

Final Plat of Imbler Estates

an addition to Sedgwick County, Kansas
March, 2003

Know all men by these presents that the undersigned owners of the land described in the Surveyor's Certificate has caused the same to be surveyed and plotted into lots and streets, the same to be known as "Imbler Estates," an addition to Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. All eoultter's rights of access to or from 151st Street West, over and across the east line of the plat and to or from 69th Street North, over and across the south line of the plat, are hereby granted to the appropriate governing body. Floodway reserves are hereby granted for the purposes of providing flood protection and preserving the natural drainage, and of preserving and protecting the safety and welfare of County. Owner hereby covenants and agrees for such Owner and Owner's grantees, devisees, successors and assigns, (1) that no human habitation or other construction may be built on said easement and that no obstruction shall be placed therein; (2) that no levee or any fill, change of grade, creation of channels or other work shall be constructed except with the approval of the Kansas State Board of Agriculture, in accordance with KSA 24-126, and (3) that the plat in said easement shall be the responsibility of Owner until such time as the governing body exercising jurisdiction under KSA 82a-301 elects to assume the responsibility for, maintenance of and improvements to drainage. The contingent dedication centered upon the common lines of Lots 1 and 5, Block 1 shall become effective of such time as a final plat is recorded north of this addition which provides a public right of way allowing for the extension of said contingent dedication to the north. Drainage and utility easements are hereby granted, as shown on the plat, for the construction and maintenance of all public utilities and drainage facilities. A drainage plan has been developed for this plat. All drainage easements, rights of way, and floodway reserves shall remain as established, grassed or as modified, and the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK)
I, S. E. Anderson, Land Surveyor in said State and County do hereby certify that I have been in responsible charge of surveying and plotting "Imbler Estates," an addition to Sedgwick County, Kansas and described as follows:

The southwest quarter of the southeast quarter of Section 2, Township 26 South, Range 2 West of the Sixth Principal Meridian, except the east 750 feet thereof and the southeast quarter of said Section 2.

I hereby certify that the details of the accompanying plat are correct to the best of my knowledge and belief this _____ day of _____, 2003.

S. E. Anderson, L.S. 688
P.O. Box 240
Whiteeter, Kansas 67154
316-799-2308

Kenneth W. Havener Susan J. Havener

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss
This instrument was acknowledged before me on this _____ day of _____, 2003 by _____

Notary Public

My appointment expires _____
Central National Bank, holder of a mortgage on a portion of the above described property, do hereby consent to this plat of "Imbler Estates," an addition to Sedgwick County, Kansas.

By _____
STATE OF KANSAS)
COUNTY OF SEDGWICK) ss
This instrument was acknowledged before me on this _____ day of _____, 2003 by _____

Notary Public

This plat of "Imbler Estates," an addition to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 2003.

Wichita-Sedgwick County Metropolitan Area Planning Commission
Bernard A. Hentzen, Chairman
Dale Miller, Secretary

This plat approved and all dedications shown hereon, if any, created by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2003.

Ben Arno, Chairman
Milton
ATTEST: Don Brace, County Clerk

Entered on the transfer records this _____ day of _____, 2003.

Don Brace, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ A.M./P.M. on the _____ day of _____, 2003.

Bill Weck, Register of Deeds Linda Kizore, Deputy

Reviewed in accordance with K.S.A. 58-5005 on this _____ day of _____, 2003.

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

Bench Mark:
Square Cut, NE Cor
East Headwall, 4-6x4 RCB
Elevation=1574.47

NW Cor, SW 1/4,
2-26S-2W
1" pipe Id.

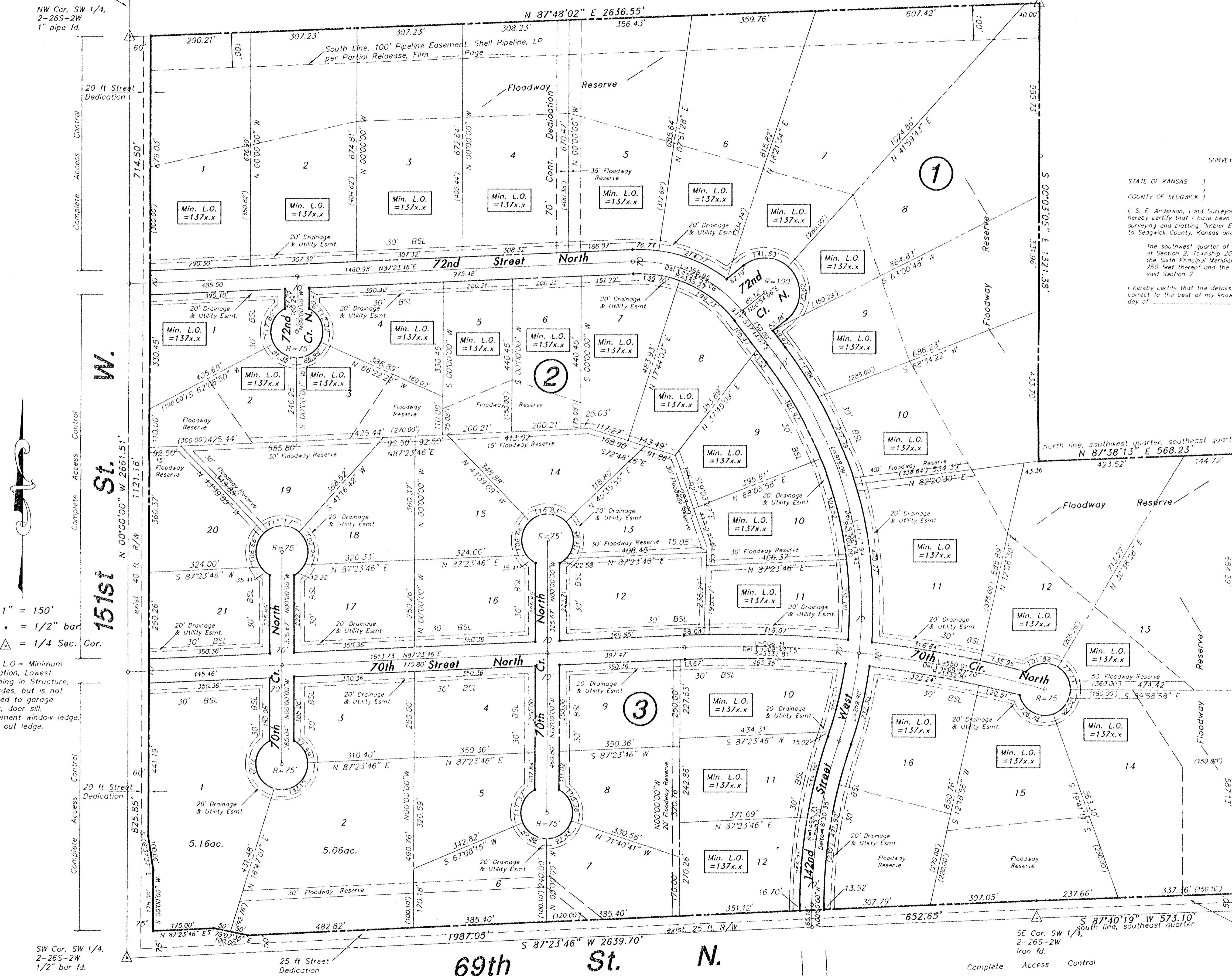
Ctr. Section
2-26S-2W
obliterated/reset
1/2" bar



1" = 150'
• = 1/2" bar
△ = 1/4 Sec. Cor.

Min. L.O. = Minimum Elevation, Lowest Opening in Structure, includes, but is not limited to garage floor, door sill, basement window ledge, view out ledge.

SW Cor, SW 1/4,
2-26S-2W
1/2" bar Id.





Wichita-Sedgwick County Metropolitan Area Planning Department

June 7, 2001

SE Anderson, PE/LS
P.O. Box 240
Whitewater, KS 67154

RE: SUB 2001-11 -- Final Plat of Imbler Estates Addition, (Formerly Havener Addition)

At the regular meeting of the Metropolitan Area Planning Commission on June 7, 2001, 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 June 1, 2001.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division



Wichita-Sedgwick County Metropolitan Area Planning Department

June 1, 2001

SE Anderson, PE/LS
P.O. Box 240
Whitewater, KS 67154

RE: SUB 2001-11 -- Final Plat of Imbler Estates Addition, (Formerly Havener Addition)

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 31, 2001, 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 municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The Applicant proposes sewage lagoons for 17 lots (over 4.5 acres) and septic systems for 33 lots.
- 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. *A Master Lot Drainage Plan has been received.*
- D. County Engineering needs to comment on the need for improvements to perimeter streets. *No improvements are required.*
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. County Fire Department needs to comment on the street names. *143^d St. West shall be renamed as 142nd or 144th Street West.*

The street name was changed as requested; however GIS additionally has requested N. 72nd Ct. be renamed as 72nd Ct. N., N. 70th Ct. be renamed as 70th Ct. N. And N. 70th Cir. be renamed as 70th Cir. N.

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- G. Several lots at the terminus of cul-de-sacs do not meet the 200-ft lot width requirement which is measured at the building setback line. *The Subdivision Committee has granted a modification.*
- H. The Applicant shall guarantee the installation of the proposed interior streets to the suburban street standard.
- I. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- J. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- K. The recording information for all pipeline easements shall be indicated on the face of the plat.
- L. The plat's text shall delete language referencing "3rd Avenue".
- M. County Surveying has requested additional center line data.
- N. County Surveying has requested additional lot dimensions.
- O. References in the plat's text to Kansas Division of Water Resources need to be revised.
- P. 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.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.

- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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. Southwestern Bell and Sedgwick County Electric Cooperative has requested additional easements.
- Z. 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.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 7, 2001, at 1:30 p.m.

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

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Kenneth W. Havener, Jr., 74060 Norfolk, Wichita, KS 67206
Doug Eck, Eck Real Estate, 5512 W. Central, Wichita, KS 67212
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,
1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat Approved 5/31/01; Preliminary Plat Approved 2/15/01)

CASE NUMBER: SUB 2001-11 -- IMBLER ESTATES (Formerly Havener Addition)

OWNER/APPLICANT: Kenneth W. Havener, Jr., 7406 Norfolk, Wichita, KS 67206

AGENT: Eck Real Estate, Attn: Doug Eck, 5512 W. Central, Wichita, KS 67212

SURVEYOR/ENGINEER: S.E. Anderson, PE/LS, P.O. Box 240, Whitewater, KS 67154

LOCATION: Northeast corner of 69th St. North and 151st St. West

SITE SIZE: 178 Acres

NUMBER OF LOTS

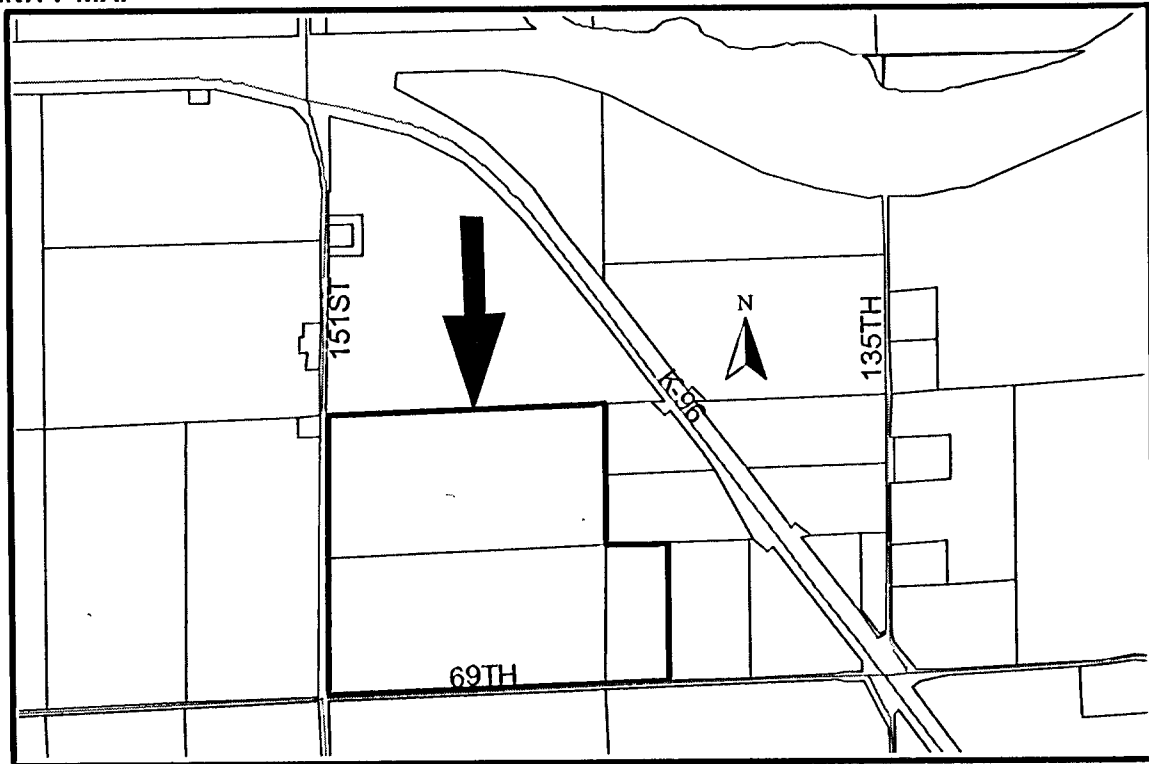
Residential:	50
Office:	
Commercial:	
Industrial:	
Total:	<u>50</u>

MINIMUM LOT AREA: 2 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



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

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The Applicant proposes sewage lagoons for 17 lots (over 4.5 acres) and septic systems for 33 lots.
- 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. *A Master Lot Drainage Plan has been received.*
- D. **County Engineering** needs to comment on the need for improvements to perimeter streets. *No improvements are required.*
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. **County Fire Department** needs to comment on the street names. *143^d St. West shall be renamed as 142nd or 144th Street West.*

The street name was changed as requested; however GIS additionally has requested N. 72nd Ct. be renamed as 72nd Ct. N., N. 70th Ct. be renamed as 70th Ct. N. And N. 70th Cir. be renamed as 70th Cir. N.
- G. Several lots at the terminus of cul-de-sacs do not meet the 200-ft lot width requirement which is measured at the building setback line. *The Subdivision Committee has granted a modification.*
- H. The Applicant shall guarantee the installation of the proposed interior streets to the suburban street standard.
- I. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- J. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
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