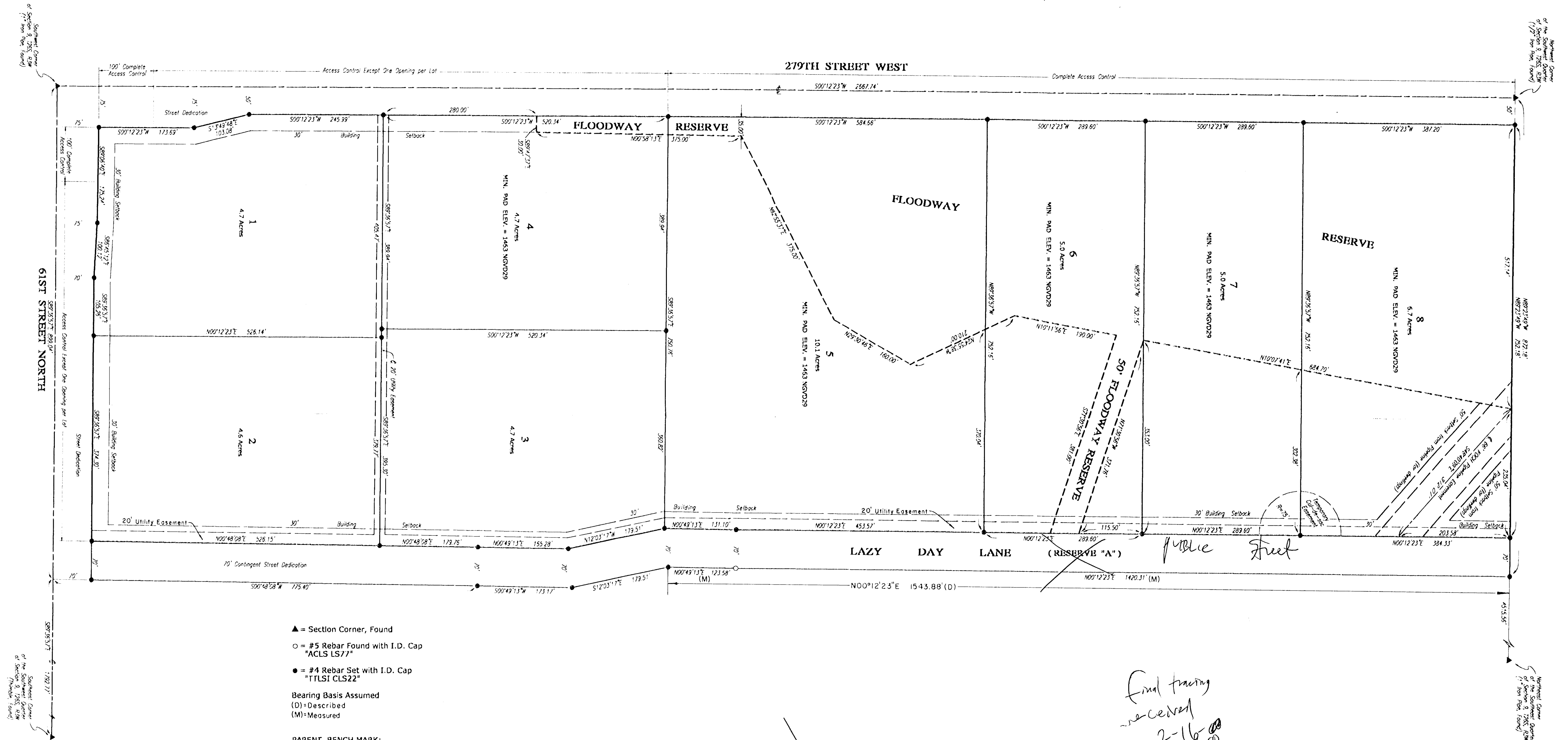


FINAL PLAT OF
"BLUESTEM ACRES"
AN ADDITION TO SEDGWICK COUNTY, KANSAS
IN THE SW 1/4 OF SECTION 9, T26S, R3W OF THE 6TH P.M.



- ▲ = Section Corner, Found
 - = #5 Rebar Found with I.D. Cap "ACLS LS77"
 - = #4 Rebar Set with I.D. Cap "TILSI CLS22"
- Bearing Basis Assumed
(D)=Described
(M)=Measured

PARENT BENCH MARK:
Railroad Spike in High-Line Pole,
40' Southeast of Section Corner,
SW Cor Section 16, T26S, R3W
of the 6th P.M.
Elevation: 1500.12 NGVD29

ON-SITE BENCH MARK:
60d Step in High-Line Pole,
Southeast of intersection of
279th St W and 61st St N,
SW Cor Section 9, T26S, R3W
of the 6th P.M.
Elevation: 1483.36 NGVD29

FLOOD ZONE:
Subject property is in Zone A and in Zone C,
as shown of Federal Emergency Management Agency
(FEMA) Flood Insurance Rate Map (FIRM) for
Sedgwick County, Kansas, Community Panel Number
200321 0100 A, effective June 3, 1986.

TERRA TECH
LAND SURVEYING INC.

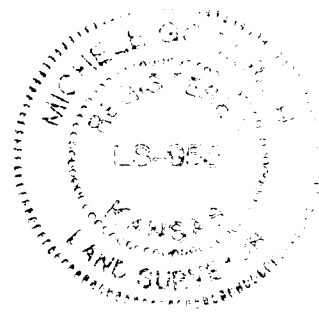
239 North Ohio
Wichita, Kansas 67214-5335
(316) 267-0744 / 267-2348
Fax (316) 267-2736

FINAL PLAT OF
"BLUESTEM ACRES"
AN ADDITION TO SEDGWICK COUNTY, KANSAS
IN THE SW 1/4 OF SECTION 9, T26S, R3W OF THE 6TH P.M.

State of Kansas)
Sedgwick County) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "BLUESTEM ACRES", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

A tract in the Southwest Quarter of Section 9, Township 26 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas, described as: Beginning at the Northwest corner of the Southwest Quarter of said Section 9; thence with an assumed bearing of South 0°12'23" West, on the West line of said Southwest Quarter, a distance of 2667.74 feet, more or less, to the Southwest corner of said Quarter; thence South 89°36'57" East, on the South line of said Southwest Quarter, a distance of 899.04 feet; thence North 0°48'08" East, a distance of 775.40 feet; thence North 0°49'13" East, a distance of 173.17 feet; thence North 12°03'17" West, a distance of 179.51 feet; thence North 0°12'23" East, a distance of 1543.88 feet, more or less, to the intersection with the North line of said Southwest Quarter; thence West on said North line, to the Point of Beginning.



TERRA TECH LAND SURVEYING, INC.

Michelle Goodrich
Michelle Goodrich LS #958

January 27, 2000
Date

Know all men by these presents that the undersigned, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Streets, and a Reserve, to be known as "BLUESTEM ACRES", Sedgwick County, Kansas. The Streets are hereby granted to and for the use of the public. All abutters' rights of access to or from 279th Street West, over and across the West lines of Lots 1, 4, 5, 6, 7, and 8, are hereby granted to the appropriate governing body, provided however that Lots 1 and 4 shall each have access to 279th Street West at one location each per lot. All abutters' rights of access to or from 61st Street North, over and across the South lines of Lots 1, and 2, are hereby granted to the appropriate governing body, provided however that Lots 1 and 2 shall each have access to 61st Street North at one location per lot. Lots 1 shall be further restricted, and shall have no access to 279th Street West over and across the South 100 feet of said Lot, nor shall Lot 1 have access to 61st Street North over and across the West 100 feet of said Lot. The Floodway Reserve shall be the responsibility of the owner(s) of Lots 5, 6, 7 and 8, "BLUESTEM ACRES" until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage. A drainage plan has been developed for this 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. No building 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 permission of the appropriate governing body. Reserve "A" is ~~platted as a private street and shall be owned and maintained by the owners of Lots 2, 3, 5, 6, 7 and 8, "BLUESTEM ACRES".~~ Reserve "A" is also a contingent street dedication which shall become effective in the event that Sedgwick County determines a need for the right-of-way for any street or utility purposes. The utility easement as shown hereon is hereby granted for the construction and maintenance of all public utilities. A minimum pad elevation (lowest opening) of 146.3 Mean Sea Level (MSL) is hereby established for Lots 4, 5, 6, 7, and 8.

David J. Reichenberger

Kathleen F. Reichenberger

Patrick J. Meyer

Margaret S. Meyer

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 2000,
by David J. Reichenberger and Kathleen F. Reichenberger.

_____, Notary Public
Jennifer K. Champion

My Commission Expires: _____

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 2000,
by Patrick J. Meyer and Margaret S. Meyer.

_____, Notary Public
Jennifer K. Champion

My Commission Expires: _____

The undersigned, mortgagee on the land being platted herein, does hereby consent to this plat of
"BLUESTEM ACRES", Sedgwick County, Kansas.

Joseph M. Sieger

State of Kansas)
Sedgwick County) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1999 by Joseph M. Sieger.

_____, Notary Public
Elva C. Perales

My Commission Expires: _____

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2000.

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

The undersigned, mortgagee on the land being platted herein, does hereby consent to this plat of
"BLUESTEM ACRES", Sedgwick County, Kansas.

Nancy J. Palser

State of Kansas)
Sedgwick County) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1999 by Nancy J. Palser.

_____, Notary Public
Janice E. Wetto

My Commission Expires: _____

Nationsbank, mortgagee on the land being platted herein, does hereby consent to this plat of
"BLUESTEM ACRES", Sedgwick County, Kansas.

NATIONS BANK
Stacy D. Carter, V.P.
Stacy D. Carter, V.P.
State of Kansas)
Sedgwick County) ss

The foregoing instrument was acknowledged before me this 20th day of January, 1999 by Stacy D. Carter, V.P. of Nationsbank, on behalf of the bank.

Tal L. McLaurin
Tal L. McLaurin, Notary Public

My Commission Expires: 01/15/2001

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2000.

COUNTY COMMISSIONERS

_____, Chairman
Thomas G. Winters

Attest: _____, County Clerk
James Alford

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

Dated this _____ day of _____, 2000.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Francis S. Garofalo

_____, Secretary
Marvin S. Krout

Entered on transfer record this _____ day of _____, 2000.

_____, County Clerk
James Alford

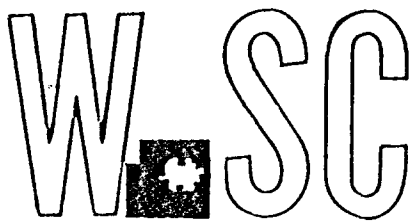
State of Kansas)
Sedgwick County) ss

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 _____, 2000.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

July 15, 1999

Michele Goodrich
Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

RE: S/D 99-32— Final Plat of BLUESTEM ACRES ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on July 15, 1999, 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 July 9, 1999 **(PLEASE NOTE THAT ITEM 'J' SHOULD BE ELIMINATED)**.

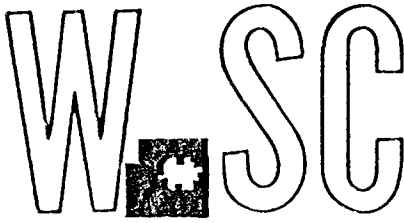
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

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 and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

July 9, 1999

Michele Goodrich
Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

RE: S/D 99-32— Final Plat of BLUESTEM ACRES ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 8, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

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. **Health Department** shall comment on the feasibility of building sites for lots 6, 7 and 8 which are encumbered by floodway reserves. **Health Department has approved the site for sewage lagoons. The applicant shall place a note on the face of the plat regarding lagoon placement.** (1 winning) covenants submitted
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. The northwestern portion of the site is encumbered by the 100-year floodplain and platted as a floodway reserve. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. Minimum building elevations need to be revised.**
- D. **County Engineering** should comment on the proposed access controls and the need for complete access control from the intersection. **County Engineering has requested 100-**



ft of complete access control from the intersection for each street. Access control except one opening per lot is required along the south line of the plat.

The requested access controls have been denoted.

E. **A temporary turnaround will need to be established by separate instrument.**

F. **County Fire** should comment on the length of the private street (2,600 ft) which exceeds the 1,600 ft limitation specified in the Subdivision regulations. **The platting of the street as a stub for future connection to the north is acceptable.**

G. The applicant needs to guarantee the installation of the street, and dedicate it as a public right-of-way.

H. 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.

I. **County Fire** shall comment on the acceptability of the street name. **The street name is acceptable.**

J. A covenant shall be filed setting forth ownership and maintenance of the private drive reserve along with future reversionary rights of the reserve to the lots benefiting from the reserve. Not a condition

K. 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.)

K. 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.

L. 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.

M. 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.

N. 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.

RE: S/D 99-32-- Final Plat c WESTEM ACRES ADDITION

July 9, 1999

Page 3

- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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 an additional 10-ft utility easement to be located within the building setback.**
- R. 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 Release 13 version of 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. Also, 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, July 15, 1999, at 12:00 p.m.

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

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: David J. Reichenberger, 27220 W. 61st Street North, Andale, KS 67214
Gary Jones, 200 W. Douglas, Suite 830, Wichita, KS 76202
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Works, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT
(Final Plat, Preliminary Plat Approved 5/6/99)

CASE NUMBER: S/D 99-32 – BLUESTEM ACRES (Formerly KAYDEE’S SUMMIT)

OWNER/APPLICANT: David J. Reichenberger, 27220 W. 61st St. North, Andale, KS 67001

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Attn: Michele Goodrich, 239 N. Ohio, Wichita, KS 67214

LOCATION: Northeast corner of 279th St. West and 61st St. North

SITE SIZE: 49.8 acres

NUMBER OF LOTS

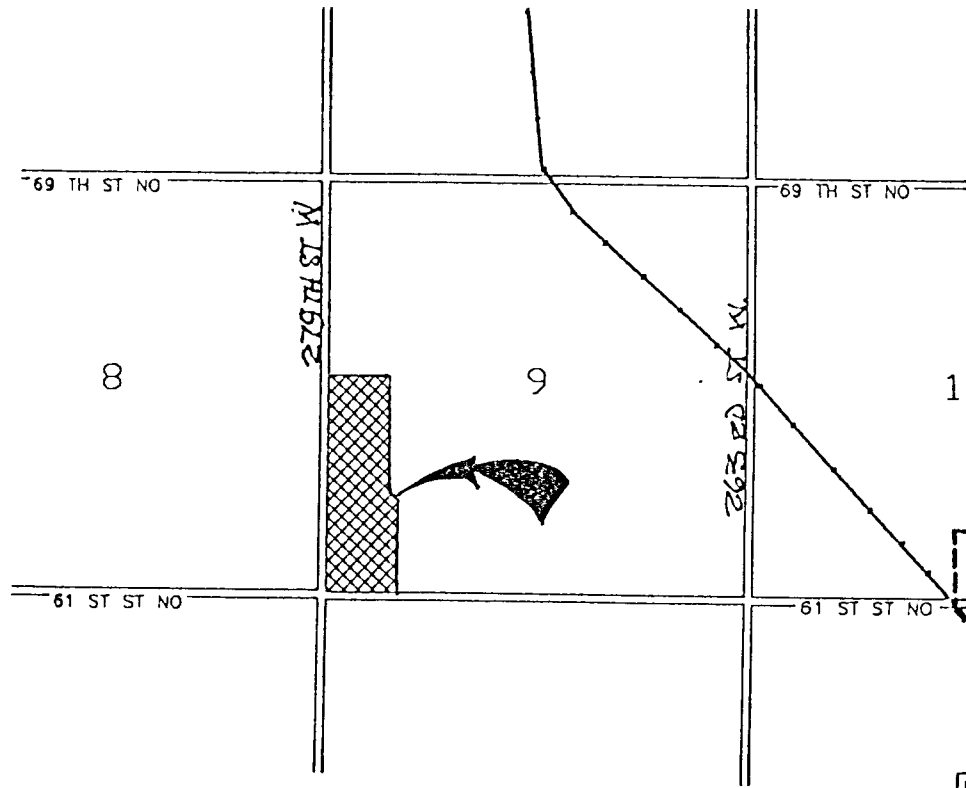
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	<u>8</u>

MINIMUM LOT AREA: 4.6 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. The plat is within the Andale Area of Influence. The northwestern portion of the site is encumbered by the 100-year floodplain and platted as a floodway reserve.

During review of the preliminary plat, the applicant informed the Subdivision Committee of the intention to submit a final plat in two phases. The first phase was to include an outright dedication of right-of-way with a turnaround within Lot 5. The final plat however, has been submitted in one phase, with a contingent dedication of right-of-way, and turnaround located between lots 7 and 8.

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. **Health Department** shall comment on the feasibility of building sites for lots 6, 7 and 8 which are encumbered by floodway reserves. **Health Department has stated that the building sites are feasible.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. The northwestern portion of the site is encumbered by the 100-year floodplain and platted as a floodway reserve. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. Minimum building elevations are required, which need to be referenced in NGVD. A floodway reserve needs to be platted within Lot 6.**
The requested floodway reserve has been platted.
- D. **County Engineering** should comment on the proposed access controls and the need for complete access control from the intersection. **County Engineering has requested 100-ft of complete access control from the intersection for each street. Access control except one opening per lot is required along the south line of the plat**
The requested access controls have been denoted.
- E. **A temporary turnaround will need to be established by separate instrument.**
- F. **County Fire** should comment on the length of the private street (2,600 ft) which exceeds the 1,600 ft limitation specified in the Subdivision regulations.

- G. The applicant needs to guarantee the installation of the street .
- H. 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.
- I. **County Fire** shall comment on the acceptability of the street name.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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 which have been denoted on the final plat.**