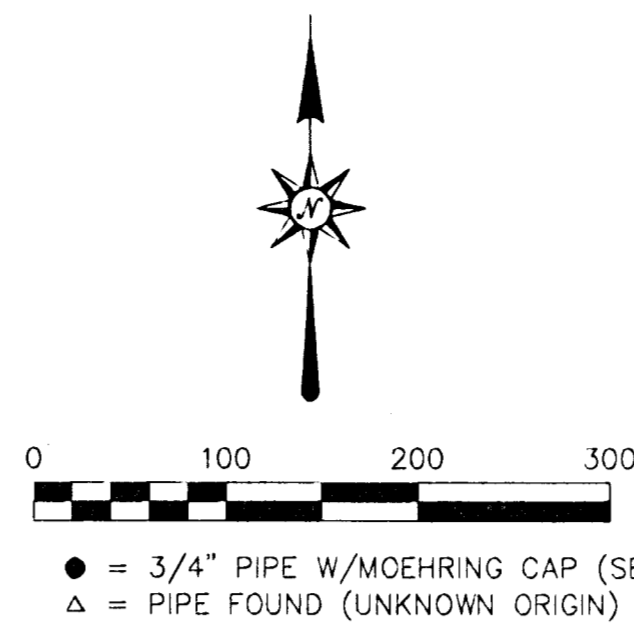
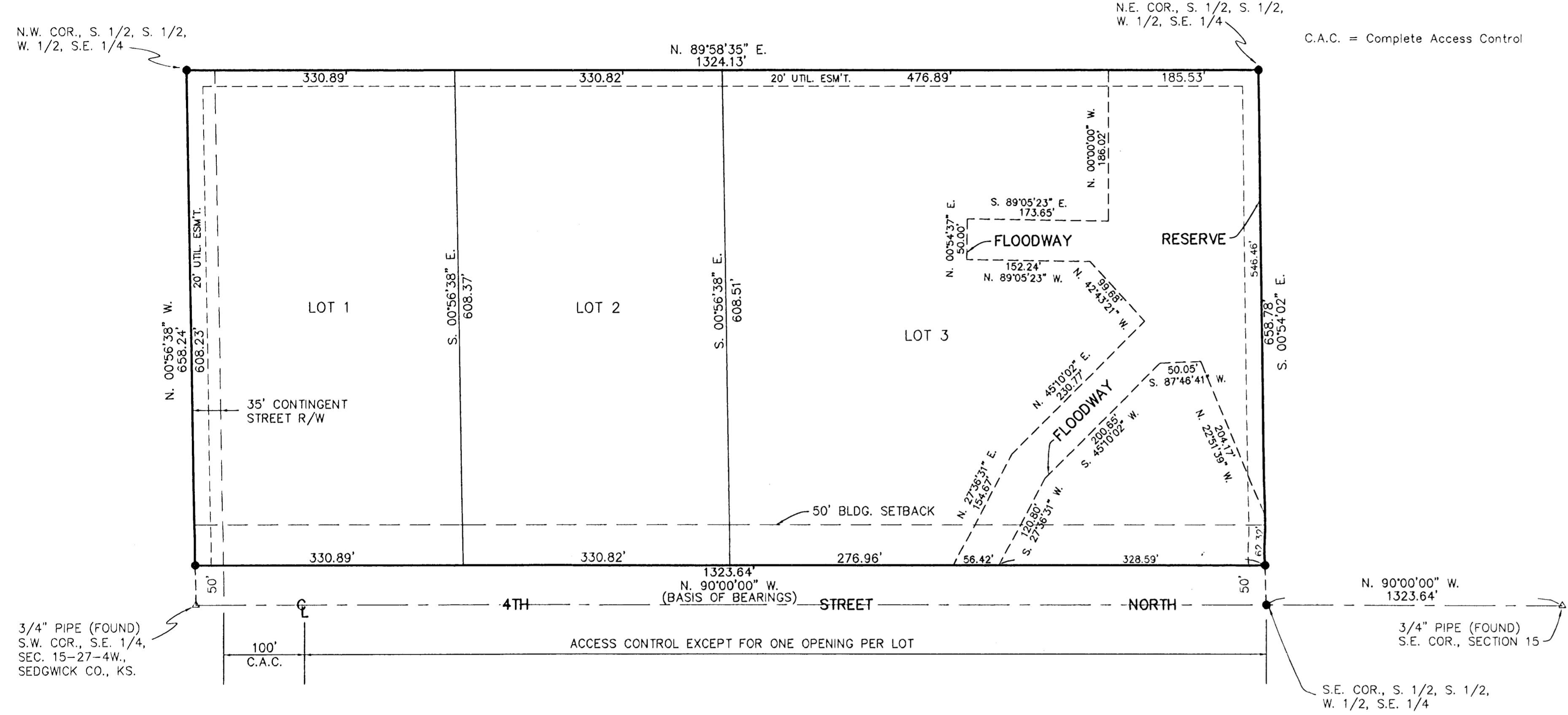


# HEIMERMAN MEADOWS ADDITION

## To Sedgwick County, Kansas



*Final tracing received 12-4-00*

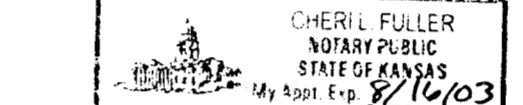


STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

BE IT REMEMBERED THAT ON THIS 0<sup>th</sup> DAY OF November, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME LEGACY BANK, BY FRANK A. SUELLENTROP, PRESIDENT, ON BEHALF OF THE BANK, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

*Cheri L. Fuller*  
 CHERI L. FULLER, NOTARY PUBLIC

MY COMMISSION EXPIRES 8/16/03



THIS PLAT OF "HEIMERMAN MEADOWS ADDITION", SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

CHRISTOPHER S. CARRAHER, CHAIRMAN

MARVIN S. KROUT, SECRETARY

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 \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

\_\_\_\_\_ REGISTER OF DEEDS

\_\_\_\_\_ DEPUTY

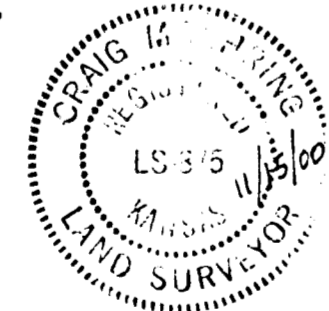
ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

\_\_\_\_\_ COUNTY CLERK

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, CRAIG MOEHRING, A REGISTERED LAND SURVEYOR IN SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "HEIMERMAN MEADOWS ADDITION", SEDGWICK COUNTY, KANSAS, INTO LOTS, A STREET AND A RESERVE, THE SAME BEING ACCURATELY SET FORTH ON THE ACCOMPANYING PLAT AND DESCRIBED AS THE SOUTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 15, TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 50.0 FEET THEREOF.

*Craig Moehring*  
 CRAIG MOEHRING L.S. KANSAS #875



KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, OWNER OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, A STREET AND A RESERVE, TO BE KNOWN AS "HEIMERMAN MEADOWS ADDITION", SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. CONTINGENTLY DEDICATED STREET RIGHT-OF-WAY TO BECOME EFFECTIVE UPON PLATTING OF ANY ADJACENT SUBDIVISION HAVING A STREET CONNECTING THERETO. THE COSTS OF CONSTRUCTING SAID STREET IS TO BE BORN SOLELY BY THE PERSONS OR AGENCY THAT OWNS THAT ADJACENT SUBDIVISION. 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 FLOODWAY RESERVE SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS, UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE AND IMPROVEMENT OF DRAINAGE, PROVIDED FURTHER THAT NO STRUCTURES SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY RESERVE NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE APPROPRIATE GOVERNING BODY. ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM 4TH STREET NORTH ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT LOTS 1, 2, & 3, SHALL HAVE ACCESS TO 4TH STREET NORTH AT ONE (1) LOCATION EACH, TO BE DETERMINED BY THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY.

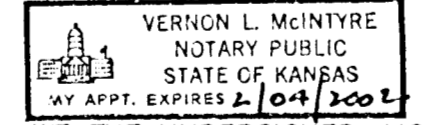
*Doyle A. Heimerman*  
 DOYLE A. HEIMERMAN

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

BE IT REMEMBERED THAT ON THIS 17<sup>th</sup> DAY OF November, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME DOYLE HEIMERMAN, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

*Vernon L. McIntyre*  
 VERNON L. MCINTYRE, NOTARY PUBLIC

MY COMMISSION EXPIRES 2/04/2002



WE THE UNDERSIGNED, MORTGAGEE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "HEIMERMAN MEADOWS ADDITION", SEDGWICK COUNTY, KANSAS.

LEGACY BANK  
*Frank A. Suelentrop*  
 FRANK A. SUELLENTROP, PRESIDENT

THIS PLAT HAS BEEN APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

THOMAS G. WINTERS, CHAIRMAN

ATTEST: JAMES ALFORD, COUNTY CLERK

Reviewed in accordance with K.S.A. 58-2005 on this 28<sup>th</sup> day of November, 2000.

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



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 9, 2000

Moehring and Associates  
433 S. Hydraulic  
Wichita, KS 67211

RE: SUB 2000-37 -- Final Plat of HEIMERMAN MEADOWS ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on November 9, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 3, 2000.

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, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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## Wichita-Sedgwick County Metropolitan Area Planning Department

November 3, 2000

Moehring and Associates  
433 S. Hydraulic  
Wichita, KS 67211

RE: SUB 2000-37 -- Final Plat of HEIMERMAN MEADOWS ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 2, 2000, 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. Standard soil testing is required.
- 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 concept. The removal or modification of terraces should be coordinated with NRCS. The Floodway reserve shall cover the waterway(s) after the terraces are removed. A Floodway Reserve shall be denoted in accordance with a Letter of Map Amendment obtained from FEMA.
- D. The applicant should provide a 35-ft contingent dedication of half-street right-of-way adjoining the western property line to improve access to future lots to the north.

The requested contingent right-of-way has been provided; however it needs to be referenced in the plat's text.

- E. The final plat shall dedicate access control except for one opening per lot. The plat shall dedicate 100 feet of complete access control from the east line of the contingent dedication.

The requested access controls have been dedicated.

- F. Since this plat is located in the County, the City Council signature block may be deleted.
- G. The County Commissioners' signature block need only include the signature of the Chairman.

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- H. A dimension on the east line of Lot 3 needs to be added.
- I. The Deputy County Surveyor has advised that the plat does not meet the minimum standards adopted by the Kansas State Board of Technical Professions (Regulation #66-12-1, K.S.A. 74-7037): Plat of Certificate of Survey, item #1.
- J. If a building setback is platted, the Zoning regulations permit a 35-ft setback from a County section line road.
- K. 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.
- L. The plattor'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.
- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.

RE: SUB 2000-37 -- Final Plat of HEIMERMAN MEADOWS ADDITION

November 3, 2000

Page 3

- U. 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.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 9, 2000, at 1:00 p.m.

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



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Doyle Heimerman, 12406 E. Smoots Creek Road, Cheney, KS 67025  
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 11/2/00; Preliminary Plat Approved 6/8/00)

**CASE NUMBER:** SUB 2000-37 -- HEIMERMAN MEADOWS ADDITION

**OWNER/APPLICANT:** Doyle Heimerman, 12406 E. Smoots Creek Road, Cheney KS 67025

**SURVEYOR/ENGINEER:** Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

**LOCATION:** West of 343<sup>rd</sup> St. West, North side of 4<sup>th</sup> St. North

**SITE SIZE:** 20<sup>+</sup> Acres

**NUMBER OF LOTS**

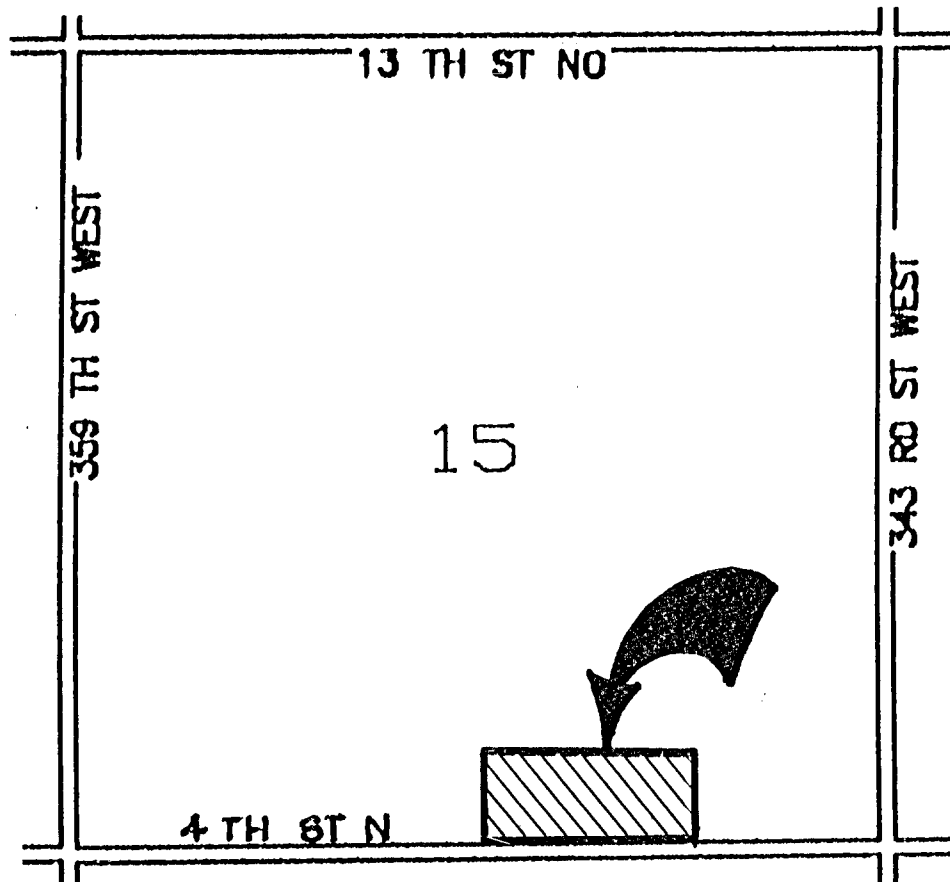
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

**MINIMUM LOT AREA:** 4.62 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.

**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. **Standard soil testing is required.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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**SUB 2000-37 -- Final Plat of HEIMERMAN MEADOWS ADDITION**  
**November 9, 2000 - Page 3**

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