

Final tracing received 11-16-9

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Secretary
Marvin S. Krout, Secretary

At the direction of the City Council.

_____, City Clerk

Pat Burnett, City Clerk

Entered on transfer record this day of , 2001.

_____, County Clerk
Don Brace, County Clerk

STATE OF KANSAS)
)ss:
SEDGWICK COUNTY)

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

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this 27th day of November, 2001.

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

The North 552.20 feet of the West 552.20 feet of the Southwest Quarter of the Northeast Quarter of Section 35, Township 27 South, Range 1 East of the Sixth Principal Meridian, EXCEPT; the West 25 feet, dedicated for street purposes, Sedgwick County, Kansas, as recorded in the District Court of Sedgwick County, Kansas, Condemnation Case Number A-68922, EXCEPT; Beginning at a point 552.2 feet South and 25 feet East of the Northwest Corner of the Southwest Quarter of said Northeast Quarter; thence North parallel with the West Line of said Quarter a distance of 66 feet; thence East with an angle to the Right of 89°45' measuring N88°50'55"E, a distance of 296.2 feet; thence at an angle to the Left of 58°38' measuring N301°15'55"E, a distance of 362 feet; thence at an angle to the Right of 26°35' measuring N56°47'55"E, a distance of 51.3 feet; thence South with an angle to the Right of 122°18' measuring S00°54'05"E, a distance of 402.2 feet; thence West with an angle to the Right of 89°45' measuring S88°50'55"W, a distance of 527.1 feet to the Point of Beginning, said exception being recorded in Deed Book 1424, Page 230.

Meters and Bounds Description

A parcel of land lying in the Southwest Quarter of the Northeast Quarter of Section 35, Township 27 South, Range 1 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, being more particularly described as follows:

Commencing at the Northwest Corner of said Southwest Quarter; thence on a Kansas South Zone Grid Bearing of N88°52'17"E along the North Line of said Southwest Quarter, 25.00 feet to the Point of Beginning; thence continuing N88°52'17"E along said North Line and the South Line of Consolver First Addition to Wichita, Sedgwick County, Kansas, 527.20 feet; thence S00°54'05"E parallel with the West Line of said Southwest Quarter, 150.00 feet; thence S56°50'53"W, 51.32 feet; thence S30°16'18"W, 362.06 feet; thence S88°52'52"W, 296.39 feet to a point lying 25.00 feet East of said West Line; thence N00°54'05"W parallel with and 25.00 feet East of said West Line, 486.20 feet to the Point of Beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 9th day of November, 2001.



 Gregory J. Allison, PE, LS #1257
 MKEC Engineering Consultants, Inc.
 411 North Webb Road
 Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, and a Block, the same to be known as "GRIFFITH ELEMENTARY SCHOOL ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, and drainage, as indicated on the accompanying plat are hereby granted. A drainage plan has been developed for this plat and all drainage easements, right-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 storm water.

Unified School District No. 259

Connie R. Dietz
Connie R. Dietz - Board of Education, President
Unified School District No. 259

STATE OF KANSAS) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 13th day of Nov., 2001,
before me the undersigned, a Notary Public in and for the County and
State aforesaid, came Connie R Dietz, Board of Education, President, Unified
School District No. 259, to me personally known to be the same person
who executed the foregoing Instrument of writing and duly acknowledged
the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.


 Notary Public

LEGEND

△ = SECTION CORNER
MONUMENT FOUND

⊙ = SET 5/8" BAR
W/ MKEC CLS#39 CAP

● = FOUND 1/2" PIPE

(M) = MEASURED DIMENSION

(D) = DEEDED DIMENSION

(C) = CALCULATED FROM DEEDED DIMENSION

SCALE: 1" = 40'

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 20, 40, and 80, representing feet. The total length of the bar is 80 feet.



Wichita-Sedgwick County Metropolitan Area Planning Department

November 8, 2001

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2001-103 -- One-Step Final Plat of Griffith Elementary School Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 8, 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 October 19, 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, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division
NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

October 19, 2001

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2001-103 -- One-Step Final Plat of Griffith Elementary School Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 18, 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. *No guarantees are needed.*
- 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. *The drainage plan is approved.*
- D. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- E. **Traffic Engineering** has requested an additional 15 feet of right-of-way to be dedicated along Bluff.
- F. 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.
- G. 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.

- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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, November 8, 2001, at 1:00 p.m.

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

STAFF REPORT
(One-Step Final Plat Approved 10/18/01)

CASE NUMBER: SUB 2001-103 -- GRIFFITH ELEMENTARY SCHOOL ADDITION

OWNER/APPLICANT: Board of Education, USD #259, 201 N. Water, Wichita, KS 67202-1292

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Rd., Wichita, KS 67206

LOCATION: South of Harry, West of Oliver

SITE SIZE: 4.9 Acres

NUMBER OF LOTS

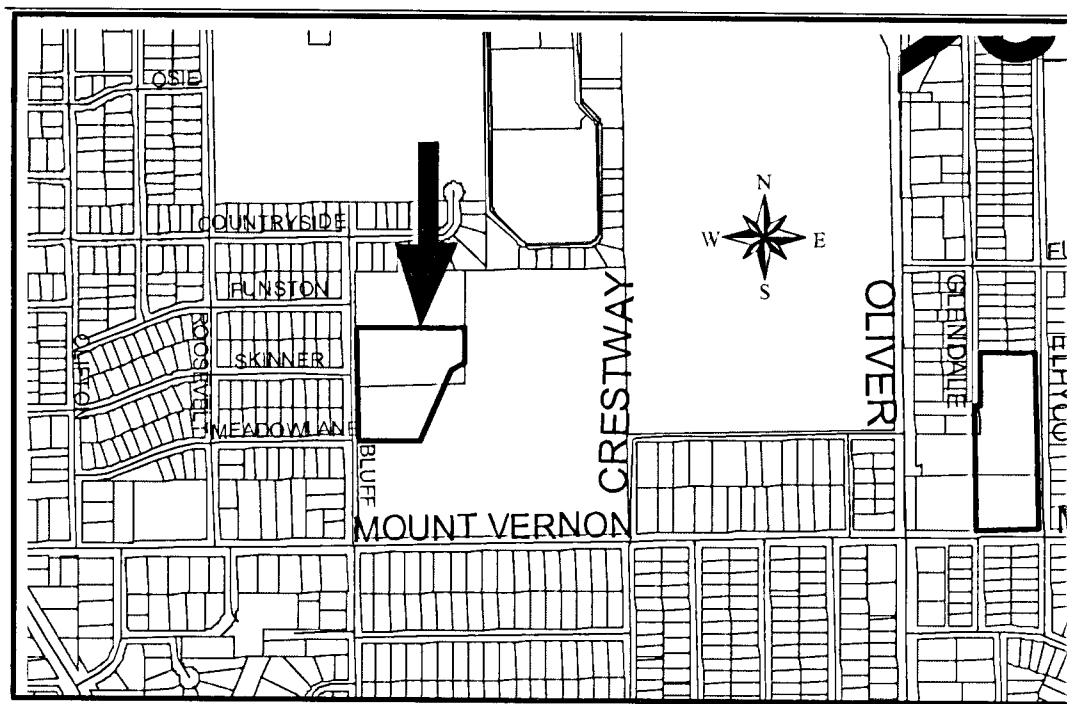
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 6.0 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. No guarantees are needed.
- 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. The drainage plan is approved.
- D. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- E. Traffic Engineering has requested an additional 15 feet of right-of-way to be dedicated along Bluff.
- F. 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.
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- L. 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.

SUB 2001-103 -- One-Step Final Plat of GRIFFITH ELEMENTARY SCHOOL ADDITION
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