parcel **BLOCK 1**  
 -----

Point	Bearing	Distance	
96			
175	S89°25'26"E	308.801	
210	S0°05'30"W	145.943	
208	N89°25'26"W	120.325	
209	PC-PT S0°34'34"W	58.000	
	PC-RP S55°07'32"W	50.000	
	RP-PT S53°58'24"E	50.000	
	PC-PI S34°52'28"E	35.600	
	PI-PT S36°01'36"W	35.600	
	Deg of curvature	Middle ordinate	External
	-114°35'30"	90.731	-111.379
	Delta	Arc length	
	289°05'56"	252.286	
211	S89°25'26"E	120.816	
154	S0°05'30"W	278.170	
192	PC-PT S22°20'19"E	210.733	
	PC-RP S89°54'30"E	276.148	
	RP-PT S45°13'53"W	276.148	
	PC-PI S0°05'30"W	113.990	
	PI-PT S44°46'07"E	113.990	
	Deg of curvature	Middle ordinate	External
	-20°44'53"	20.892	22.602
	Delta	Arc length	
	44°51'37"	216.213	
199	N89°25'26"W	180.097	
247	N12°41'38"W	100.582	
245	PC-PT S77°18'22"W	58.000	
	PC-RP N48°08'40"W	50.000	
	RP-PT S22°45'24"W	50.000	
	PC-PI S41°51'20"W	35.600	
	PI-PT N67°14'36"W	35.600	
	Deg of curvature	Middle ordinate	External
	-114°35'30"	90.731	-111.379
	Delta	Arc length	
	289°05'56"	252.286	
274	S12°41'38"E	116.699	
246	S0°05'30"W	1071.609	
143	N89°25'26"W	156.116	
96	N0°05'30"E	1776.834	

Area: 8.2179 acres  
 Lot misclose: no misclose

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 3:44pm

Initial parcel **BLOCK 2**  
 -----

Point	Bearing	Distance	
220			
201	S89°25'26"E	230.427	
221 PC-PT	S19°51'07"E	378.145	
PC-RP	S50°35'50"W	565.000	
RP-PT	N89°41'56"E	565.000	
PC-PI	S39°24'10"E	200.640	
PI-PT	S0°18'04"E	200.640	
Deg of curvature		Middle ordinate	External
	10°08'27"	32.575	34.568
	Delta	Arc length	
	39°06'05"	385.584	
222	N89°25'26"W	359.416	
220	N0°05'30"E	354.377	
Area:	2.5888 acres		
Lot misclose:	no misclose		

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 3:45pm

Initial parcel **BLOCK 3**  
 -----

Point	Bearing	Distance		
226				
224	N0°05'30"E	362.838		
223	S89°25'26"E	356.832		
196 PC-PT	S17°25'31"W	231.820		
PC-RP	N84°24'47"W	565.000		
RP-PT	S60°44'11"E	565.000		
PC-PI	S5°35'13"W	118.429		
PI-PT	S29°15'49"W	118.429		
Deg of curvature		Middle ordinate		External
	10°08'27"		12.017	12.278
	Delta	Arc length		
	23°40'36"	233.478		
225 PC-PT	S16°37'07"W	146.669		
PC-RP	S60°44'11"E	335.000		
RP-PT	N86°01'35"W	335.000		
PC-PI	S29°15'49"W	75.157		
PI-PT	S3°58'25"W	75.157		
Deg of curvature		Middle ordinate		External
	-17°06'12"		8.125	8.327
	Delta	Arc length		
	25°17'24"	147.866		
226	N89°25'26"W	246.039		
Area:	2.5297 acres			
Lot misclose:	no misclose			

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
Job name : Closure Computations for "PRAIRIE CROSSING"  
Description :  
Reference :  
Projection : None  
Date printed: 30/04/03 3:45pm

Initial parcel **BLOCK 4**  
-----

Point	Bearing	Distance
248		
228	N0°05'30"E	209.389
227	S89°25'26"E	245.270
55	S0°05'30"W	209.389
248	N89°25'26"W	245.270

Area: 1.1789 acres

Lot misclose: no misclose

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 3:46pm

Initial parcel **BLOCK 5**  
 -----

Point	Bearing	Distance		
176				
97	S89°25'26"E	608.707		
144	S0°05'30"W	1776.834		
254	N89°25'26"W	138.910		
955	N0°05'30"E	855.554		
949	PC-PT N44°39'58"W	231.587		
	PC-RP N89°54'30"W	164.454		
	RP-PT N0°34'34"E	164.454		
	PC-PI N0°05'30"E	163.069		
	PI-PT N89°25'26"W	163.069		
	Deg of curvature	Middle ordinate		External
	-34°50'24"	47.677		67.142
	Delta	Arc length		
	89°30'56"	256.933		
944	N89°25'26"W	137.219		
156	PC-PT N39°10'22"W	165.306		
	PC-RP S58°18'22"W	635.000		
	RP-PT N43°20'54"E	635.000		
	PC-PI N31°41'38"W	83.362		
	PI-PT N46°39'06"W	83.362		
	Deg of curvature	Middle ordinate		External
	-9°01'23"	5.402		5.448
	Delta	Arc length		
	14°57'28"	165.776		
940	PC-PT N31°27'39"W	108.035		
	PC-RP N43°20'54"E	206.148		
	RP-PT S73°43'47"W	206.148		
	PC-PI N46°39'06"W	55.973		
	PI-PT N16°16'13"W	55.973		
	Deg of curvature	Middle ordinate		External
	27°47'36"	7.203		7.464
	Delta	Arc length		
	30°22'53"	109.311		
942	S89°25'26"E	248.533		
919	PC-PT N40°58'21"E	76.158		
	PC-RP N81°22'09"E	50.000		
	RP-PT N0°34'34"E	50.000		
	PC-PI N8°37'51"W	58.757		
	PI-PT S89°25'26"E	58.757		
	Deg of curvature	Middle ordinate		External

Closure Computations for "PRAIRIE CROSSING"  
 BLOCK 5, CONTINUED

	-114°35'30"		82.404		-127.152
	Delta		Arc length		
	260°47'35"		227.585		
155	N89°25'26"W		306.728		
918	N0°05'30"E		277.578		
917	S89°25'26"E		118.249		
921	PC-PT N0°34'34"E		58.000		
	PC-RP N55°07'32"E		50.000		
	RP-PT N53°58'24"W		50.000		
	PC-PI N34°52'28"W		35.600		
	PI-PT N36°01'36"E		35.600		
	Deg of curvature		Middle ordinate		External
	-114°35'30"		90.731		-111.379
	Delta		Arc length		
	289°05'56"		252.286		
916	N89°25'26"W		118.739		
176	N0°05'30"E		145.943		
Area:	12.6892 acres				
Lot misclose:	no misclose				

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 3:47pm

Initial parcel **BLOCK 6**  
 -----

Point	Bearing	Distance	
936			
950	S89°25'26"E	104.712	
941 PC-PT	S44°39'58"E	149.910	
PC-RP	S0°34'34"W	106.454	
RP-PT	S89°54'30"E	106.454	
PC-PI	S89°25'26"E	105.557	
PI-PT	S0°05'30"W	105.557	
Deg of curvature		Middle ordinate	External
53°49'20"		30.862	43.462
Delta		Arc length	
89°30'56"		166.317	
291	S0°05'30"W	166.833	
288	N89°25'26"W	147.058	
936 PC-PT	N12°56'53"W	280.149	
PC-RP	S89°47'44"W	635.000	
RP-PT	N64°18'29"E	635.000	
PC-PI	N0°12'16"W	143.612	
PI-PT	N25°41'31"W	143.612	
Deg of curvature		Middle ordinate	External
-9°01'23"		15.642	16.037
Delta		Arc length	
25°29'14"		282.472	

Area: 0.9952 acres  
 Lot misclose: no misclose

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 3:48pm

Initial parcel **BLOCK 7**  
 -----

Point	Bearing	Distance	
237			
158 PC-PT	S17°08'54"W	266.543	
PC-RP	N84°58'00"W	635.000	
RP-PT	S60°44'11"E	635.000	
PC-PI	S5°02'00"W	136.307	
PI-PT	S29°15'49"W	136.307	
Deg of curvature		Middle ordinate	External
	9°01'23"	14.143	14.465
	Delta	Arc length	
	24°13'49"	268.539	
229 PC-PT	S16°59'43"W	112.618	
PC-RP	S60°44'11"E	265.000	
RP-PT	N85°16'22"W	265.000	
PC-PI	S29°15'49"W	57.625	
PI-PT	S4°43'38"W	57.625	
Deg of curvature		Middle ordinate	External
	-21°37'16"	6.052	6.193
	Delta	Arc length	
	24°32'11"	113.483	
230	S89°25'26"E	260.341	
238	N0°05'30"E	363.509	
237	N89°25'26"W	149.410	
Area:	1.6632 acres		
Lot misclose:	no misclose		

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
Job name : Closure Computations for "PRAIRIE CROSSING"  
Description :  
Reference :  
Projection : None  
Date printed: 30/04/03 3:48pm

Initial parcel *BLOCK 8*  
-----

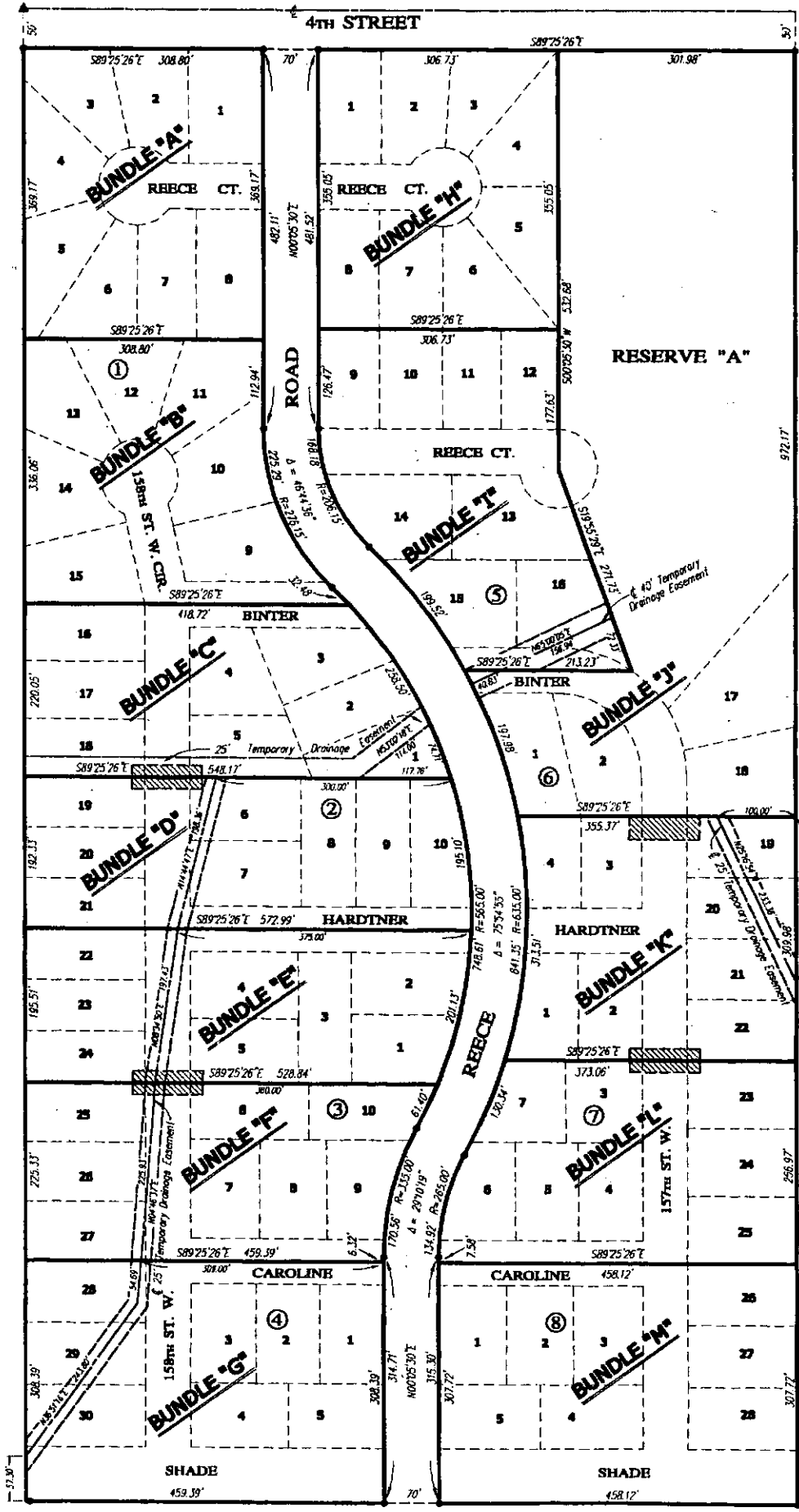
Point	Bearing	Distance
72		
231	N0°05'30"E	208.718
232	S89°25'26"E	261.208
252	S0°05'30"W	208.718
72	N89°25'26"W	261.208

Area: 1.2515 acres

Lot misclose: no misclose



# BUNDLING OVERLAY

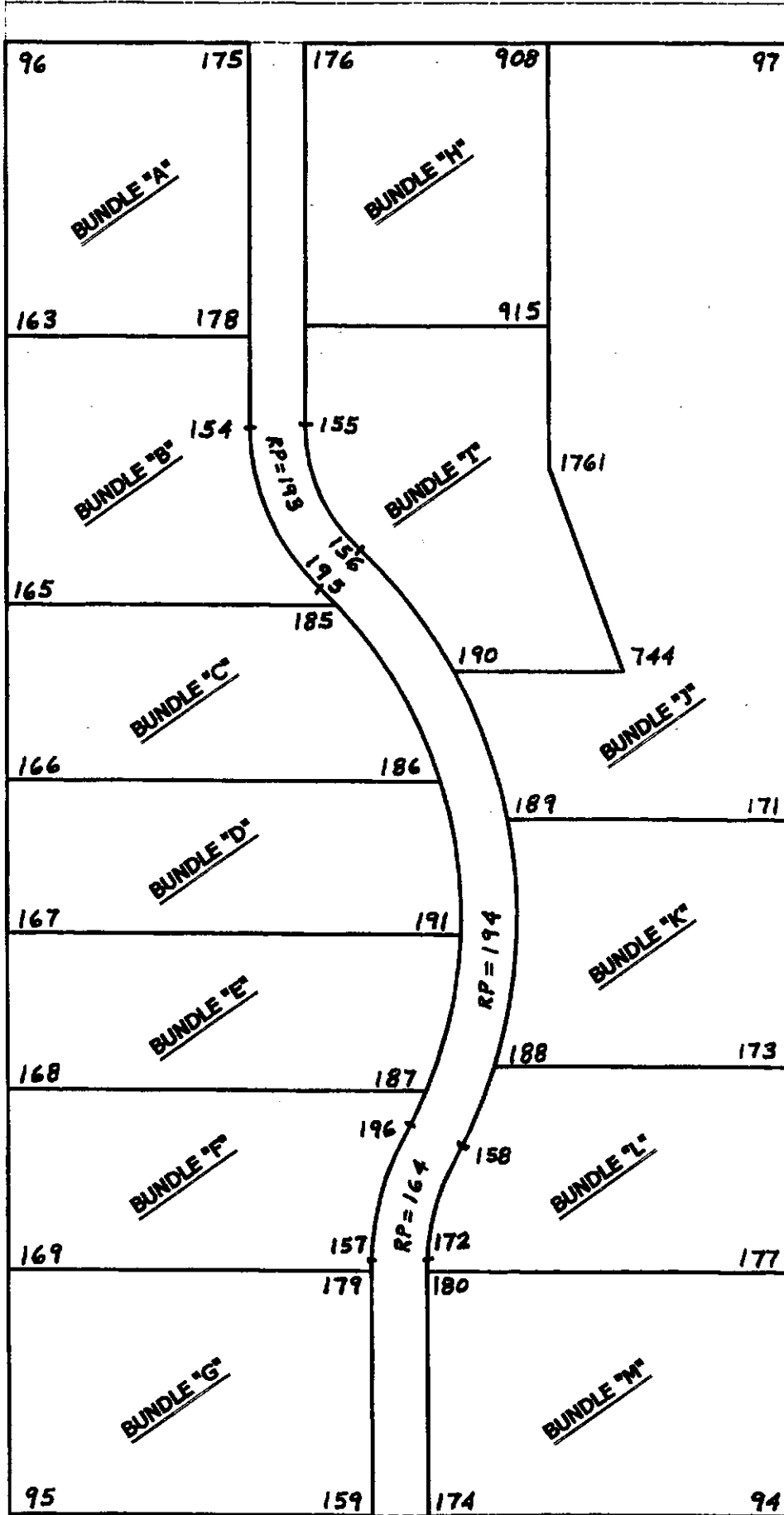


**CLOSURE COMPUTATIONS FOR**  
**THE RURAL BUNDLING OVERLAY FOR**  
**"PRAIRIE CROSSING"**  
**AN ADDITION TO SEDGWICK COUNTY, KANSAS**  
**IN THE NORTHEAST QUARTER OF SECTION 22,**  
**TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M.**

2200 S. LANE ST. S.  
 WICHITA, KANSAS 67217  
 (316) 744-3333 FAX (316) 744-3333

**TERRA TECH**  
**LAND SURVEYING / INC.**





2220 W. 14th St. S.E.  
 Oklahoma City, Oklahoma 73104  
 (405) 764-1111  
 Fax (405) 764-1574



TERRA TECH  
 LAND SURVEYING / INC.

CLOSURE COMPUTATIONS FOR  
 THE RURAL BUNDLING OVERLAY FOR  
**"PRAIRIE CROSSING"**  
 AN ADDITION TO SEDGWICK COUNTY, KANSAS  
 IN THE NORTHEAST QUARTER OF SECTION 22,  
 TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M.

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 3:55pm

Initial parcel WEST OF REECE ROAD  
 -----

Point	Bearing	Distance	
96			
175	S89°25'26"E	308.801	
154	S0°05'30"W	482.114	
195	PC-PT S23°16'48"E	219.093	
	PC-RP S89°54'30"E	276.148	
	RP-PT S43°20'54"W	276.148	
	PC-PI S0°05'30"W	119.338	
	PI-PT S46°39'06"E	119.338	
	Deg of curvature	Middle ordinate	External
	-20°44'53"	22.658	24.683
	Delta	Arc length	
	46°44'36"	225.289	
196	PC-PT S8°41'39"E	695.038	
	PC-RP S43°20'54"W	565.000	
	RP-PT S60°44'11"E	565.000	
	PC-PI S46°39'06"E	440.753	
	PI-PT S29°15'49"W	440.753	
	Deg of curvature	Middle ordinate	External
	10°08'27"	119.517	151.581
	Delta	Arc length	
	75°54'55"	748.608	
157	PC-PT S14°40'39"W	168.727	
	PC-RP S60°44'11"E	335.000	
	RP-PT N89°54'30"W	335.000	
	PC-PI S29°15'49"W	87.173	
	PI-PT S0°05'30"W	87.173	
	Deg of curvature	Middle ordinate	External
	-17°06'12"	10.797	11.156
	Delta	Arc length	
	29°10'19"	170.564	
159	S0°05'30"W	314.707	
95	N89°25'26"W	459.388	
96	N0°05'30"E	1846.837	
Area:	18.4262 acres		
Lot misclose:	no misclose		

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 3:56pm

Initial parcel EAST OF REECE ROAD  
 -----

Point	Bearing	Distance	
176			
155	S0°05'30"W	481.522	
156 PC-PT	S23°16'48"E	163.556	
PC-RP	S89°54'30"E	206.148	
RP-PT	S43°20'54"W	206.148	
PC-PI	S0°05'30"W	89.087	
PI-PT	S46°39'06"E	89.087	
Deg of curvature		Middle ordinate	External
-27°47'36"		16.914	18.426
Delta		Arc length	
46°44'36"		168.181	
158 PC-PT	S8°41'39"E	781.149	
PC-RP	S43°20'54"W	635.000	
RP-PT	S60°44'11"E	635.000	
PC-PI	S46°39'06"E	495.360	
PI-PT	S29°15'49"W	495.360	
Deg of curvature		Middle ordinate	External
9°01'23"		134.324	170.361
Delta		Arc length	
75°54'55"		841.356	
172 PC-PT	S14°40'39"W	133.471	
PC-RP	S60°44'11"E	265.000	
RP-PT	N89°54'30"W	265.000	
PC-PI	S29°15'49"W	68.958	
PI-PT	S0°05'30"W	68.958	
Deg of curvature		Middle ordinate	External
-21°37'16"		8.541	8.825
Delta		Arc length	
29°10'19"		134.923	
174	S0°05'30"W	315.299	
94	S89°25'26"E	458.120	
97	N0°05'30"E	1846.837	
176	N89°25'26"W	608.707	
Area:	20.3207 acres		
Lot misclose:	no misclose		

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
Job name : Closure Computations for "PRAIRIE CROSSING"  
Description :  
Reference :  
Projection : None  
Date printed: 30/04/03 4:02pm

Initial parcel BUNDLE "A"  
-----

Point	Bearing	Distance
163		
96	N0°05'30"E	369.167
175	S89°25'26"E	308.801
178	S0°05'30"W	369.167
163	N89°25'26"W	308.801

Area: 2.6170 acres

Lot misclose: no misclose

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 4:03pm

Initial parcel *BUNDLE "B"*  
 -----

Point	Bearing	Distance	
165			
163	N0°05'30"E	336.058	
178	S89°25'26"E	308.801	
154	S0°05'30"W	112.947	
195 PC-PT	S23°16'48"E	219.093	
PC-RP	S89°54'30"E	276.148	
RP-PT	S43°20'54"W	276.148	
PC-PI	S0°05'30"W	119.338	
PI-PT	S46°39'06"E	119.338	
Deg of curvature		Middle ordinate	External
-20°44'53"		22.658	24.683
Delta		Arc length	
46°44'36"		225.289	
185 PC-PT	S45°00'18"E	32.474	
PC-RP	S43°20'54"W	565.000	
RP-PT	N46°38'31"E	565.000	
PC-PI	S46°39'06"E	16.244	
PI-PT	S43°21'29"E	16.244	
Deg of curvature		Middle ordinate	External
10°08'27"		0.233	0.233
Delta		Arc length	
3°17'37"		32.478	
165	N89°25'26"W	418.719	
Area:	2.5570 acres		
Lot misclose:	no misclose		

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 4:04pm

Initial parcel *BUNDLE "C"*  
 -----

Point	Bearing	Distance	
165			
185	S89°25'26"E	418.719	
186 PC-PT	S30°15'05"E	256.247	
PC-RP	S46°38'31"W	565.000	
RP-PT	N72°51'20"E	565.000	
PC-PI	S43°21'29"E	131.550	
PI-PT	S17°08'40"E	131.550	
Deg of curvature		Middle ordinate	External
	10°08'27"	14.719	15.113
	Delta	Arc length	
	26°12'49"	258.496	
166	N89°25'26"W	548.173	
165	N0°05'30"E	220.051	
Area:	2.5000 acres		
Lot misclose:	no misclose		

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 4:05pm

Initial parcel *BUNDLE "D"*  
 -----

Point	Bearing	Distance	
191			
167	N89°25'26"W	572.988	
166	N0°05'30"E	192.328	
186	S89°25'26"E	548.173	
191 PC-PT	S7°15'08"E	194.130	
PC-RP	S72°51'20"W	565.000	
RP-PT	S87°21'36"E	565.000	
PC-PI	S17°08'40"E	98.530	
PI-PT	S2°38'24"W	98.530	
Deg of curvature		Middle ordinate	External
	10°08'27"	8.400	8.527
	Delta	Arc length	
	19°47'04"	195.098	

Area: 2.5000 acres  
 Lot misclose: no misclose

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 4:05pm

Initial parcel **BUNDLE "E"**  
 -----

Point	Bearing	Distance	
168			
167	N0°05'30"E	195.514	
191	S89°25'26"E	572.988	
187 PC-PT	S12°50'18"W	200.071	
PC-RP	N87°21'36"W	565.000	
RP-PT	S66°57'48"E	565.000	
PC-PI	S2°38'24"W	101.641	
PI-PT	S23°02'12"W	101.641	
Deg of curvature		Middle ordinate	External
10°08'27"		8.926	9.070
Delta		Arc length	
20°23'47"		201.131	
168	N89°25'26"W	528.842	
Area:	2.5000 acres		
Lot misclose:	1 : 1427411		

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 4:06pm

Initial parcel **BUNDLE "F"**  
 -----

Point	Bearing	Distance	
169			
168	N0°05'30"E	225.327	
187	S89°25'26"E	528.842	
196	PC-PT S26°09'00"W	61.375	
	PC-RP N66°57'48"W	565.000	
	RP-PT S60°44'11"E	565.000	
	PC-PI S23°02'12"W	30.733	
	PI-PT S29°15'49"W	30.733	
	Deg of curvature	Middle ordinate	External
	10°08'27"	0.834	0.835
	Delta	Arc length	
	6°13'37"	61.405	
157	PC-PT S14°40'39"W	168.727	
	PC-RP S60°44'11"E	335.000	
	RP-PT N89°54'30"W	335.000	
	PC-PI S29°15'49"W	87.173	
	PI-PT S0°05'30"W	87.173	
	Deg of curvature	Middle ordinate	External
	-17°06'12"	10.797	11.156
	Delta	Arc length	
	29°10'19"	170.564	
179	S0°05'30"W	6.314	
169	N89°25'26"W	459.388	
Area:	2.5000 acres		
Lot misclose:	no misclose		

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
Job name : Closure Computations for "PRAIRIE CROSSING"  
Description :  
Reference :  
Projection : None  
Date printed: 30/04/03 4:06pm

Initial parcel *BUNDLE "G"*  
-----

Point	Bearing	Distance
95		
169	N0°05'30"E	308.392
179	S89°25'26"E	459.388
159	S0°05'30"W	308.392
95	N89°25'26"W	459.388

Area: 3.2522 acres

Lot misclose: no misclose

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
Job name : Closure Computations for "PRAIRIE CROSSING"  
Description :  
Reference :  
Projection : None  
Date printed: 30/04/03 4:07pm

Initial parcel BUNDLE "H"  
-----

Point	Bearing	Distance
914		
176	N0°05'30"E	355.050
908	S89°25'26"E	306.728
915	S0°05'30"W	355.050
914	N89°25'26"W	306.728

Area: 2.5000 acres

Lot misclose: no misclose

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 4:07pm

Initial parcel *BUNDLE "I"*  
 -----

Point	Bearing	Distance	
914			
915	S89°25'26"E	306.728	
1761	S0°05'30"W	177.631	
744	S19°55'29"E	271.731	
190	N89°25'26"W	213.227	
156 PC-PT	N37°39'01"W	198.703	
PC-RP	S61°21'04"W	635.000	
RP-PT	N43°20'54"E	635.000	
PC-PI	N28°38'56"W	100.591	
PI-PT	N46°39'06"W	100.591	
Deg of curvature		Middle ordinate	External
	-9°01'23"	7.820	7.918
	Delta	Arc length	
	18°00'10"	199.523	
155 PC-PT	N23°16'48"W	163.556	
PC-RP	N43°20'54"E	206.148	
RP-PT	N89°54'30"W	206.148	
PC-PI	N46°39'06"W	89.087	
PI-PT	N0°05'30"E	89.087	
Deg of curvature		Middle ordinate	External
	27°47'36"	16.914	18.426
	Delta	Arc length	
	46°44'36"	168.181	
914	N0°05'30"E	126.472	
Area:	2.7717 acres		
Lot misclose:	no misclose		

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 4:08pm

Initial parcel **BUNDLE "J"**  
 -----

Point	Bearing	Distance	
915			
908	N0°05'30"E	355.050	
97	S89°25'26"E	301.979	
171	S0°05'30"W	972.162	
189	N89°25'26"W	355.368	
190 PC-PT	N19°43'00"W	197.182	
PC-RP	S79°12'55"W	635.000	
RP-PT	N61°21'04"E	635.000	
PC-PI	N10°47'05"W	99.801	
PI-PT	N28°38'56"W	99.801	
Deg of curvature		Middle ordinate	External
	-9°01'23"	7.700	7.795
	Delta	Arc length	
	17°51'50"	197.983	
744	S89°25'26"E	213.227	
1761	N19°55'29"W	271.731	
915	N0°05'30"E	177.631	
Area:	6.8128 acres		
Lot misclose:	no misclose		

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 4:08pm

Initial parcel *BUNDLE "K"*  
 -----

Point	Bearing	Distance	
189			
171	S89°25'26"E	355.368	
173	S0°05'30"W	309.981	
188	N89°25'26"W	373.057	
189 PC-PT	N3°21'33"E	310.336	
PC-RP	N72°29'49"W	635.000	
RP-PT	N79°12'55"E	635.000	
PC-PI	N17°30'11"E	160.019	
PI-PT	N10°47'05"W	160.019	
Deg of curvature		Middle ordinate	External
	-9°01'23"	19.250	19.852
	Delta	Arc length	
	28°17'16"	313.510	

Area: 2.5000 acres  
 Lot misclose: no misclose

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
 Job name : Closure Computations for "PRAIRIE CROSSING"  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 30/04/03 4:09pm

Initial parcel *BUNDLE "L"*  
 -----

Point	Bearing	Distance	
158			
188 PC-PT	N23°23'00"E	130.111	
PC-RP	N60°44'11"W	635.000	
RP-PT	S72°29'49"E	635.000	
PC-PI	N29°15'49"E	65.400	
PI-PT	N17°30'11"E	65.400	
Deg of curvature		Middle ordinate	External
	-9°01'23"	3.341	3.359
	Delta	Arc length	
	11°45'38"	130.340	
173	S89°25'26"E	373.057	
177	S0°05'30"W	256.973	
180	N89°25'26"W	458.120	
172	N0°05'30"E	7.577	
158 PC-PT	N14°40'39"E	133.471	
PC-RP	S89°54'30"E	265.000	
RP-PT	N60°44'11"W	265.000	
PC-PI	N0°05'30"E	68.958	
PI-PT	N29°15'49"E	68.958	
Deg of curvature		Middle ordinate	External
	21°37'16"	8.541	8.825
	Delta	Arc length	
	29°10'19"	134.923	

Area: 2.5000 acres  
 Lot misclose: no misclose

Closure Computations for "PRAIRIE CROSSING"

Job ID : PC  
Job name : Closure Computations for "PRAIRIE CROSSING"  
Description :  
Reference :  
Projection : None  
Date printed: 30/04/03 4:09pm

Initial parcel BUNDLE "M"  
-----

Point	Bearing	Distance
174		
180	N0°05'30"E	307.722
177	S89°25'26"E	458.120
94	S0°05'30"W	307.722
174	N89°25'26"W	458.120

Area: 3.2362 acres

Lot misclose: no misclose