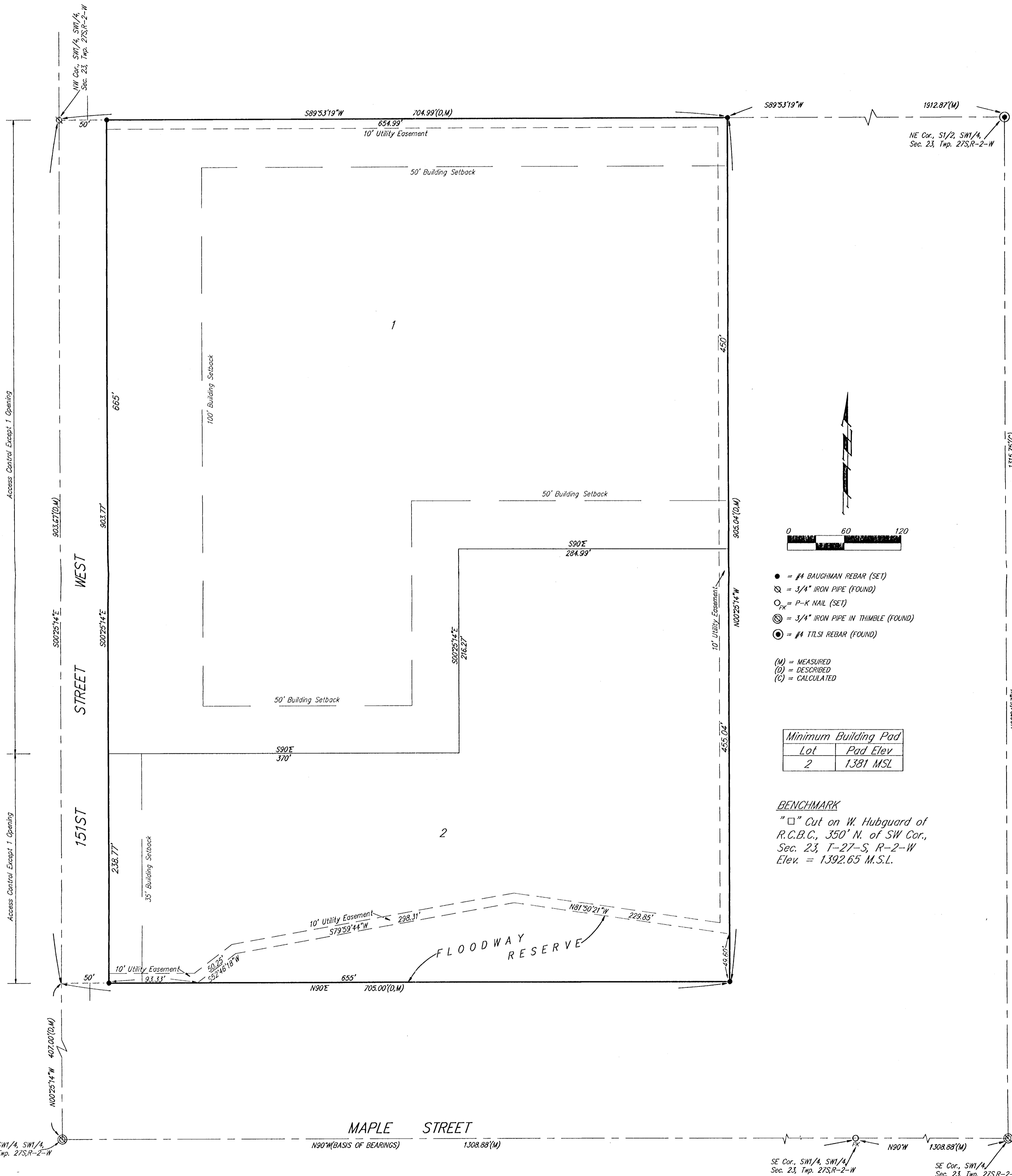


RAMSAY FARMS ADDITION

SEDGWICK COUNTY, KANSAS



- = #4 BAUGHMAN REBAR (SET)
- ⊗ = 3/4" IRON PIPE (FOUND)
- = P-K NAIL (SET)
- ⊙ = 3/4" IRON PIPE IN THIMBLE (FOUND)
- ⊛ = #4 TILSI REBAR (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(C) = CALCULATED

Minimum Building Pad	
Lot	Pad Elev
2	1381 M.S.L.

BENCHMARK
"□" Cut on W. Hubguard of R.C.B.C., 350' N. of SW Cor., Sec. 23, T-27-S, R-2-W Elev. = 1392.65 M.S.L.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and State do hereby certify that we have surveyed and platted "RAMSAY FARMS ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the SW 1/4 of Sec. 23, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas described as commencing at the SW Corner of said SW 1/4; thence north along the west line of said SW 1/4, 407.00 feet for a point of beginning; thence east parallel with the south line of said SW 1/4, 705.00 feet; thence north parallel with the west line of said SW 1/4, 905.04 feet to a point on the north line of the SW 1/4 of said SW 1/4; thence west along said north line, 704.99 feet to the NW Corner of the SW 1/4 of said SW 1/4; thence south along the west line of said SW 1/4, 903.67 feet to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).
Baughman Co., P.A.

Gregory F. Severns
Gregory F. Severns 2-4-97 Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and a Street to be known as "RAMSAY FARMS ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The floodway reserve is hereby reserved for floodway purposes and shall be the responsibility of the owner of Lot 2 until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer for said appropriate governing body. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 151st Street West over and across the west line of Lots 1 and 2 are hereby granted to the appropriate governing body provided, however, that said Lots 1 and 2 shall have access to 151st Street West at one location each as shall be determined by the Engineer for the appropriate governing body. The Minimum Building Pad Elevation for the lowest opening to the structures on Lot 2 shall be 1381 M.S.L.

Ramsay Farms, Inc.

Diane MacNair
Diane MacNair, President

State of Kansas) SS The foregoing instrument acknowledged before me, this 4th day of FEBRUARY, 1997, by Diane MacNair, President of Ramsay Farms, Inc., on behalf of the corporation.

Philip J. Meyer
Philip J. Meyer, Notary Public
My App't. Exp. 5/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

This plat of "RAMSAY FARMS ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita, Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 21st day of November, 1996
Wichita-Sedgwick County Metropolitan Area Planning Commission



John C. Foye
John C. Foye, Chair
Marvin S. Krout
Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 25th day of February, 1997.



Bob Knight
Bob Knight, Mayor
Pat Burnett
Pat Burnett, City Clerk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this ___ day of ___, 1999

_____, Chairman
Bill Hancock
_____, Chair Pro-Tem
Betsy Gwin
_____, Commissioner
Thomas G. Winters
_____, Commissioner
Carolyn McGinn
_____, Commissioner
Ben Sciortino
_____, County Clerk
James Alford

Entered on transfer record this ___ day of ___, 1999.
_____, County Clerk
James Alford

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ___ day of ___, 1999, at ___ o'clock ___ M; and is duly recorded.

_____, Register of Deeds
Bill Meek
_____, Deputy
Linda Kizzire



Wichita-Sedgwick County Metropolitan Area Planning Department

May 15, 2000

Phil Meyer
Baughman Company, P.A.
315 Ellis
Wichita KS 67211

RE: S/D S/D 96-63 - Final Plat of Ramsay Farms Addition

On September 23, 1996, the above-referenced plat was submitted to the Planning Department for subdivision approval. According to our records, the last action on this case was the approval by the City Council on February 25, 1997. Also, according to our records, this plat has not yet been recorded with the Register of Deeds Office.

We request that you notify this office no later than June 15, 2000, if you intend to complete this case. After June 15, we will proceed to close the file.

Also, a check in the amount of \$8.00, dated February 24, 1997, is being returned to your office. If you proceed with this case, the Acknowledgement will need to also be recorded.

If you have any questions about this matter or intend to complete this case, please feel free to contact me at 268-4459.

Sincerely,

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copy to: Ramsay Farms, Inc., C/O Diane MacNair, 9103 W. 18th Street, Wichita, KS, 67212

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

November 14, 1996

Baughman Company, P.A. S/D 96-63
315 Ellis
Wichita, KS 67211

RE: S/D 96-63 - RAMSAY FARMS ADDITION - Final Plat

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 1996, 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 7, 1996.

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 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.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Don Losew".

Don Losew
Senior Planner

DL:rh

cc: Attn: Diane MacNair, Ramsey Farms, Inc., 9103 West 18th Street, Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY



November 7, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Baughman Company, P.A. S/D 96-63
315 Ellis
Wichita, KS 67211

RE: S/D 96-63 - RAMSAY FARMS ADDITION - Final Plat

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 7, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

*for same sew.
still looking out
with an H.P.S.*

Phil M. - says that he has a well on site for app.

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.

The applicant is advised that Health still needs additional information concerning the generation of wastes by this site.

- ~~B.~~ The applicant has submitted an "informal" redevelopment plan which indicates how this site could possibly be developed into more typical residential sized lots. That plan, however, depends on both of the lots in this plat and adjoining property not part of the area in the plat, to be involved in such a "redevelopment". The Planning Commission's approval of this plat will, therefore, imply agreement that the redevelopment plan is sufficient to satisfy the possible development of the site as an urban reserve area as noted by the Comprehensive Plan.
- ~~C.~~ The applicant shall submit petitions for the future extension of municipal water to serve this site.
- ~~D.~~ The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by County Engineering, a cross-lot drainage agreement shall be provided for this site.
- ~~E.~~ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ~~F.~~ The plattor's text shall also note the platting of the minimum building pad elevation.

- G. 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.)
- H. 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.
- I. 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.
- J. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- K. Based on the platting binder, a Phillips pipeline easement is indicated within the same quarter section as this plat. However, the plat is not indicating any such easement. The applicant's agent needs to verify the location of this easement. If this easement, setbacks, etc. in any way encumber the site, the final plat tracing shall show any such easement and/or setbacks and this plat will be subject to all standard pipeline conditions of platting. A copy of the pipeline easement shall be submitted to Planning for review and the plat file.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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, November 14, at 1:30 p.m. If you have any questions concerning this matter, please call.

METROPOLITAN AREA PLANNING COMMISSION

November 14, 1996

STAFF REPORT

(Final Plat Approved 11/7/96, Preliminary Plat Approved 10/10/96)

CASE NUMBER: S/D 96-63 RAMSAY FARMS ADDITION

OWNER/APPLICANT: Attn: Diane MacNair, Ramsey Farms, Inc., 9103 West 18th Street, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East of 151st Street West and north of Maple

SITE SIZE: 13.36 Acres

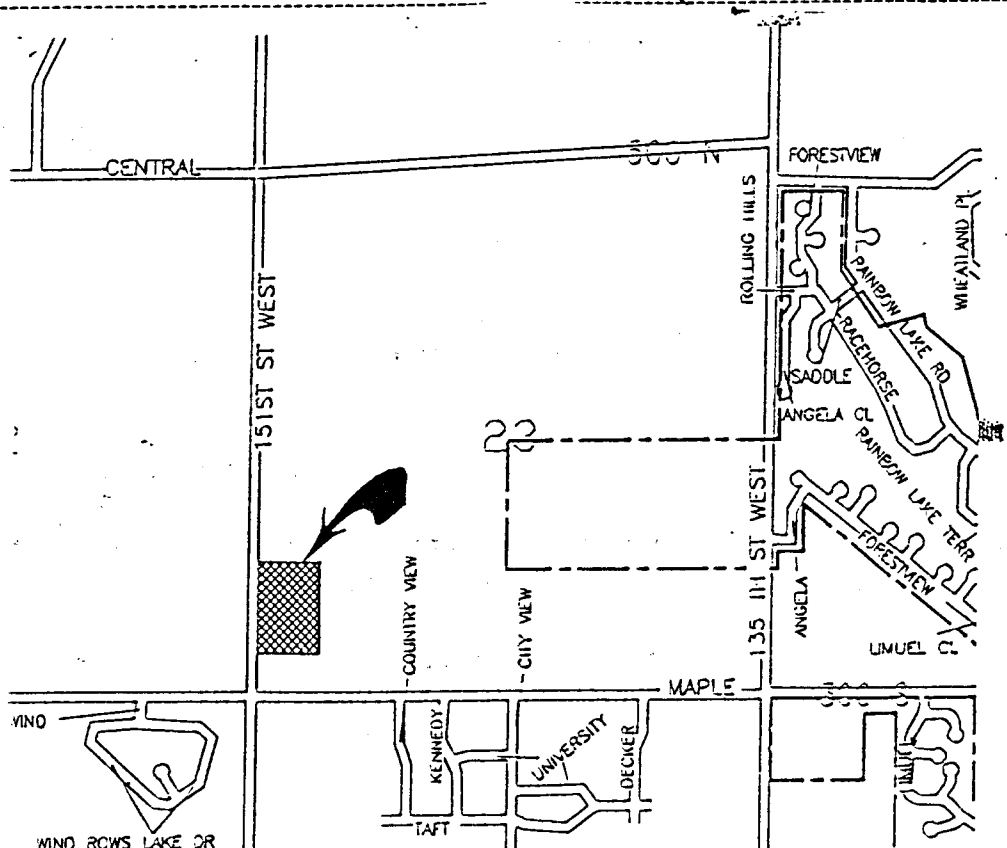
NUMBER OF LOTS

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

MINIMUM LOT AREA: 218,235.51 sq. ft.

CURRENT ZONING: "SF-20" (with CU-387 for a greenhouse)

VICINITY MAP:



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.
- The applicant is advised that Health still needs additional information concerning the generation of wastes by this site.
- B. The applicant has submitted an "informal" redevelopment plan which indicates how this site could possibly be developed into more typical residential sized lots. That plan, however, depends on both of the lots in this plat and adjoining property not part of the area in the plat, to be involved in such a "redevelopment". The Planning Commission's approval of this plat will, therefore, imply agreement that the redevelopment plan is sufficient to satisfy the possible development of the site as an urban reserve area as noted by the Comprehensive Plan.
- C. The applicant shall submit petitions for the future extension of municipal water to serve this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by County Engineering, a cross-lot drainage agreement shall be provided for this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The plattor's text shall also note the platting of the minimum building pad elevation.
- G. 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.)
- H. 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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this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

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- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

Larry Ross's stated reasons for voting in the negative: (1) this plat is located in the floodplain of the middle fork of the Calfskin Creek; (2) a number of questions about this plat were raised by the Health Department; and (3) opposition to waiving the requirement for paving 151st Street West.