

LAMBERT-BAIRD 2ND ADDITION

SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

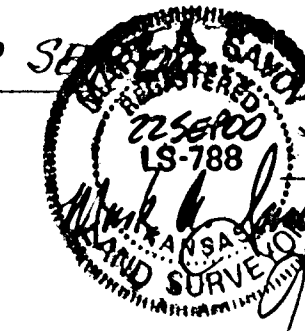
We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "LAMBERT-BAIRD 2ND ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The West 723 feet of the North 181 feet of the South 807 feet, and the West 375 feet of the South 626 feet of the SE1/4 of the SE1/4 of Sec. 14, Twp 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, and the West Half of Lot 1, Block A, Lambert-Baird Addition, Sedgwick County, Kansas.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 22 SEP 2000



Mark A. Savoy RLS #788 Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, a Block and Street, to be known as "LAMBERT-BAIRD 2ND ADDITION", Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat). A drainage plan has been developed for this plat and all rights- of-way shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

Steve C. Neal
Steve C. Neal

Katherine M. Neal
Katherine M. Neal

Donlie R. Tanner
Donlie R. Tanner

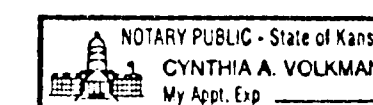
Norma A. Tanner
Norma A. Tanner

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 11 day of August 2000, by Steve C. Neal and Katherine M. Neal, husband and wife.

Cynthia A. Volkman Notary Public

My App't. Exp. 2/11/2002

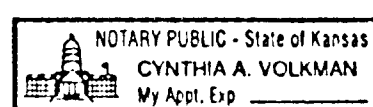


State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 11 day of August 2000, by Donlie R. Tanner and Norma A. Tanner, husband and wife.

Cynthia A. Volkman Notary Public

My App't. Exp. 2/11/2002



This plat of "LAMBERT-BAIRD 2ND 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 _____, 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2000.

Bob Knight Mayor

Pat Burnett City Clerk

State of Kansas)
Sedgwick County) SS

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on _____, 2000.

Thomas G. Winters Chairman

James Alford County Clerk

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

James Alford County Clerk

State of Kansas)
Sedgwick County) SS

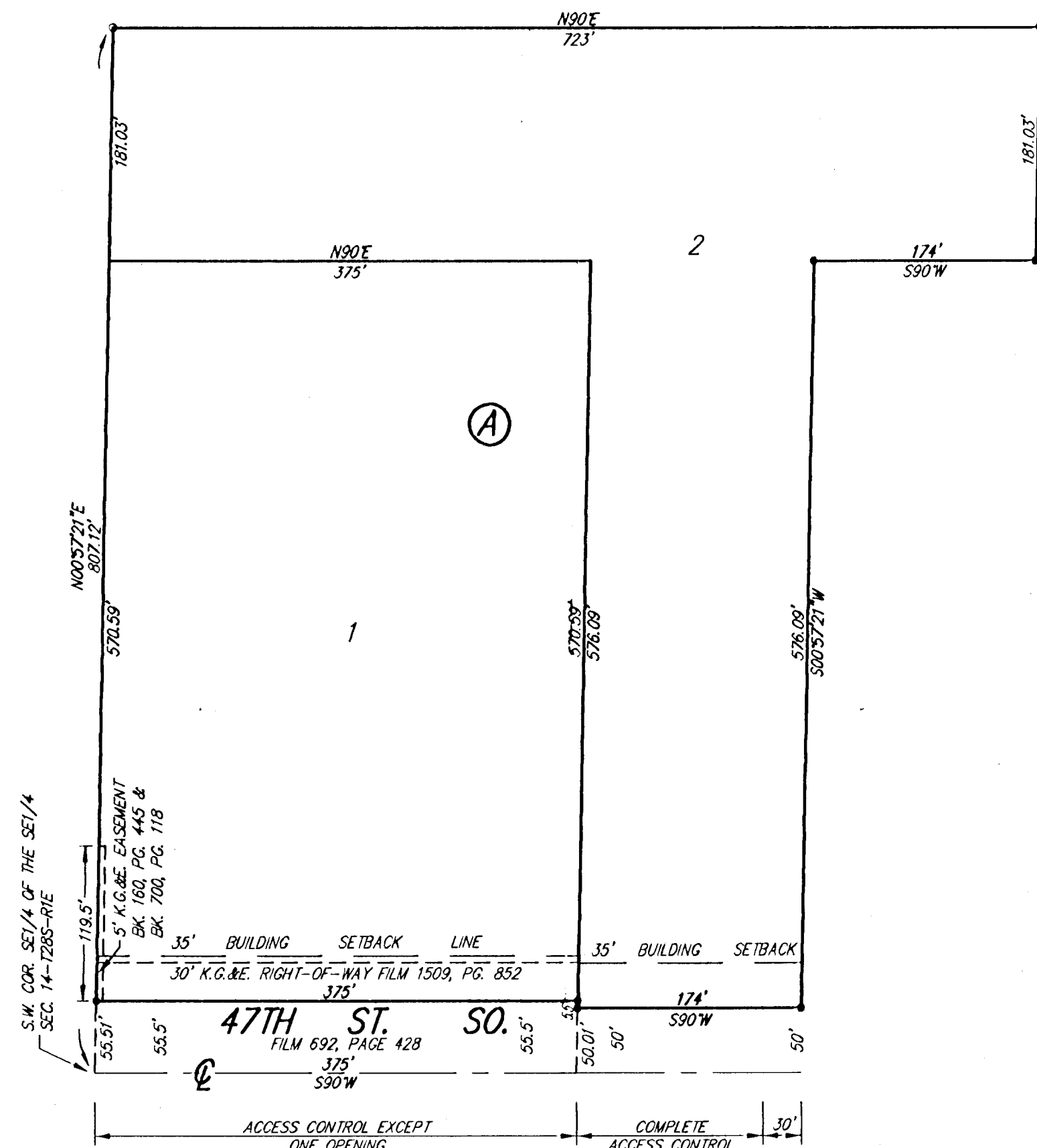
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 2000, at ____ o'clock ____ M. and is duly recorded.

Bill Meek Register of Deeds

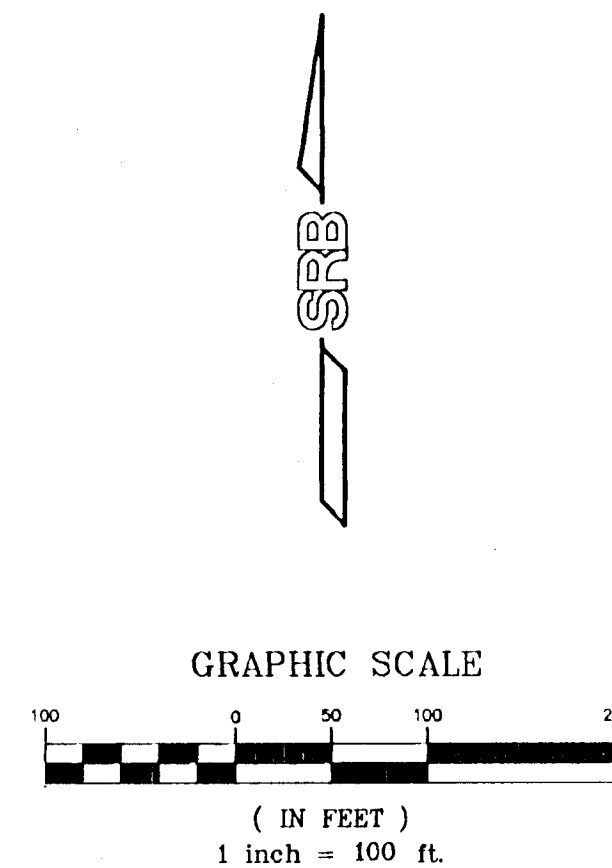
Linda Kizzire Deputy

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

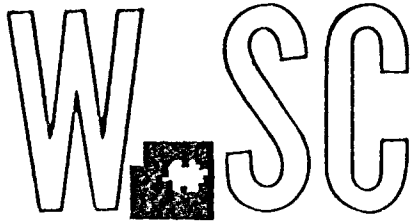


PLEASE CONTACT WESTERN RESOURCES (OR ITS SUCCESSOR) ELECTRIC TRANSMISSION LINE ENGINEERING DEPARTMENT (CURRENTLY 785-575-8219) BEFORE CONDUCTING ANY PROPOSED CONSTRUCTION ACTIVITIES THAT COULD PLACE PEOPLE, EQUIPMENT, OR FACILITIES WITHIN WESTERN RESOURCES' EASEMENT SHOWN ON THIS PLAT, DESIGNATED AS BOOK 1509, PAGE 852 DATED APRIL 11, 1994.



- = 1/2" REBAR W/PROFESSIONAL ENGINEERING CONSULTANTS CAP (FOUND)
- = 5/8" REBAR W/SRB CAP (SET)

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

June 24, 1999

Savoy, Ruggles and Bohm
924 N. Main
Wichita, KS 67203

RE: S/D 99-28 -- One-Step Final Plat of LAMBERT-BAIRD SECOND ADDITION

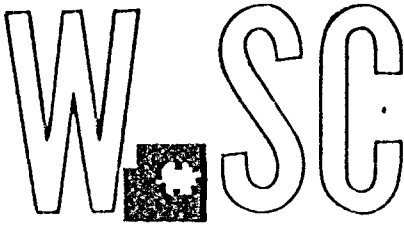
At the regular meeting of the Metropolitan Area Planning Commission on June 24, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of June 18, 1999.

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.



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

June 18, 1999

Savoy, Ruggles and Bohm
924 N. Main
Wichita, KS 67203

RE: S/D 99-28 -- One-Step Final Plat of LAMBERT-BAIRD SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 17, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. Sanitary sewer and public water is available from Oaklawn to serve the site. County Engineering needs to verify if any guarantees or easements are required. *A letter of verification will need to be provided from Oaklawn regarding provision of sanitary sewer and public water.*
- 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 needs to be submitted. A cross-lot drainage agreement may be required.*
- D. County Engineering needs to comment on the access controls and the need for joint access. The plat has denoted two openings along 47th St. South for the western lot and one opening for the eastern lot. *County Engineering has limited the site to one access opening along each lot.*
- E. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

OK
per
Wiber
6-8-99



- F. The legal description in the plat's text needs to be revised to accurately portray the land being platted. It appears that the dimension of "365 feet" should be revised to "375 feet".
- G. 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.
- H. The County Commissioners signature block need only include the signature of the Chairman.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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.

S/D 99-28— Revised One-Step Final Plat of LAMBERT-BAIRD ADDITION
June 18, 1999
Page 3

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, June 24, 1999, at 1:30 p.m.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Kathrine Neal, P.O. Box 576, Kechi, KS 67067
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

(Revised One-Step Final Plat Approved 6/17/99; Deferred 4/22/99 and 5/20/99)

CASE NUMBER: S/D 99-28 - LAMBERT - BAIRD 2ND ADDITION

OWNER/APPLICANT: Kathrine M. Neal, Steve C. Neal, P.O. Box 576, Kechi, KS 67067

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Attn: Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: North side of 47th St. South, West of Oliver

SITE SIZE: 10.69 acres

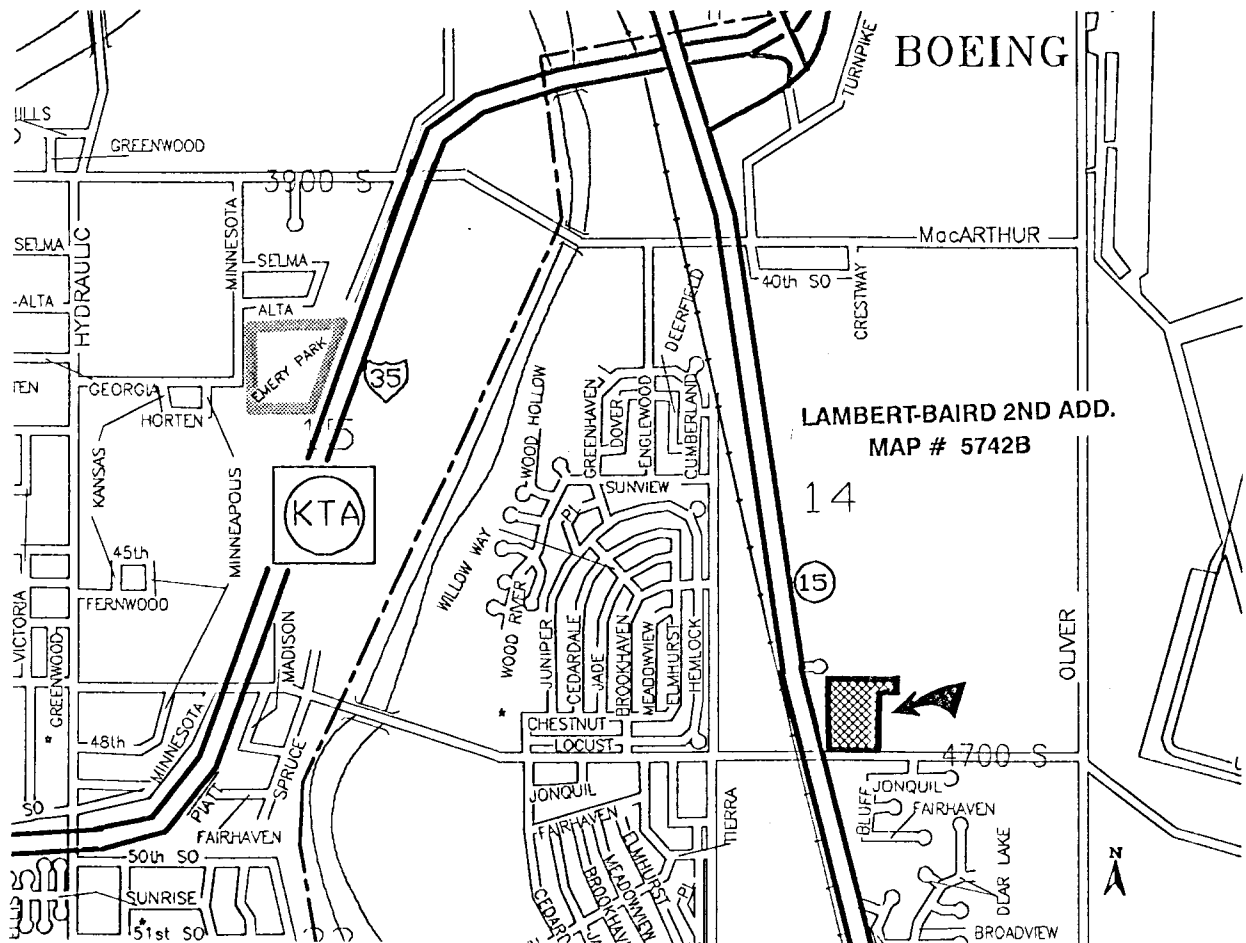
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	<u>2</u>
Total:	<u>2</u>

MINIMUM LOT AREA: 4.91 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP

Note: This site is located in the County within three miles of Wichita's boundary. It is in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan. This revised plat includes additional land to the east.

STAFF COMMENTS:

- A. Sanitary sewer and public water is available from Oaklawn to serve the site. County Engineering needs to verify if any guarantees or easements are required. *A letter of verification will need to be provided from Oaklawn regarding provision of sanitary sewer and public water.*
- 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 needs to be submitted. A cross-lot drainage agreement may be required.*
- D. County Engineering needs to comment on the access controls and the need for joint access. The plat has denoted two openings along 47th St. South for the western lot and one opening for the eastern lot. *County Engineering has limited the site to one access opening along each lot.*
- E. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- F. The legal description in the plat's text needs to be revised to accurately portray the land being platted. It appears that the dimension of "365 feet" should be revised to "375 feet".
- G. 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.
- H. The County Commissioners signature block need only include the signature of the Chairman.
- I. 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.)
- J. 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.

- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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.