

LEGAL DESCRIPTION

The West 249 feet of the East Half of the Northeast Quarter of the Northwest Quarter of Section 1, Township 25 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

STATE OF KANSAS)
 COUNTY OF SEDGWICK) ss

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

Adolf E. Reiss
 Adolf E. Reiss LS#77 9-25-01
 DATE



Know all men by these presents that David L. Dore and Sharon K. Dore, husband and wife, have caused the tract of land as set forth in the Legal Description to be surveyed and platted into a lot and a block to be known as Dore Addition, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility & drainage construction and maintenance. Access control as indicated on the face of the plat is hereby granted to the appropriate governing body. The contingent street dedication as shown on the face of the plat is hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto. A drainage plan has been developed for the plat known as Dore Addition and all drainage easements, rights-of-way or reserves shall remain at established grades or as modified with the approval of the County Engineer and unobstructed to allow for the conveyance of stormwater.

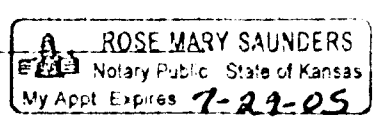
David L. Dore *Sharon K. Dore*
 DAVID L. DORE SHARON K. DORE

STATE OF KANSAS)
 COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this 26th day of September, 2001 by David L. Dore and Sharon K. Dore, husband and wife.

Rose Mary Saunders, Notary Public

My Appointment Expires: 7-22-05



We, Boeing Wichita Credit Union, holders of a mortgage on the above described property, do hereby consent to the plat of Dore Addition, Sedgwick County, Kansas.

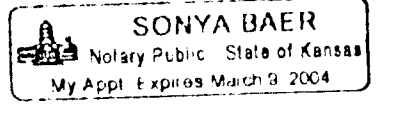
Sharon D. Gaugler, Senior Vice President of Lending
 SHARON D. GAUGLER

Sonya Baer
 SONYA BAER
 Notary Public, State of Kansas
 My Appt Expires March 9, 2004

STATE OF KANSAS) Kansas
 COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this 27 day of September, 2001 by Sharon D. Gaugler, Senior Vice President of Lending of Boeing Wichita Credit Union.

Sonya Baer, Notary Public
 My Appointment Expires: 3/9/2004



This plat of Dore Addition, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2001.

_____, Acting Chair
 J. D. MICHAELIS

_____, Secretary
 MARVIN S. KROUT

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2001.

TRICIA L. ROBELLO, 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 _____, 2001.

_____, Chair
 CAROLYN MCGINN

ATTEST:

_____, County Clerk
 DON BRACE

Entered on transfer record this _____ day of _____, 2001.

_____, County Clerk
 DON BRACE

STATE OF KANSAS)
 COUNTY OF SEDGWICK) ss

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ o'clock _____ M. on the _____ day of _____, 2001.

_____, Register of Deeds
 BILL MEEK

_____, Deputy
 LINDA KIZZIRE

FINAL PLAT
 DORE ADDITION
 SEDGWICK COUNTY, KANSAS
 2001



Wichita-Sedgwick County Metropolitan Area Planning Department

September 6, 2001

Reiss and Goodness Engineers
C/O Robert Previtara
2160 W. 21st Street
Wichita, KS 67203

RE: SUB 2001-85 -- One-Step Final Plat of Dore Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 6, 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 August 31, 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 cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

August 31, 2001

Reiss and Goodness Engineers
C/O Robert Previterra
2160 W. 21st Street
Wichita, KS 67203

RE: SUB 2001-85 -- One-Step Final Plat of Dore Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 30, 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.
- 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 drainage plan and lot grading plan is needed.*
- D. The Applicant should provide an off-site 35-ft contingent dedication of street right-of-way along the east property line of his adjoining property to the east in order to provide potential street connection to adjoining properties. This dedication shall be established by separate instrument.
- E. The plat proposes one access opening along 125th St. North. *The Subdivision Committee has approved the access controls.*
- F. The signature line for the County Commissioners need only reference "Carolyn McGinn".
- G. The Applicant is advised that if platted, the building setback must be increased to 35 feet to conform with the Zoning setback standard for County section line roads.

- H. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. *The Subdivision Committee has approved a modification.*
- I. The Applicant has provided a pipeline easement agreement which appears to indicate a blanket easement for the area involved in this plat. The Applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of this easement impacting this site shall be denoted on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.
- J. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- K. 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.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- 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. Southwestern Bell has requested additional easements.
- T. 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 case will be forwarded to the Planning Commission on Thursday, September 6, 2001, at 1:30 p.m.

The enclosed "marked" copy of the 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: David L. Dore, 11678 NW 160th Street, Newton, KS 67114
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
(One-Step Final Plat Approved 8/30/01)

CASE NUMBER: SUB 2001-85 -- DORE ADDITION

OWNER/APPLICANT: David L. Dore, 11678 NW 160th St., Newton, KS 67114

SURVEYOR/ENGINEER: Reiss and Goodness Engineers, Attn: Robert Previtera, 2160 W. 21st St., Wichita, KS 67203

LOCATION: South side of 125th St. North, East of Oliver St.

SITE SIZE: 7.49 Acres

NUMBER OF LOTS

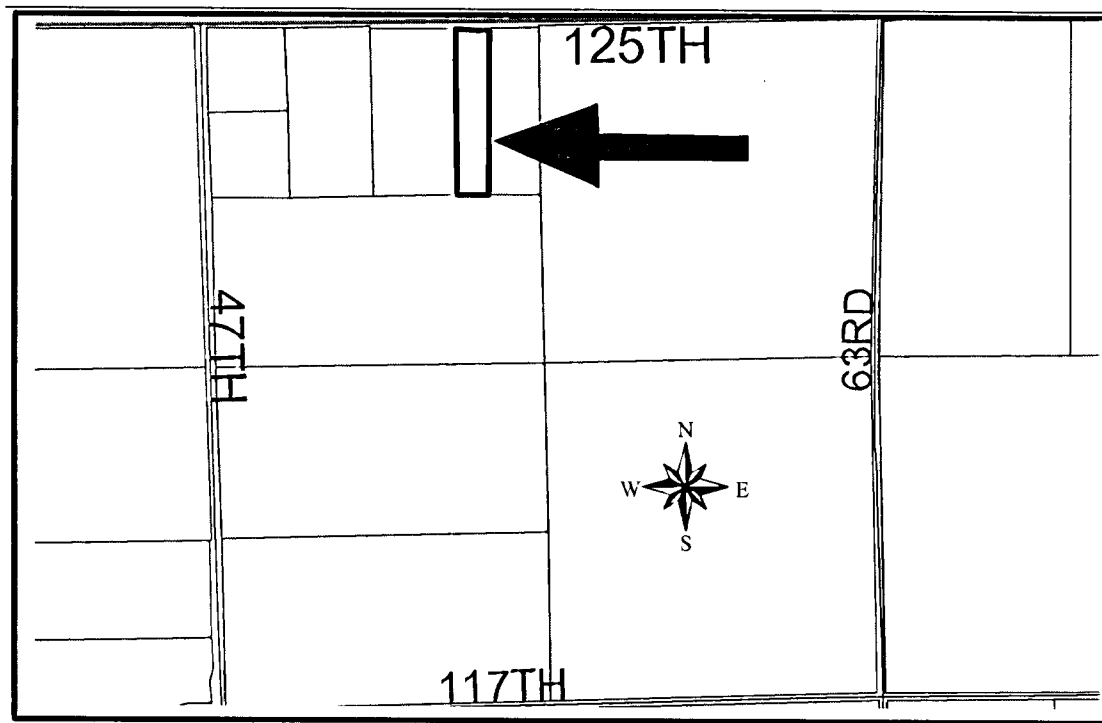
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 7.49 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 1999 Update to the Wichita-Sedgwick County Comprehensive Plan.

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.
- 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 drainage plan and lot grading plan is needed.**
- D. The Applicant should provide an off-site 35-ft contingent dedication of street right-of-way along the east property line of his adjoining property to the east in order to provide potential street connection to adjoining properties. This dedication shall be established by separate instrument.
- E. The plat proposes one access opening along 125th St. North. **The Subdivision Committee has approved the access controls.**
- F. The signature line for the County Commissioners need only reference "Carolyn McGinn".
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- H. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. **The Subdivision Committee has approved a modification.**
- I. The Applicant has provided a pipeline easement agreement which appears to indicate a blanket easement for the area involved in this plat. The Applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of this easement impacting this site shall be denoted on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.
- J. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- K. 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.
- L. 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

SUB 2001-85 -- One-Step Final Plat of DORE ADDITION
September 6, 2001 - Page 3

fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

- M. 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.
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