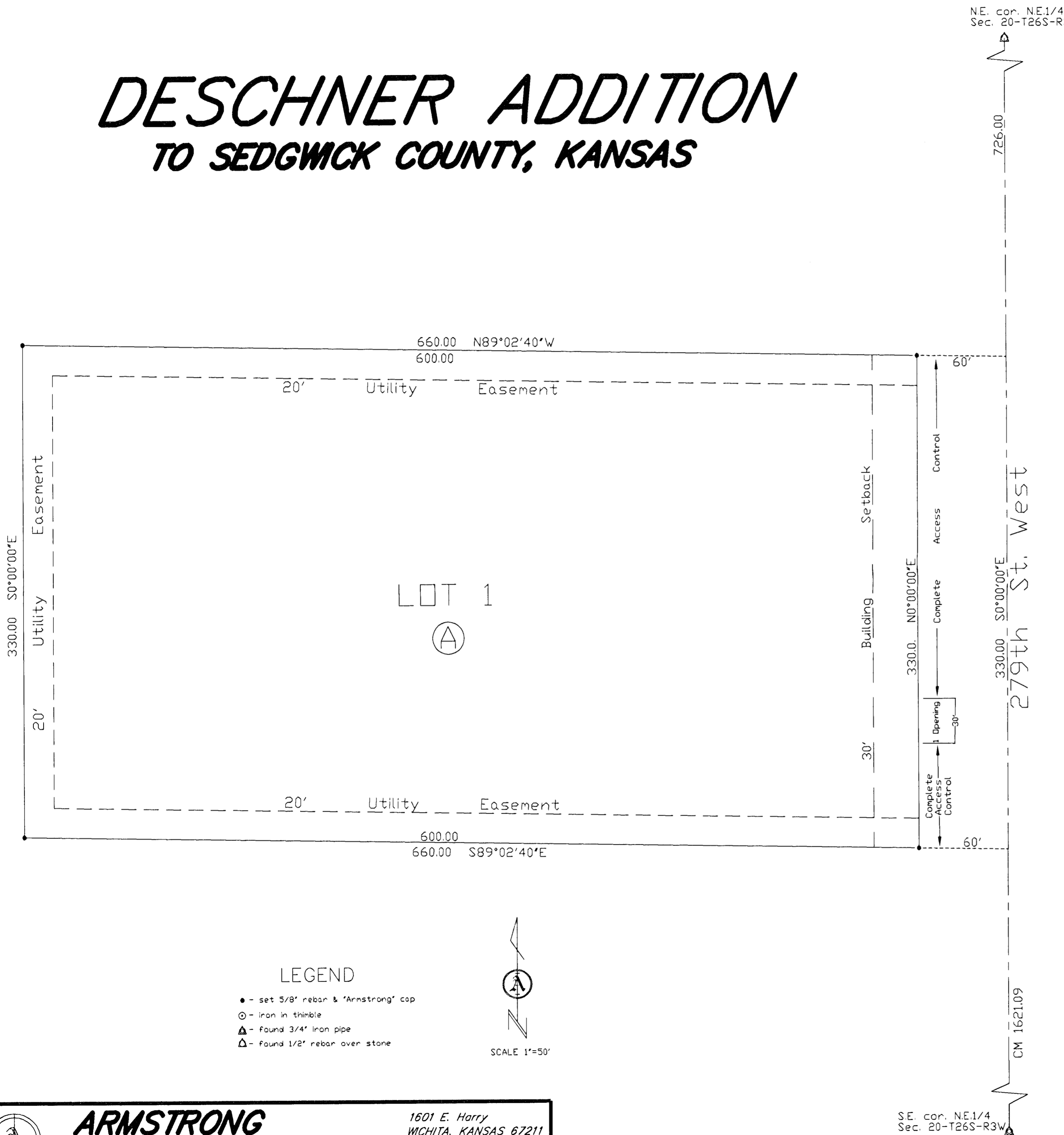


DESCHNER ADDITION TO SEDGWICK COUNTY, KANSAS



LEGEND

- - set 5/8" rebar & "Armstrong" cap
- ⊙ - iron in thimble
- ⊕ - found 3/4" iron pipe
- △ - found 1/2" rebar over stone



SCALE 1"=50'

NE. cor. NE.1/4
Sec. 20-T26S-R3W

State of Kansas)
County of Sedgwick) ss

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county, do hereby certify that on this _____ day of _____, 2004, I have surveyed and platted "Deschner ADDITION" to Sedgwick County, Kansas, into a Lot and a Block the same being described as follows:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE.1/4) OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 3 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE S0°00'00"E ALONG THE EAST LINE OF SAID NE.1/4, 726.00 FEET FOR A POINT OF BEGINNING; THENCE N89°02'40"W PARALLEL WITH THE NORTH LINE OF SAID NE.1/4, 660.00 FEET; THENCE S0°00'00"E PARALLEL WITH THE EAST LINE OF SAID NE.1/4, 330.00 FEET; THENCE S89°02'40"E PARALLEL WITH THE NORTH LINE OF SAID NE.1/4, 660.00 FEET TO THE EAST LINE OF SAID NE.1/4; THENCE N0°00'00"E ALONG THE EAST LINE OF SAID NE.1/4, 330.00 FEET TO THE POINT OF BEGINNING.

DONALD C. ARMSTRONG R.L.S. #780

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and a block to be known as "DESCHNER ADDITION TO SEDGWICK COUNTY, KANSAS". The street is hereby dedicated to and for the use of the public. All abutters' rights of access to and from 279th street and across the east line of the plat are hereby granted to be the appropriate governing body, provided however that Lot 1 shall have access to 279th street at one location as indicated. The utility easements as indicated are hereby granted for the construction and maintenance of all public utilities. A drainage plan has been developed for this plat and all drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with approval of the applicable city or County Engineer, and unobstructed to allow for the conveyance of stormwater.

DWNERS:

Mark R. Deschner Date Malea R. Deschner Date

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this _____ day of _____, 2004, before me, a Notary Public in aforesaid state and county, came Mark and Malea Deschner, to me personally to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written year above written.

_____, Notary Public
Donna S. Newman
My commission expires: _____

We, First Bank of Newton, holders of a mortgage on the above described property, do hereby consent to the plat of DESCHNER Addition to Sedgwick County, Kansas.

_____, Senior Vice-President
Melvin R. Schadler

SE. cor. NE.1/4
Sec. 20-T26S-R3W

Final tracing received 7/20/04

State of Kansas)
County of Sedgwick) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2004, by Melvin R. Schadler, senior vice-President, on behalf of First Bank of Newton.

_____, Notary Public
Laura Moore

My commission expires: _____

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 2004.

_____, Chairman
Ronald L. Marnell

_____, Secretary
John L. Schlegel

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2004.

_____, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2004.

_____, County Commissioners Chair
Thomas G. Winters

_____, County Clerk
Don Brace

Entered on transfer record the _____ day of _____, 2004.

_____, County Clerk
Don Brace

State of Kansas)
County of Sedgwick)

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 2004, at _____ M., and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire



**ARMSTRONG
LAND SURVEY, P.A.**

1601 E. Harry
WICHITA, KANSAS 67211
PH - (316) 263-0082
Fax - (316) 263-0092



Wichita-Sedgwick County Metropolitan Area Planning Department

January 8, 2004

Armstrong Land Survey, P.A.
1601 E. Harry
Wichita, KS 67211

RE: SUB 2003-142 - One-Step Final Plat Deschner Addition

At the regular meeting of the Metropolitan Area Planning Commission on January 8, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated December 19, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

December 19, 2003

Armstrong Land Survey, P.A.
1601 E. Harry
Wichita, KS 67211

RE: SUB 2003-142 - One-Step Final Plat Deschner Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 18, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. Since neither sanitary sewer nor municipal water is available 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 and water wells. A memorandum shall be obtained specifying approval.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***The rear of the lot appears to be in flood plain. A flood study is needed. A minimum pad may be needed based on flood study and drainage plan. A floodway reserve may be needed based on flood study.***
- D. **County Engineering** needs to comment on the access controls. The plat denotes one opening along 279th St. West ***The access controls are approved.***
- E. A Block shall be designated on the face of the plat as referenced in the plat's text.
- F. Monument designation needs to be shown on final plat.
- G. Per Sedgwick County Fire Department, 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) To meet fire department

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specifications, 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).

- H. **County Engineering** has requested 10-ft additional right-of-way along 279th St. West. The Access Management Regulations requires a 60-ft half-street right-of-way width along rural arterials.
- I. The signature line for Tim R. Norton needs to reference the County Commissioners Chairman.
- J. The year "2004" needs to replace "2003" within the signature blocks.
- K. The Applicant is advised that if platted, the Zoning setback standard for the RR, Rural Residential District is 30 feet.
- L. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- M. 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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control

devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

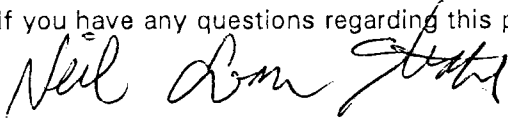
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **SBC has requested additional easements.**
- V. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, January 22, 2004, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Mark and Malea Deschner, 5215 N. 279th Street West, Mt. Hope, KS 67108
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

STAFF REPORT
(One-Step Final Plat Approved 12/18/03)

CASE NUMBER: SUB 2003-142 -- DESCHNER ADDITION

OWNER/APPLICANT: Mark and Malea Deschner, 5215 N. 279th St. West, Mt. Hope, KS 67108

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 1601 E. Harry, Wichita, KS 67211

LOCATION: South of 53rd St. North, West side of 279th St. West

SITE SIZE: 5 Acres

NUMBER OF LOTS

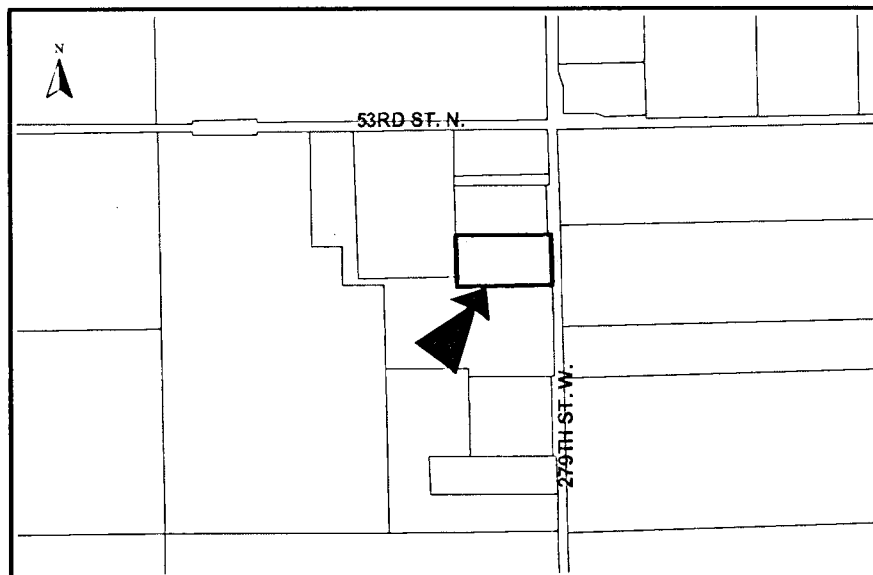
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2003-142 -- One-Step Final Plat of DESCHNER ADDITION
January 22, 2004 - Page 2

NOTE: This unplatted site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Andale Area of Influence.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available 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 and water wells. A memorandum shall be obtained specifying approval.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***The rear of the lot appears to be in flood plain. A flood study is needed. A minimum pad may be needed based on flood study and drainage plan. A floodway reserve may be needed based on flood study.***
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- I. The signature line for Tim R. Norton needs to reference the County Commissioners Chairman.
- J. The year "2004" needs to replace "2003" within the signature blocks.
- K. The Applicant is advised that if platted, the Zoning setback standard for the RR, Rural Residential District is 30 feet.
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SUB 2003-142 -- One-Step Final Plat of DESCHNER ADDITION
January 22, 2004 - Page 3

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