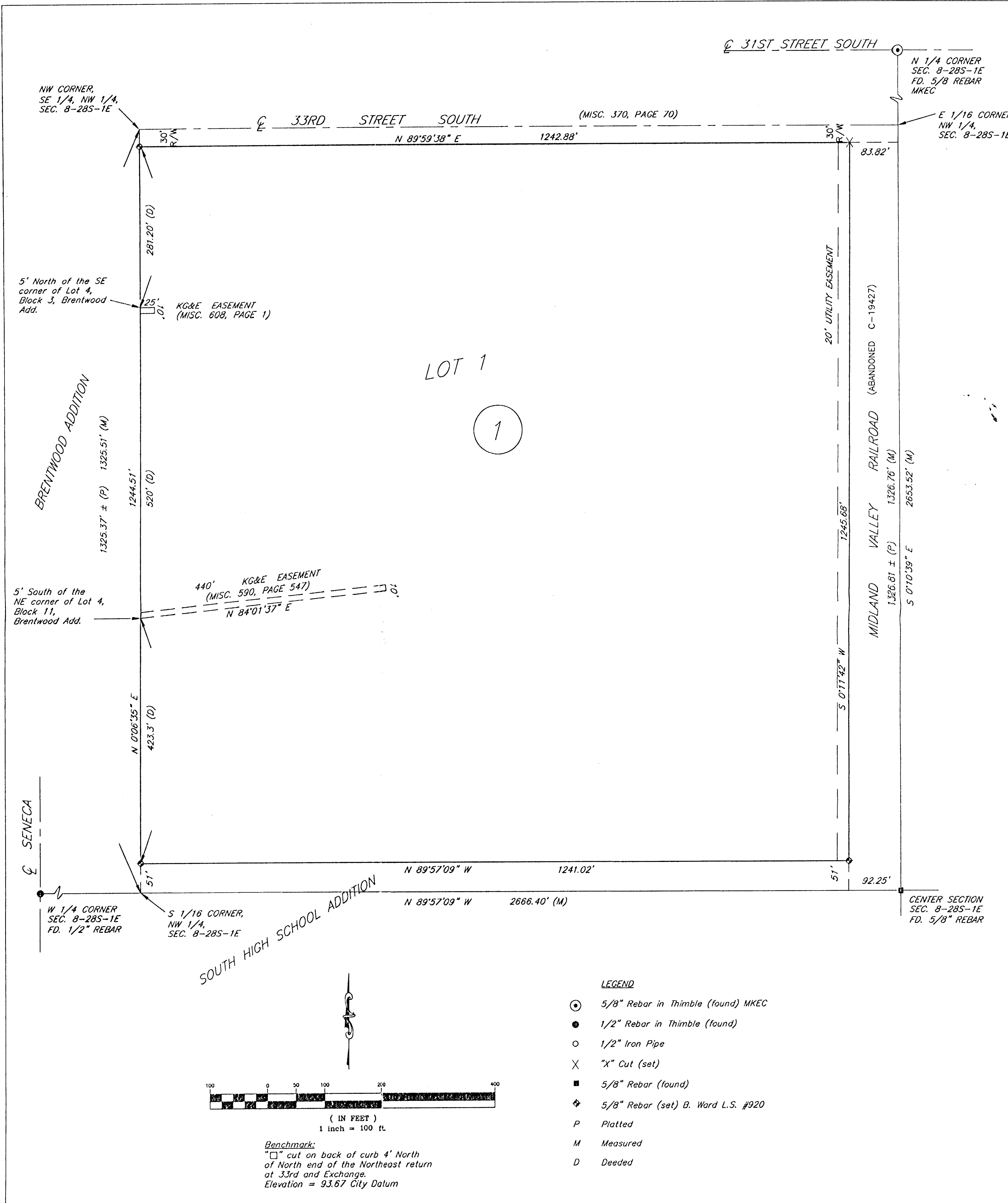




SOUTH HIGH SCHOOL SECOND ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

Southeast Quarter of the Northwest Quarter of Section 8, Township 28 South, Range 1 East of the 6th. P.M.

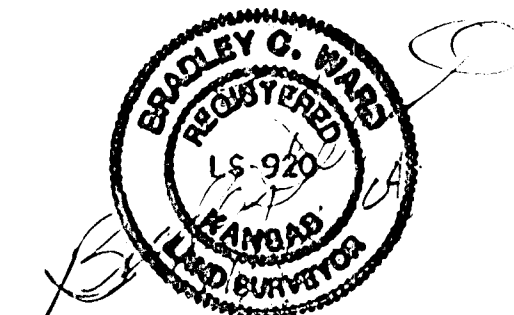
State of Kansas } ss
County of Sedgwick }

I, Bradley C. Ward, a registered land surveyor in aforesaid County and State, do hereby certify that this map or plat and the survey on which it is based was made in accordance with the Minimum Standards for Boundary Surveys.

Said survey is true and correct to the best of my knowledge. All monuments were either found or set.

LEGAL DESCRIPTION

The Southeast 1/4 of the Northwest 1/4 of Section 8, Township 28 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, EXCEPT the North 30 feet thereof, and EXCEPT that part platted as South High School Addition, and EXCEPT the Right of Way of the Midland Valley Railroad.



Bradley C. Ward, L.S. #920
Date 1-6-04

State of Kansas } ss
County of Sedgwick }

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lot and Block to be known as South High School Second Addition, Sedgwick County, Kansas. A drainage plan has been developed for the plat and 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. The land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants on file or hereafter filed in the office of the Register of Deeds of Sedgwick County, Kansas.

By: Michael Kinard
L.S.D. #259
Date 2/5/04

State of Kansas } ss
County of Sedgwick }

This instrument was acknowledged before me on this 5th day of February, 2004, by Michael Kinard

Notary Public Mike Willome

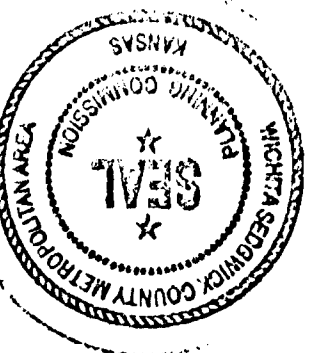
My Commission Expires: 6/9/07



State of Kansas } ss
City of Wichita }

This plat of South High School Second Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 11th day of September, 2004. Wichita-Sedgwick County Metropolitan Area Planning Commission.

Bernard Hentzen, Chair
Bernard Hentzen
John L. Schlegel, Secretary



State of Kansas } ss
City of Wichita }

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this day of January, 2004.

At the Direction of the City Council

Carlos Mayans, Mayor

Pat Graves, City Clerk

Entered on transfer record this day of January, 2004.

Don Brace, County Clerk

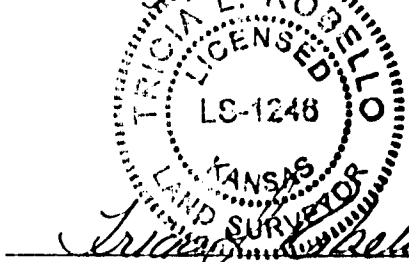
State of Kansas } ss
County of Sedgwick }

This is to certify that this instrument was filed for record in the Register of Deeds Office, at on the day of January, 2004, and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this 12th day of January, 2004.



Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas



Wichita-Sedgwick County Metropolitan Area Planning Department

September 4, 2003

K.E. Miller Engineering
516 S. Market
Wichita, KS 67202

RE: SUB 2003-90 - One-Step Final Plat of South High School Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 4, 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 August 29, 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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

August 29, 2003

K.E. Miller Engineering
516 S. Market
Wichita, KS 67202

RE: SUB 2003-90 - One-Step Final Plat of South High School Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 14, 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. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. City Water and Sewer Department has requested a 20-ft easement along the east line of the plat for future water line improvements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. County Surveying advises that the bench mark needs an elevation.
- E. County Surveying requests a dimension of the width of the south end of railroad right-of-way.
- F. The SW, NW and NE corners of the SE 1/4 of the NW 1/4 need labels.
- G. County Surveying advises that the KG&E easements must be shown with sufficient ties to locate them definitely with respect to the subdivision.
- H. The centerline of 33rd St. South should be denoted.
- I. The dimension denoted for the west property line needs to be corrected.
- J. The 40-ft utility easement along the south line of the plat is located in the adjoining plat and may be deleted from the final plat tracing.

- K. A cross-lot circulation agreement is requested to assure internal vehicular movement between this property and the adjoining plat to the south.
- L. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- M. The MAPC signature block needs to be revised to reference "John L. Schlegel, Secretary".
- N. 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.
- O. The plat title should reference "Wichita, Sedgwick County, Kansas".
- P. *The platlor'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.*
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.

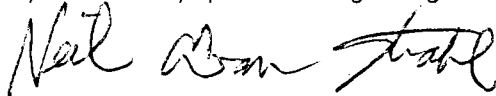
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Y. The applicant is reminded that a compact disk (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, September 4, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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: USD 259, 201 N. Water, Wichita, KS 67202
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT

(One-Step Final Plat Approved 8/28/03)

CASE NUMBER: SUB 2003-90 -- SOUTH HIGH SCHOOL SECOND ADDITION

OWNER/APPLICANT: USD 259, 201 N. Water, Wichita, KS 67202

SURVEYOR/ENGINEER: K.E. Miller Engineering, 516 S. Market, Wichita, KS 67202

LOCATION: South of 31st Street South, East of Seneca

SITE SIZE: 35.5 Acres

NUMBER OF LOTS

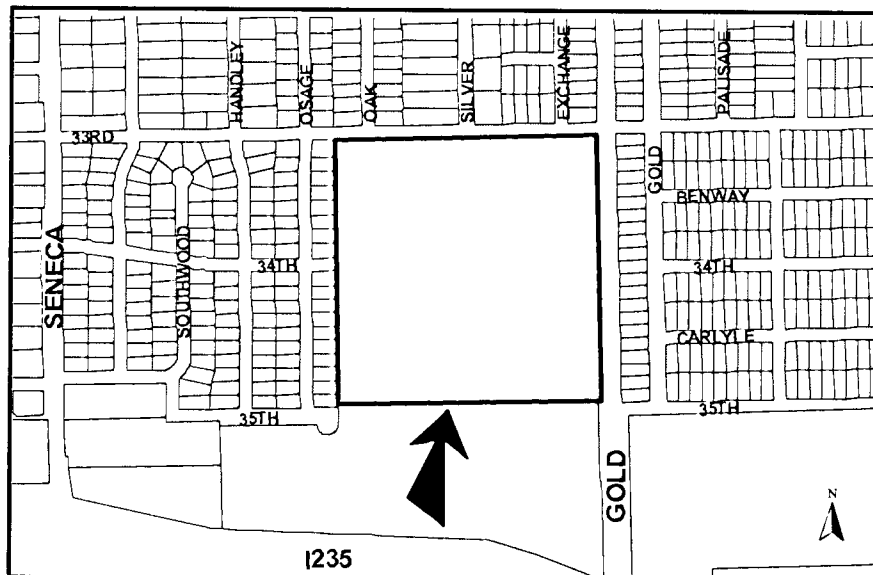
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 35.5 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. City Water and Sewer Department has requested a 20-ft easement along the east line of the plat for future water line improvements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. County Surveying advises that the bench mark needs an elevation.
- E. County Surveying requests a dimension of the width of the south end of railroad right-of-way.
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SUB 2003-90 -- One-Step Final Plat of SOUTH HIGH SCHOOL SECOND ADDITION
September 4, 2003 - Page 3

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