

DEATHERAGE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas,
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed
and platted "DEATHERAGE ADDITION", to Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as the S 1/2 of the south 485
feet of the north 1000 feet of that part of the SW1/4 of the NW 1/4
of Sec. 29, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County,
Kansas, lying west of the west line of the Wichita-Valley Center
Flood Control Right of Way, TOGETHER a tract of land in said NW1/4
described as commencing at the SW corner of said NW1/4; thence
N00°21'12"W along the west line of said NW1/4, 255.45 feet for a point
of beginning; thence continuing N00°21'12"W along the west line of said
NW 1/4, 60 feet; thence N89°40'51"E, 938.85 feet to the west line of the
Wichita-Valley Center Flood Control Right of Way; thence S31°11'00"E along
the west line of said Wichita-Valley Center Flood Control Right of Way,
7.07 feet; thence S36°45'00"E along the west line of said Wichita-Valley
Center Flood Control Right of Way, 67.03 feet; thence S89°40'51"W,
1042.25 feet to the point of beginning.

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

Baughman Company, P.A.

Michael G. Conrey  Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Street, and a Reserve to be known as DEATHERAGE ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage, and utilities as confined to easement. Reserve "A" shall be owned and maintained by the owner of Lot 1, Patterson Lake Addition, Wichita, Sedgwick County, Kansas. The Minimum Building Pad Elevation for the lowest opening to the structures shall be as indicated on the face of the plat.

V. Jack Deatherage
V. Jack Deatherage

Michael L. Patterson Karin M. Patterson

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 30th day of MARCH, 1999, by V. Jack Deatherage,
a single person.

 JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

We the undersigned, holders of mortgages on the above described property, do hereby consent to this plat of "DEATHERAGE ADDITION", Wichita, Sedgwick County, Kansas.

Sunflower Bank, N.A.

Kari A. Gilmore, Asst. V. P.
(Title)

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County)
fore me, this 3rd day of March, 1999, by Rae H. Gilmore
Aust. VP of the Sunflower Bank, N.A., on behalf of the bank.
(Title)

 BETTE R. HAMILTON
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 2-10-2008

My App't. Exp. 2-10-2003 Bette R. Hamilton, Notary Public
BETTE R. HAMILTON

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me, this 3rd day of March, 1999, by Michael L.
Patterson and Karin M. Patterson, husband and wife.

 YOLANDA WIMBLEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 12/31/2006

My App't. Exp. Dec. 30, 2001

Yslanda Wimbley, Notary Public
YSLANDA WIMBLEY

This plat of "DEATHERAGE ADDITION",
to Wichita, Sedgwick County, Kansas has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.
Dated this _____ day of _____, 199__
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
William M. Johnson

_____, Secretary
Marvin S. Krout

*This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1999.*

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett,

Entered on transfer record this _____ day
of _____, 1999.

_____, County Clerk
James Alford

*State of Kansas)
Sedgwick County)) 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

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO STRUCTURES		
LOT	M.S.L.	CITY DATUM
1	1320.0	132.6

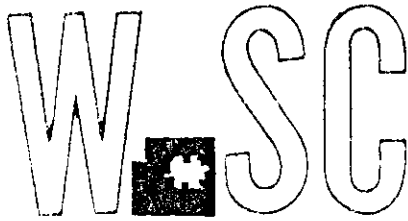
BENCHMARK:
CITY OF WICHITA BENCHMARK DISC - TOP OF
CONCRETE WING ON SE. COR. OF BRIDGE OVER
BIG DITCH AT 37TH ST. N. AND 400'± EAST
OF SENECA ST.
ELEV. = 144.74 CITY DATUM (1332.14 M.S.L.)

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ▲ = #4 REBAR OVER STONE (FOUND)
- ✱ = #6 REBAR (FOUND)
- = 1/2" IRON OVER 1/2" IRON IN STONE (FOUND)

(M) = MEASURED
(P) = PLATTED
(C) = CALCULATED
(D) = DESCRIBED
(C-D) = CALCULATED PER
DESCRIBED INFO.

ED BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
P. 1041412412 TWO-WAY

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

December 18, 1998

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

RE: S/D 98-117-- One-Step Final Plat of DEATHERAGE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 17, 1998, 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 December 9, 1998.

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.

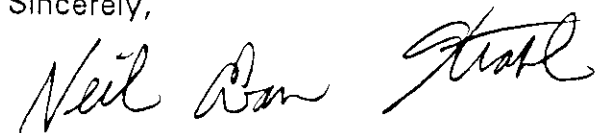
S/D 98-117 -- One-Step Final Plat of DEATHERAGE ADDITION

December 18, 1998

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

Sincerely,

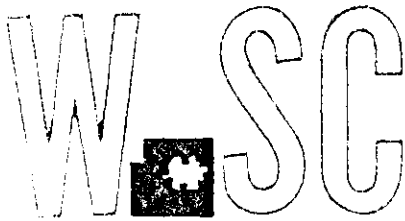
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Jack Deatherage, 3146 Bennett, Wichita, KS 67217
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

WICHITA -- SEDGWICK COUNTY



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(316) 268-4421
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December 11, 1998

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

RE: S/D 98-117-- One-Step Final Plat of DEATHERAGE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 10, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

- 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. *A soil testing report is requested.*
- B. City Engineering should comment on the need for petitions for future extensions of City water and sanitary sewer. *Petitions for future extensions of City water and sanitary sewer are requested.*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. The minimum pad elevation needs to be revised.*
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building

permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

- F. The distances and degrees on the drawing need to coincide with those in the legal description.
- G. The lot depth-to-width ratio exceeds the maximum of 2.5, and a modification will need to be granted for the approval of this plat.
- H. *The site is located within the 100-year floodplain and the standard floodway language needs to be added to the plat's text.*
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. The MAPC Chairman should be revised to read, "William M. Johnson".
- 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 site is located within the 100-year floodplain and the standard floodway language needs to be added to the plat's text.
- 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.
- 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.

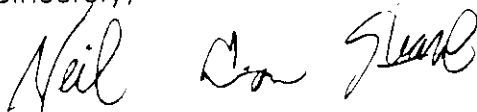
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, December 17, 1998, at 1:30 p.m.

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

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Jack Deatherage, 3146 Bennett, Wichita, KS 67217
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
(One-Step Final Plat Approved 12/10/98)

CASE NUMBER: S/D 98-117 - DEATHERAGE ADDITION

OWNER/APPLICANT: Jack Deatherage, 3146 Bennett, Wichita, KS 67217

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

LOCATION: South of 45th St. North, East side of Seneca

SITE SIZE: 6.62 acres

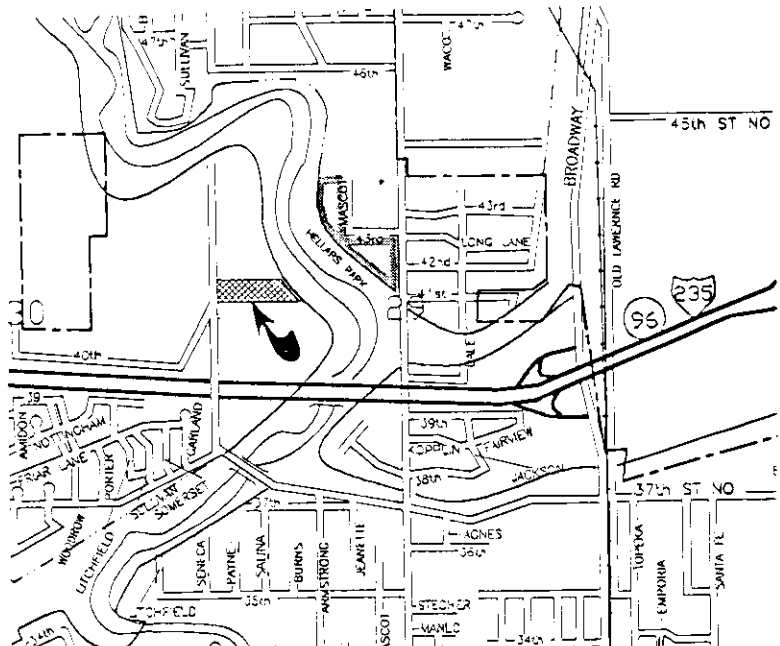
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 5.19 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP

Note: This site is currently unplatted.

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. **A soil testing report is requested.**
- B. **City Engineering** should comment on the need for petitions for future extensions of City water and sanitary sewer. **Petitions for future extensions of City water and sanitary sewer are requested.**
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S/D 98-117 -- One-Step Final Plat of DEATHERAGE ADDITION

December 17, 1998 - Page 4

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